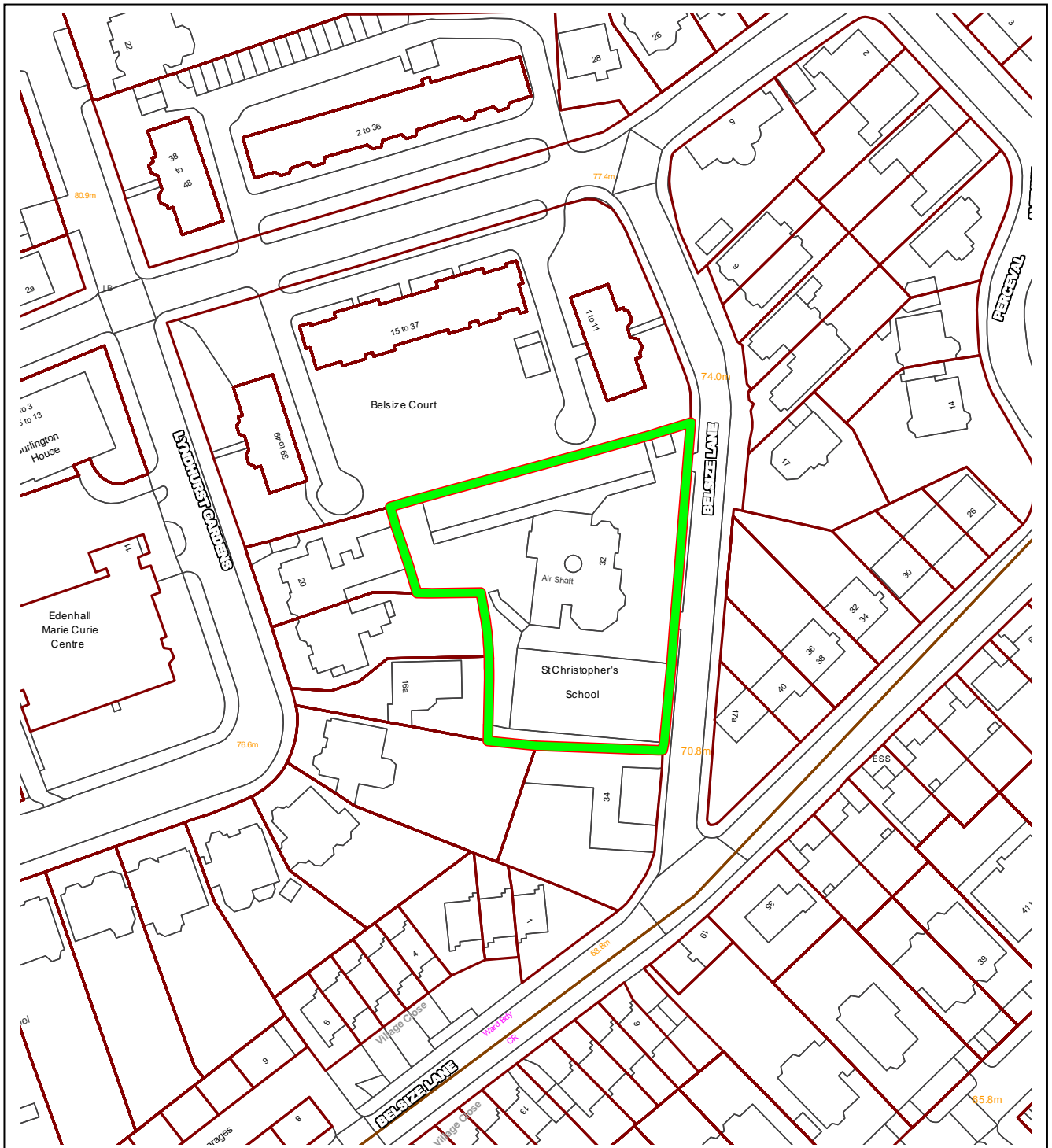


2015/5374/P - St Christopher's School, 32 Belsize Lane, NW3 5AE



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

2015/5374/P - St Christophers School (32 Belsize Lane) Site Photographs

1. and 2. Location of proposed teaching unit



3. and 4. Existing timber shed and raised roof lights to be removed



Delegated Report (Members Briefing)		Analysis sheet N/A		Expiry Date: 23/11/2015			
				Consultation Expiry Date: 13/11/2015			
Officer			Application Number(s)				
Patrick Marfleet			2015/5374/P				
Application Address			Drawing Numbers				
St Christopher's School 32 Belsize Lane London NW3 5AE			See draft decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey timber structure to provide additional teaching space.							
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	18	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice: 19/10/2015 - 09/11/2015 Press notice: 23/10/2015 - 13/11/2015 No objections received.					
CAAC/Local groups comments:		Arkwright Road Residents' Association: Objection. 1. The increased number of pupils travelling to the school as a result of the development would exacerbate congestion, illegal parking and pollution levels in the immediate and surrounding vicinity. <i>Officer response:</i> 1. See paragraph 2.3.2					

Church Row and Perrins Walk Neighbourhood Forum: Objection.

1. The application to provide additional teaching space will inevitably result in additional traffic to Fitzjohn's Avenue and accordingly under policy DP16, the application should be refused.

Officer response:

1. See paragraph 2.3.2

Site Description

The application site is located on the western side of Belsize Lane, to the north of its junction with Ornan Road and relates to a converted red brick Victorian house which is now the site of St Christopher's School.

The property is located within the Fitzjohns Netherhall Conservation Area. It is not a listed building but is identified as making a positive contribution to the character of the conservation area.

Relevant History

None relevant to this application.

Relevant policies

NPPF 2012

The London Plan March 2015, consolidated with alterations since 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
DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design (2015)
CPG6 Amenity (2011)

Fitzjohns and Netherhall Conservation Area Statement 2001

Assessment

1.0 PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey timber 'E-Pod' to provide additional learning space for pupils at St Christopher's School. The proposed structure would have a height of 2.9m, a width of 4.5m, a depth of 3.5m and would be located adjacent to the existing stair tower to the western side of the school site which is currently occupied by a small shed and 2 raised rooflights. The external walls of the building would be clad in black stained timber battens which would be covered by a sloping sedum roof and be similar in appearance to existing ancillary structures within the school grounds.
- 1.2 The proposed development would provide ancillary teaching space at the school and would not lead to an increase in staff or student numbers.

2.0 ASSESSMENT

2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

- 2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.2.2 CPG1 design guidance recommends that alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building.
- 2.2.3 The external appearance of the building would consist of timber cladding, aluminium windows and doors and a sedum roof, which are established materials that have been used in the construction of similar buildings at the site. Therefore, the size, scale and design of the proposal is considered to form a modest addition that would not have a significant impact on the character of the host building and would preserve and enhance the appearance of the surrounding conservation area.
- 2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The scheme is considered acceptable in design terms and does not harm the character and appearance of the conservation area given its secluded location within the school grounds.

2.3 Amenity of neighbouring residential occupants

- 2.3.1 The Arkwright Road Residents Association and Church Row and Perrins Walk Neighbourhood Forum have objected on the basis of increased number of pupils travelling to and from the site each day, which will intensify traffic congestion, illegal parking and air pollution levels in the surrounding area.

- 2.3.2 The submitted plans and supporting information indicate that the proposed development would have an internal floor area of approximately 12sqm providing an ancillary learning space for existing pupils at the school. Therefore, the modest scale of the development would not lead to a significant rise in pupils attending the school and would not exacerbate existing parking or congestion issues in the area.
- 2.3.3 Due to the height, scale, location and setback of the proposal from neighbouring properties it is not considered that it would result in a harmful impact on the living conditions of any adjoining occupiers by way of a loss of light, outlook or privacy.

3.0 Recommendation

- 3.1 Grant conditional planning permission

DISCLAIMER

Decision route to be decided by nominated members on December 7th 2015. For further information please click [here](#)

Mr Richard Paige
NVB Architects
NVB Architects
Rook Lane Chapel
Bath Street
BA11 1DN

Application Ref: **2015/5374/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

2 December 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
St Christophers School
32 Belsize Lane
London
NW3 5AE

DECISION

Proposal:
Erection of a single storey timber structure to provide additional teaching space.

Drawing Nos: 2 200 A, 2 100 A, 2 041 A, 2 040 A, 2 001 A, 2 002 A, Design and Access Statement.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 2 200 A, 2 100 A, 2 041 A, 2 040 A, 2 001 A, 2 002 A, Design and Access Statement.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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