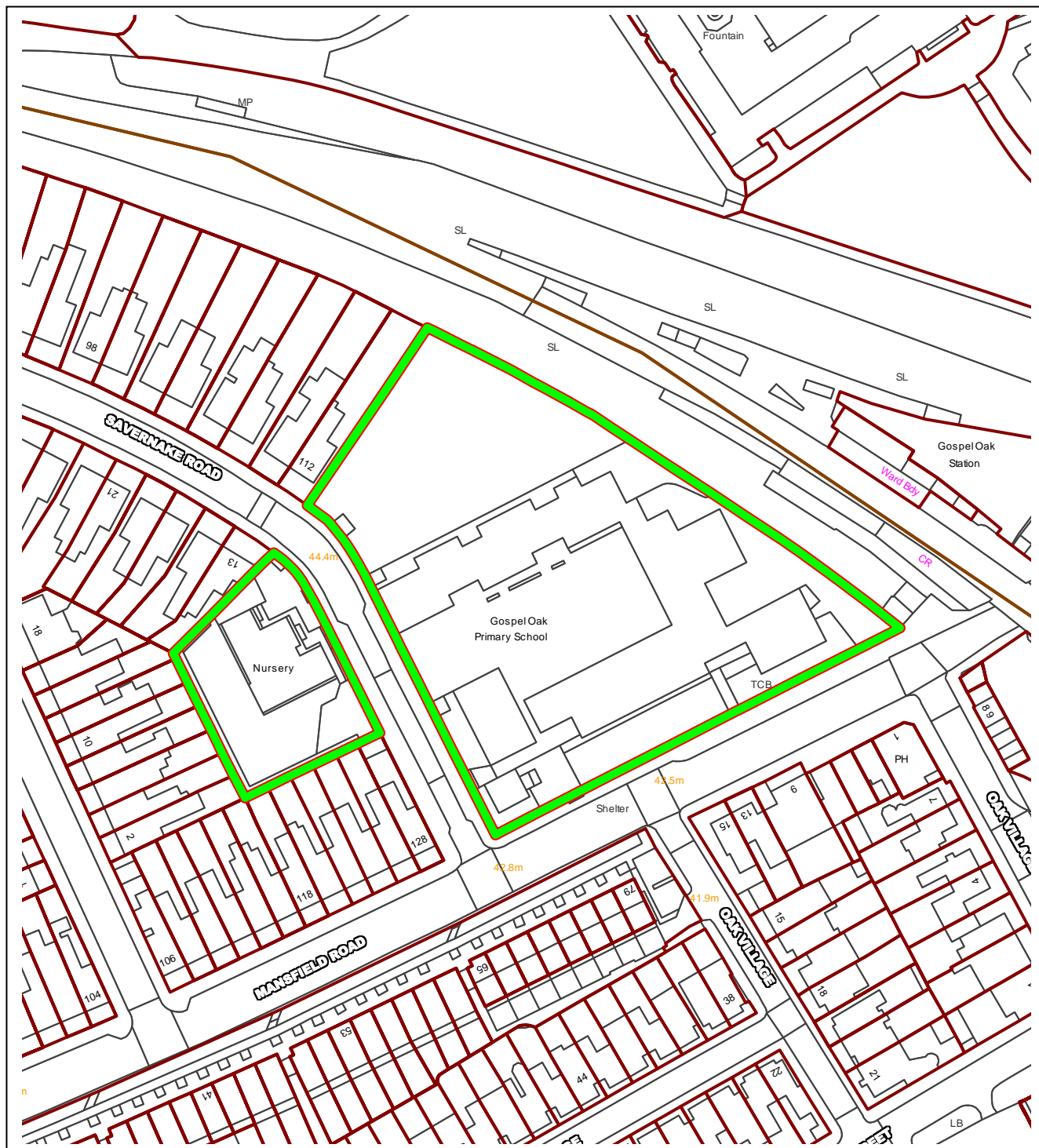


Gospel Oak Primary School 2016/0665/P



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Photo 1: Existing trees to be removed



Photo 2: Proposed location of new extension



Photo 3: Existing trees to be removed and proposed location of new access ramp



Photo 4: Location of the second, smaller extension.



Photo 5: Location of the second, smaller extension.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	04/04/2016
		N/A / attached		Consultation Expiry Date:	07/04/2016
Officer			Application Number(s)		
Laura Hazelton			2016/0665/P		
Application Address			Drawing Numbers		
Gospel Oak Primary School Mansfield Road London NW3 2JB			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Erection of 2 x single storey front extensions; removal of existing trees fronting Mansfield Road and new landscaping to the front of the building; new wheelchair-compliant ramped access to the school entrance fronting Mansfield Road; installation of a new accessible sliding door to main entrance; and installation of 1 x AC unit.					
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	56	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	The application was advertised in the local press between 17/03/2016 and 07/04/2016 and a site notice was displayed between 11/03/2016 and 01/04/2016.					
	One objection was received from the owner/occupier of 6 Rona Road on the following grounds:					
	<ul style="list-style-type: none">The further removal of healthy trees on the school's property which are beneficial to and appreciated from the public realm.					
	Officer response:					
	<ul style="list-style-type: none">A revised planting schedule has been submitted at the Council's request to include the re-planting of new trees within the re-landscaped area where feasible. This includes the planting of 5 new crab apple and pear trees. The Council's Tree Officer is satisfied with the proposals.					
	Neighbours were re-notified by letter dated 16/05/2016, the application was re-advertised in the local press between 19/05/2016 and 09/06/2016, and a site notice was displayed between 18/05/2016 and 08/06/2016 following revisions to the description of development to include the installation of 1 x AC unit.					
	The owner/occupier of 7 Gordon House Road wrote in as an interested party:					
	<ul style="list-style-type: none">The existing trees help protect the children from pollution.Disabled access – parents have previously requested disabled access.Lack of communication from the school with parents.Plans were not made available by the school.The trees shouldn't have been allowed to get into a deteriorated state.					
	Officer Response					
	<ul style="list-style-type: none">The school's playgrounds are located away from Mansfield Road, at the centre and rear of the school site. The area to be re-landscaped is not actively used by pupils, and the removal of the trees in question is unlikely to result in a significant impact in pollution levels.The proposal includes the installation of a disabled access ramp.The Council cannot insist that the school notifies all parents. However, the Council has carried out its own statutory consultation of all adjoining occupants, displayed a site notice, advertised the application in the local press, and uploaded plans and documents online for comment.The Council's Tree Officer advised that although the trees are highly visible, they are not particularly well-established or significant and therefore does not object to their loss. The original proposal was amended at the officer's request to include the planting of new trees in the landscaping design.					
	The owner/occupier of 11 Lissenden Mansions provided the following comments:					
	<ul style="list-style-type: none">The quality of the replacement planting schedule is very poor.The use of larger trees and shrubs at the front of the building could help provide shading and improve the air quality.Room and priority should have been made for a decent planting design. The function of the building has compromised the overall environment.The choice of fruit trees is unwise – they would be unfit for consumption being so close to the main road.					
	Officer response					

- *After seeking more detailed information regarding the planting schedule, the Council's Tree Officer is satisfied with the landscaping design and planting schedule.*

The owner/occupier of Flat 7 Cotton House, 93 Fortress Road wrote in with no objection to the application:

- Improved facilities and wheelchair access is long overdue.
- The landscaping plans will make up for the loss of trees.

A local resident objected on the following grounds:

- The existing green space and trees are an aesthetic requirement and are necessary to mitigate the high pollution levels.
- Increasing building density will exacerbate the existing pollution levels.
- Moving the school closer to the road will have health implications for the school children.

Officer response

The proposal includes the re-landscaping of the area with new shrubbery and new trees which are considered to go some way towards mitigating the impact of pollution levels. Furthermore, the proposed extension will only project forward from the front elevation by 2.7m and is unlikely to result in any significant change in exposure to pollution levels.

The owner/occupier of 34 Bernard Shaw Court, St. Pancras Way provided the following comments:

- I support the application but requested that as much of the existing grass and trees/shrubs are replaced and/or replanted within the school grounds or local vicinity.
- The proposed buildings will have a positive impact on the local children attending the school, and accessing the building.
- I would support any additional policies and schemes to reduce overall air pollution in this area.
- On balance, the planning application will in my opinion, provide more benefit than harm to our local community.

Officer response

The proposal includes the introduction of new shrubbery and fruit trees, which are considered an acceptable replacement combined with the benefits of increasing access to the school.

The owner/occupier of 40 Swains Lane provided the following comments:

- Concern about the loss of the mature birch trees and the impact on local pollution and childrens' health.
- The current birch trees are attractive and complementary to the design of the school building, and are of significant amenity value. The apple tree has historical significance.

Officer response

The Council's tree officer has assessed the proposals and does not object to the works. The existing trees are not well-established and are too densely planted. The replacement landscaping and new fruit trees are considered acceptable replacements. The re-landscaping or the erection of the proposed extension are unlikely to impact existing pollution levels or result in greater exposure within the school building.

**CAAC/Local groups
comments:**

The Mansfield Conservation Area Advisory Committee (CAAC) objected on the following grounds:

- Loss of trees in the vicinity.
- The new accessible ramp would bring users to the busy main road rather than to the safer Savernake side road.

Officer response

- *The original landscaping design was revised to include replacement trees.*
- *The installation of a new access ramp is unlikely to cause a significant increase in the number of visitors to the main entrance, nor pose a health and safety risk.*

Site Description

The application site comprises Gospel Oak Primary School, which is located on the junction between Savernake Road and Mansfield Road, west of Gospel Oak Overground Station. The main entrance to the school fronting Mansfield Road is two storeys in height and characterised by its rough-finish concrete panel construction.

The application building is not Listed, but is located within the Mansfield Conservation Area. The current building was constructed in 1953 on the old school site.

Relevant History

2013/4611/P - Removal of existing window to be replaced with emergency escape doors. Approved on 06/09/2013.

2011/1655/P - Replacement of existing metal frame windows and doors with new powder coated aluminium double glazed windows and doors to the side, rear and part of the front elevations and elevations facing the school courtyard of the educational institution (Class D1). Approved on 13/06/2011.

2010/2707/P - Formation of new double door opening, including tubular handrails on north elevation of school building (Class D1). Approved on 16/08/2010.

2004/0639/P - Works within the school grounds to include the installation of floodlighting around the perimeter of the existing multi use games area and the erection of a disabled toilet. Approved on 20/04/04.

PE9900322 - Demolition of two single storey temporary classroom buildings and erection of two storey school building. Approved on 02/08/99.

Relevant policies

National Planning Policy Framework 2012

London Plan March 2016

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

DP29 Improving Access

Supplementary Planning Guidance

CPG 1 (Design) 2015

CPG 6 (Amenity) 2013

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following:

- The erection of 2 x single storey front extensions to the southern elevation fronting Mansfield Road. The larger extension would measure 8m wide, 2.8m deep and 3.4m high. The smaller extension would be set back from the principle elevation and would measure 5m wide, 2.7m deep and 3.2m high.
- The removal of 12 x existing trees fronting Mansfield Road to the front of the building;
- The installation of wheelchair-compliant ramped access with low-level lighting to the school entrance fronting Mansfield Road;
- Installation of a new accessible sliding door to main entrance; and
- Installation of 1 x AC unit adjacent to the proposed extension.

1.2 Revisions

1.3 The original proposals were revised to include the planting of 3 x Crab Apple trees and 2 x Pear trees, and low level lighting to the access ramp.

2.0 Assessment

2.1 The main planning considerations in the determination of this planning are as follows:

- Design (the impact of the proposal on the character and appearance of the host building and wider Mansfield Conservation Area).
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).
- Impact on trees.
- Access.

3.0 Design

3.1 Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building.

3.2 CPG1 (Design) provides further guidance relating to extensions, alterations and conservatories (chapter 4) and emphasises that alterations should always take into account the character and design of the property and its surroundings; windows, doors and materials should complement the existing building; and extensions should be secondary to the building being extended.

3.3 The proposed extensions would be a modest addition to the host school building, located to the corner of the main two storey school building facing Mansfield Road adjacent to the boundary wall of the two-storey caretakers house which is located on the junction with Savernake Road.

3.4 The existing 1950s building is a steel frame structure with pre-cast concrete panels and is considered of low architectural merit. The windows are white, aluminium frames. To distinguish the extension from the original building, the proposals includes a white coloured brick and light grey aluminium windows. The inversion of the original material colours is considered a complementary addition to the host building which would differentiate the new addition from the existing building.

3.5 Although the proposed extensions would be visible from the public realm, they would be set back from the front curtilage by approximately 7m, and are considered a subordinate and sympathetic addition to the host building that would not cause harm to the character and appearance of the wider Mansfield Conservation Area.

3.6 The new access ramp would be fairly long in length, however, the new landscaping proposals are considered to

enhance the appearance of the school entrance area, and would not harm the character and appearance of the wider conservation area. Similarly, the new entrance doors would be the same size and materials as the existing, and are considered acceptable.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

4.2 Due to the size and location of the proposed extensions, they are not considered to cause harm to the amenity of neighbouring occupants. Although the extension would include windows to the front elevation, these would be in the same position as the existing windows, at a distance of over 30m away from the nearest properties on the other side of Mansfield Road. They would therefore not harm the privacy of nearby residents.

4.3 The nearest residential building would be the existing caretakers building to the south of the proposed extension. However, the existing boundary wall surrounding this building would block views of the development and it is therefore not considered to impact the amenity of its occupants.

4.4 The proposed lighting to the access ramp would be low level and pointing away from Mansfield Road and is therefore not considered to cause harm to road users or the amenity of neighbouring residents.

4.5 A noise impact assessment has been submitted in support of the application which includes calculations of predicted noise levels following the installation of the proposed AC unit.

4.6 The closest noise sensitive windows have been identified as the 2nd floor window to the eastern elevation of 128 Mansfield Road, the 1st floor window to the northern elevation of the flats at 17a-17b Mansfield Road and the 1st floor window to the eastern elevation of the caretaker's house.

4.7 The AC unit is proposed to operate during school days, typically between 08:30 – 15:30. The use of the unit may extend beyond these hours, from 07:00 – 19:00. The noise assessment demonstrates that the unit would comply with Camden's noise standards for 24 hour use following the installation of noise mitigation screening, as proposed. It is recommended that permission is granted subject to the condition that the noise mitigation screen is installed prior to the first use of the units. The Council's Environmental Health Officer has assessed the submitted NIA and does not object to the application. Approval would be granted subject to the Council's standard condition that external noise levels emitted from the proposed plant equipment shall be lower than the lowest background noise level by at least 5dBA or 10dBA where the source is tonal.

5.0 Impact on trees

5.1 The proposal includes the removal of 12 x existing birch trees to the front grassed area to enable the installation of the new access ramp and landscaping. The Council's tree officer does not object to the loss of the existing trees in principle as they are fairly young and are too densely planted. However, he requested that new trees were incorporated into the proposals and the landscaping plan was therefore amended to include the planting of 5 new crab apple and pear trees.

5.2 The Tree Officer has assessed the planting and landscaping plan and does not object to the proposals.

6.0 Access

6.1 The development includes a new ramped access to a public building where none currently exists. These works are to provide Part-M and DDA compliant designs, which include community facilities with dedicated Accessible WC provision. New internal spaces will be designed to current requirements and to a single level. The proposal also includes the replacement of the existing front entrance door to an automatic sliding door to provide a DDA compliant access and improved security.

7.0 Conclusion

7.1 Grant conditional planning permission

Disclaimer

The decision to refer an application to Development Control Committee lies with the Executive Director of Supporting Communities. Nominated members will advise whether they consider this application should be reported to the Development Control Committee on Monday 13th June 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr. Jonathan Nicholls
Hayhurst and Co
26 Fournier Street
London
E1 6QE

Application Ref: **2016/0665/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

8 June 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Gospel Oak Primary School
Mansfield Road
London
NW3 2JB

DECISION

Proposal:

Erection of 2 x single storey front extensions; removal of existing trees fronting Mansfield Road and new landscaping to the front of the building; new wheelchair-compliant ramped access to the school entrance fronting Mansfield Road; installation of a new accessible sliding door to main entrance; and installation of 1 x AC unit (AMENDED DESCRIPTION).
Drawing Nos: 186 A001, 186 A200, 186 A202, 186 A201, 186 A100 R2, 186 DAS 01, 186 DAS 02, EC14699-DWG-02 Issue 2, Plant Noise Impact Assessment ref: MO/EC14699-004, Arboriculture report reference 15/119, and planting schedule received 19/04/2016.

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.

Director of Supporting Communities



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 policies 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: 186 A001, 186 A200, 186 A202, 186 A201, 186 A100 R2, 186 DAS 01, 186 DAS 02, EC14699-DWG-02 Issue 2, Plant Noise Impact Assessment ref: MO/EC14699-004, Arboriculture report reference 15/119, and planting schedule received 19/04/2016.

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before the use commences, the air conditioning unit shall be provided with sound attenuation screening in accordance with plan numbered EC14699-DWG-02 Issue 2. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The use of the air conditioning unit hereby permitted shall not be carried out outside the following times: 07:00 to 19:00, Monday to Sunday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

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 Supporting Communities