

Delegated Report		Analysis sheet	Expiry Date:	14/10/2014
		N/A / attached	Consultation Expiry Date:	9/10/14
Officer		Application Number(s)		
Nick Baxter		2014/5338/P		
Application Address		Drawing Numbers		
Christ Church C of E Primary School Christchurch Hill London NW3 1JH		537/p001 537/p010a 537/p011a 537/p012a 537/p020a 537/p021a 537/p022a 537/p023a 537/p050b 537/p051b 537/p060a 537/p070b 537/p071b 537/p110c 537/p111c 537/p112c 537/p120d 537/p121d 537/p122c 537/p123d 537/p150d 537/p151d 537/p160b 537/p200d 537/p201d 537/p202d 537/p210b 537/p211b 537/p220c, design & access statement, stonework method statement, heritage statement		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of all windows with slimlite double glazing; alterations to the entrance gates at Christchurch Hill and public passage to the west; internal alterations to include erection of mezzanine floor, staircase in the south wing and reorganisation of partitions/walls at school.				
Recommendation(s):		Grant planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	129	No. of responses	1	No. of objections	1
			No. electronic	00		
Summary of consultation responses:	<p>One response, related to a tree mentioned in the arb report that turns out not to be on the application site and is therefore not germane.</p> <p>EH contributed a list of revisions including the retention of windows, omission of roof lights and replacement with a dormer and retention of an internal timber screen. This can be seen among the documents. All requirements were put to the applicant and incorporated in a revised scheme.</p>					
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC consulted, no reply.					

Site Description

The site is a grade-II-listed (1974) primary school of 1854 by the Habershon Brothers that makes a positive contribution to the Hampstead Conservation Area. It takes the form of an irregular group of neo-Tudor buildings with stone mullion and transom windows. It is adjacent to grade-II-listed Christ Church (1974).

Relevant History

NA

Relevant policies

LDF Core Strategy and Development Policies

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

CS14 (Promoting High-Quality Places and Conserving our Heritage)

NPPF

Assessment

Amenity

The principal amenity consideration is the dormer window to the east. This is not close to any residential accommodation and looks across a car park to the rear of a block of flats around 50 feet away. The new pedestrian gate serving the houses will not significantly alter current usage, while the new pedestrian gate on the corner will ease use on the existing gate in the passageway. The proposal will also introduce level access from street level to the north and from playground level to the south.

Design

The interior of the school is already much modified and its original spinal plan has been eroded. The plan for a central corridor is therefore acceptable and, to some extent, reflects the original layout. While the glazed walkway to the west partially obscures that elevation, it is a free-standing structure, so does not harm the fabric of the host building and would be easily removed.

The initial proposal was felt to be inappropriate in that the proposed mezzanine met a handsome timber screen halfway up its height, partially obscuring it, two windows were unnecessarily converted into doorways from a room that already had two doorways, the proposed street gate was too wide, the design of a doorway to be inserted in a lowered window was unsuitable, the reinforcement method for the transoms was not explained, the addition of roof lights was excessive and out of keeping and the loss of an internal 1905 timber screen was neither acceptable nor necessary. A revised scheme was supplied that addressed these issues.

While harm still occurs, mostly through the addition of the mezzanine, the alterations to window apertures and the double glazing, this has now been reduced to the minimum possible and is balanced by the public benefit of improvements to this educational facility, as per paragraph 134 of the NPPF.