

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	30/10/2014
		N/A / attached	<b>Consultation Expiry Date:</b>	16/10/2014
<b>Officer</b>			<b>Application Number(s)</b>	
Jonathan McClue			2014/5603/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
William Ellis School Highgate Road London NW5 1RN			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Demolition of existing steps and ramp to main entrance and construction of new steps and ramp.				
<b>Recommendation(s):</b>		Grant Permission with Conditions		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>08</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Advertised in Ham &amp; High on 25/09/2014.  Site Notice displayed from 19/09/2014.</p> <p>No comments received.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	None received.					

## Site Description

This application relates to William Ellis School situated on the western side of Highgate Road, north west of Parliament Hill School and to the east of Parliament Hill /The Heath.

Although the building is not listed, the main school building has been identified as making a positive contribution to the character and appearance of the Dartmouth Park Conservation Area in which it lies and the Highgate Ridge Area of Special Character.

## Relevant History

### 2014/2200/P:

Request for Environmental Impact Assessment (EIA) for the redevelopment of Parliament Hill and William Ellis Schools including demolition for replacement buildings. EIA was deemed to not be required.

## Relevant policies

### National and Regional Policy

National Planning Policy Framework (2012)  
London Plan (2011)

### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)  
CS14 (Promoting high quality places and conserving our heritage)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)

### Camden Planning Guidance 2013 –

CPG1 (Design)  
CPG3 (Sustainability)  
CPG6 (Amenity)

**Dartmouth Park conservation area appraisal and management strategy (2009)**

## **Assessment**

### **Proposal**

Planning permission is sought for new external entrance ramps and steps to the main entrance of the school. The existing steps and steep curving ramp would be replaced to improve access provision to the main school building.

The proposal would include original and replicated railings; 'Yorkstone' concrete pavers; concrete steps and a ramp (with metal handrails) that would extend across a section of the front elevation of the building onto a raised platform.

The scheme has been developed in consultation with the Council's Access and Service Development Officer. It would fully comply with Part M of the Building Regulations and the Equality Act 2010.

The main issue to assess here is whether the proposal would be appropriate in terms of design and if it would preserve or enhance the Dartmouth Park Conservation Area and the Highgate Ridge Area of Special Character.

### **Design and Effect on the Conservation Area**

Original elements of the iron railing would be retained or replicated and the new steps would be concrete to match existing. The steps and metal handrails would extend further across the main elevation; however, it is not considered that it would detract from the appearance of the building. Due to the above and given that this part of the building is not visible from within the public realm; it is considered that the proposal would preserve both the Dartmouth Park Conservation Area and the Highgate Ridge Area of Special Character. Permission is therefore recommended.