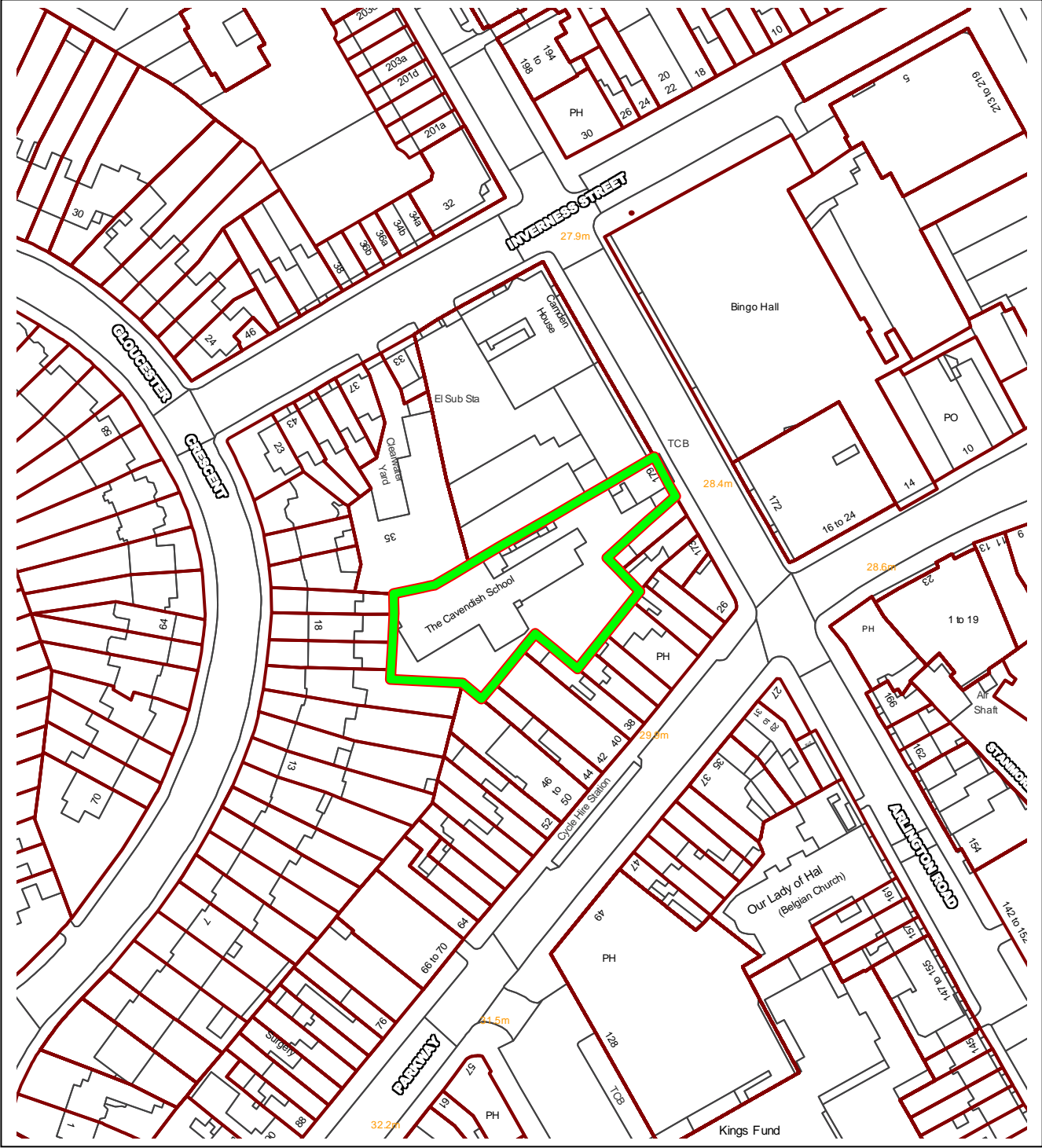


The Cavendish School (2015/2355/P)



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Photo 1: The canopy as constructed.



Photo 2: The canopy, looking towards the rear of Gloucester Crescent.



Photo 3: The canopy as constructed.



Photo 4: Side of canopy, taken from the boundary with Gloucester Crescent.



Photo 5: The rear of Gloucester Crescent.



Photo 6: Taken from the canopy, looking towards the rear boundary of the school and Parkway.

Delegated Report		Analysis sheet		Expiry Date:		14/07/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		18/06/2015	
Officer				Application Number(s)			
Laura Hazelton				2015/2355/P			
Application Address				Drawing Numbers			
The Cavendish School 31 Inverness Street London NW1 7HB				Please refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of canopy to rear elevation (retrospective).							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	60	No. of responses	01	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>The application was advertised in the local press on 28/05/2015 (expiring on 18/06/2015) and a site notice was displayed between 22/05/2015 and 12/06/2015.</p> <p>One objection has been received from 16 Gloucester Crescent:</p> <ul style="list-style-type: none"> • The canopy is large, and will change the way the playground is currently used. The side is an unattractive green and reads as a solid structure from our garden and house. • It has a severe impact on our home and garden. <p>Officer Response</p> <p>The development is not considered to cause unreasonable negative impacts to the amenity of neighbouring occupiers, for reasons as discussed in detail within section 4 of this report.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Camden Town CAAC were notified by email on 19/05/2015 and objected on the following grounds:</p> <ul style="list-style-type: none"> • The early buildings of the school are Victorian which gives the school its character. These older buildings will come to be more appreciated when surrounded by the new building work which will shortly take place. • The canopy really destroys the front elevation and ruins the appearance of the lower row of windows. <p>Officer Response</p> <p>On balance, the development is not considered to harm the character of the host building or the wider conservation area. Please refer to section 3 of this report for more detailed discussion.</p>					

Site Description

The application site is located on the corner of Inverness Street and Arlington Road, set back from the main roads, with the school entrance accessed via Arlington Road. The school is not a listed building but is located within the Camden Town Conservation Area and is identified as making a positive contribution to the area.

This is a retrospective application for the erection of a canopy to the south east rear elevation of the main school building, which faces the rear of Parkway and the rear of Gloucester Crescent, a terrace of listed properties within the Primrose Hill Conservation Area.

Relevant History

2012/4273/P: Installation of solar panels on roof of school (Retrospective). Planning permission granted 08/10/2012.

2014/3117/P: Erection of part 1 part 3 storey building comprising assembly hall, classrooms, and roof plant; alterations to existing boundary treatment and associated hard and soft landscaping. Granted subject to S106 Agreement 12/03/2015.

Relevant policies

NPPF (2012)

The London Plan March 2015 consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 - Design 2014

CPG 6 – Amenity 2011

Camden Town conservation area appraisal and management strategy 2007

Assessment

1.0 Proposal

1.1 This is a retrospective application for the retention of a playground canopy attached to the rear (south east) elevation of the main school building without the benefit of planning permission. This application seeks to regularise the situation.

2.0 Assessment

2.1 The principle considerations material to the determination of this application relate to:

- The principle of the development and design (the impact that the proposal has on the character of the host property as well as the wider Camden Town Conservation Area); and
- The impact of the proposal on the amenity of adjoining occupiers.

3.0 The principle of the proposal and design

3.1 The canopy has been erected to the rear south east elevation of the school building, measuring a maximum height of approximately 3.5m where it joins the building, projecting out to a depth of 3.6m and slopes down to a height of 2.9m when measured from ground level. The canopy measures approximately 14.3m wide. The canopy has been constructed from a metal and GRP framework, with clear corrugated roof panels and the brackets that attach the canopy to the façade are painted green to match the school colours. The canopy has been positioned so that it runs directly across the upper section of the ground floor rear windows.

3.2 The Council's design policies aim to achieve the highest standard of design in all developments. In particular, Policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) are relevant.

3.3 Camden Town conservation area appraisal and management strategy 2007 lists the school as a building that makes a positive contribution to the area. In support of Policy DP25, the conservation area appraisal and management strategy goes on to emphasise that high quality design and high quality execution will be required of all new development (p.40). Development proposals will be expected to preserve or enhance the character or appearance of the Camden Town Conservation Area (p.42).

3.4 Due to the location of the canopy to the rear south eastern elevation of the school, it is not visible from the public realm. Furthermore, the location of mature trees to the south west of the school, and the school's 'green' boundary wall help to further shield views of the canopy from neighbouring properties along Parkway to the south and Gloucester Crescent to the north west. The development is therefore considered to cause minimal impact on the character and appearance of the wider Camden Town Conservation Area.

3.5 The use of metal and corrugated roof panels results in a lightweight structure that does not compete with the more traditional brickwork facades of the school. Notwithstanding this, the building's use as a school must be considered, and the structure is considered to read appropriately in this context. It is in keeping with the use as a school and in the context of the playground. The structure has been designed to be as unobtrusive as possible - it is a lightweight structure, cantilevered off the ground with no support posts and continues to allow the ground floor windows to be expressed. In this context, the canopy is considered to read as a separate, purpose-built and functional add-on to the school building.

3.6 Although the school building has been identified as making a positive contributor to the conservation area, the location of the structure to the ground floor rear elevation ensures there is minimal impact on the contribution of the host building when viewed from the conservation area. On balance, the development is not considered to harm the character and appearance of the host building or the wider Camden Town Conservation Area.

4.0 Amenity

4.1 Policy DP26 sets out how the Council aims to manage the impact of development on occupiers and neighbours.

4.2 Although the structure is visible from immediate adjoining properties, it's location at ground floor level ensures that it does not result in any loss of sunlight or daylight. The canopy is set sufficiently away by 12m from the nearest neighbouring property, 16 Gloucester Crescent, and approximately 1.5m away from the shared boundary with no. 16, midway down this property's long garden. It would not result in loss of daylight or overlooking and would therefore be considered to have a satisfactory relationship with the neighbouring occupiers.

4.3 The structure will have no impact on the use of the building or playground area.

5.0 Recommendation

5.1 Grant planning permission subject to conditions.

DISCLAIMER:

Decision route to be decided by nominated members on *6th July 2015*. For further information please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Christopher Wickham
Christopher Wickham Assocs
35 Highgate High Street
London
N6 5JT

Application Ref: **2015/2355/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

29 June 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Cavendish School
31 Inverness Street
London
NW1 7HB

DECISION

Proposal:
Erection of canopy to rear elevation (retrospective).

Drawing Nos: 2684 A104; existing and proposed elevations received 24/04/2015, site location plan received 24/04/2015 and Planning, Heritage, Design & Access Statement dated April 2015.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 2684 A104; existing and proposed elevations received 24/04/2015, site location plan received 24/04/2015 and Planning, Heritage, Design & Access Statement dated April 2015.



Reason: For the avoidance of doubt and in the interest of proper planning.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION