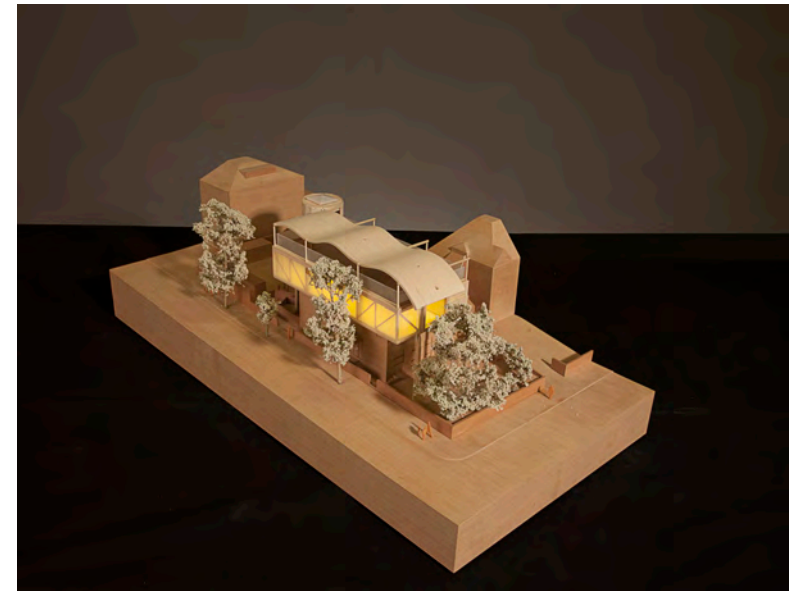


THE MULBERRY HOUSE SCHOOL, SHOOT UP HILL, LONDON NW2 3XL



A: CONDITIONS APPLIED TO THE PLANNING PERMISSION (APPLICATION NO. 2015/5184/P)

B: PROPOSED AMENDMENTS TO PLANNING PERMISSION NO. 2015/5184/P

Amended Report to the Planning Officer: JOHN DIVER

26 September 2016 (following the original report of 20 May 2016 to the previous Planning Officer)

THE MULBERRY HOUSE SCHOOL, SHOOT UP HILL, LONDON NW2 3XL

Report to the Planning Officer: Zenab Haji-Ismail dated 20 May 2016 and amended on 23 September: submitted to John Diver

This report is in two parts. Firstly at **A** it addresses the 4 conditions placed on the permission in the Decision letter dated 20 November 2015.

Secondly at **B** it describes the minor amendments that have been necessary since that date – requesting that they be approved in order that construction can proceed without delay to the programme determined largely by the use of school holidays for major works.

A CONDITIONS APPLIED TO THE PLANNING PERMISSION (APPLICATION NO. 2015/5184/P)

Condition(s):

1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Response: **Construction of the foundations of the building has commenced and completion is programmed for December 2106.**

2 The development hereby permitted shall be carried out in accordance with the following approved plans OS Extract, MUL-AL(0)02 Rev B, MUL-AL(0)03 Rev B, MUL-AL(0)04 Rev B, MUL-AL(0)05 Rev B, MUL-AL(0)06 Rev B, MUL-AL(0)07 Rev A, MUL-AL(0)08 Rev A, MUL-AL(0)09 Rev C, MUL-AL(0)10 Rev D, MUL-AL(0)11 Rev D, MUL-AL(0)12 Rev C, MUL-AL(0)13 Rev C, MUL-AL(0)14 Rev C, MUL-AL(0)11 Rev A, MUL-AL(0)15 Rev D, MUL-AL(0)16 Rev D, MUL-AL(0)17 Rev D, MUL-AL(0)18 Rev D, MUL-AL(0)19 Rev D, MUL-AL(0)20 Rev C. Supporting documents: Design and Access Statement (dated September 2015), Gillieron Scott Noise Impact Assessment (dated September 2015), Preliminary CMP (dated September 2015), Sustainability Report, Perspective of Roof Playground, Axonometric Studies and Existing Building Survey (dated May 2015).

Response: **The construction of the building will not deviate from these documents other than in the matters of amendment that follow in Part B of this report.**

3 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).

Response: **This level of performance is confirmed to be the case.**

- 4** Prior to commencement of development, a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Response: **For structural reasons the green roof has needed to be omitted (see below)**

Informatives

- 1** Reasons for granting permission

Response: **This requires no response from the Applicant or their Agent.**

- 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/councilcontacts/> 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.

Response: **This information has been passed on by the Applicant and will be complied with by the building contractors Roof Ltd. and their sub-contractors.**

- 3** 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).

Response: **Anthony Bourke of Camden Council's Building Control Service is acting as BCO for the development.**

- 4** You are reminded that all works must be undertaken in accordance with the Code of Considerate Practice (part of the considerate constructors scheme).

Response: **The appointed contractor Roof Ltd. is a member of the 'Considerate Contractors' body.**

B PROPOSED NON MATERIAL AMENDMENTS TO PLANNING PERMISSION NO. 2015/5184/P

During design development and also due to discussions held, and agreements reached, with Anthony Bourke the Camden Building Control Officer, the following amendments are submitted for consideration, and your approval.

1 Alteration to Elevation C

Due to necessary changes in the structural design of the steel truss (that lies behind the glass façade) there will be a reduction in the truss's height to Level 68.00 (glazing now more consistent).

2 Revised holes in the 'Cloud' roof

The number of 'lenses' has been reduced to 4 in order to intensify their significance. Their geometrical angles will allow direct sun to come straight down from due south onto the play area at midday on 1 June – International Children's Day.

5 Removal of small areas of green roof on existing building due to structural limitations

Due to the limited structural carrying capacity of the existing roof of the school, the proposed extension building spans across the existing superimposing zero stresses on the existing walls. This limitation also affects the original intention to have two small areas of 'green roof', one on either side of the internal stair. As these small parts of the project will not be visible from inside the building or indeed significantly from the surrounding buildings, a single membrane roof will replace the existing felt roof and will not result in a significant loss.

6 Two small windows added to existing building (Elevation B) to provide light and ventilation to toilets

Due to the removal of a rooflight to enable the construction of the extension, there are two toilets on the Minster Road side of the school that are now in darkness, requiring artificial light and therefore energy consumption at all times of the day. It is therefore proposed that two small windows are introduced into the existing wall, sized with the existing kitchen window in mind.

7 Three small transparent vision panels in the translucent glazing on Minster Road

It is good practice that inhabitants of a building have orientation to the external environment. While the new classrooms facing the front and the rear of the extension have both transparent and translucent glazing, the classroom in the centre only has translucent glazing in the permitted design. We therefore propose the introduction of three high-level transparent vision panels to provide views of the sky.

9 Two etched window panels

The client wishes to subtly indicate that this is a school. Two of the translucent glazing panels therefore are proposed to have etched additions to the glass. One is on the furthest left panel of the Minster Road elevation (Elevation B) and the second is on the furthest left panel of the Shoot Up Hill elevation (Elevation A).

Drawings: Amendment Number

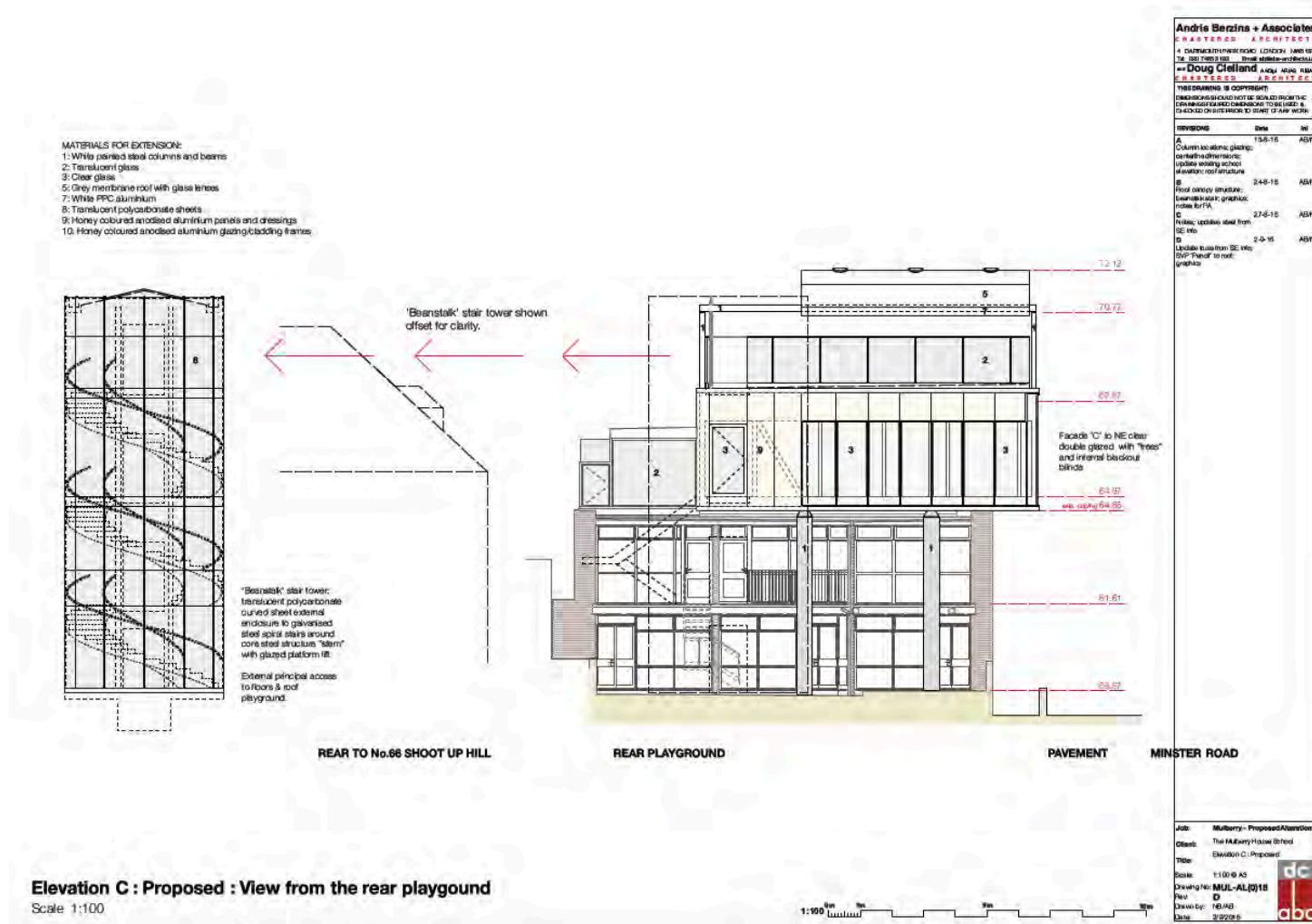
- 1: **Alteration to Elevation C** – attached are drawings **MUL-AL(0)18 REV D** (approved) and **MUL-A(0)C33** (proposed) – Pages 5 to 6
- 2: **Revised holes in the 'Cloud' roof** – attached are drawings **MUL-AL(0)13 REV C** (approved) and **MUL-A(0)C20** (proposed) – Pages 7 to 8
- 5: **Removal of small areas of green roof on existing building due to structural limitations** – attached are drawings **MUL-AL(0)11 REV D** (approved) and **MUL-A(0)C18** (proposed) – Pages 9 to 10
- 6: **Two small windows added to existing building (Elevation B) to provide light and ventilation to toilets** – attached are drawings **MUL-AL(0)17 REV D** (approved) and **MUL-A(0)C18** (proposed) – Pages 11 to 12
- 7: **Three small vision panels to Classroom 2 in the translucent glazing on Minster Road** – attached are drawings **MUL-AL(0)17 REV D** (approved) and **MUL-A(0)C31H** (proposed) – Pages 13 to 15
- 9: **Two etched panels** – attached are drawings **MUL-AL(0)18 REV D** (approved) and **(MUL-AL(0)SK1)** (proposed) for Elevation B – and drawings **MUL-AL(0)16 REV D** (approved) and **(MUL-AL(0)SK2)** (proposed) for Elevation A – Pages 16 to 18

Note: Approved Drawings identified above that are subject to non-material amendment **are highlighted on Page 1 above.**

I hope that the need for these six non-material amendments has been adequately described in this report and I trust that we will have your approval for their implementation.

Doug Clelland (Design Architect).

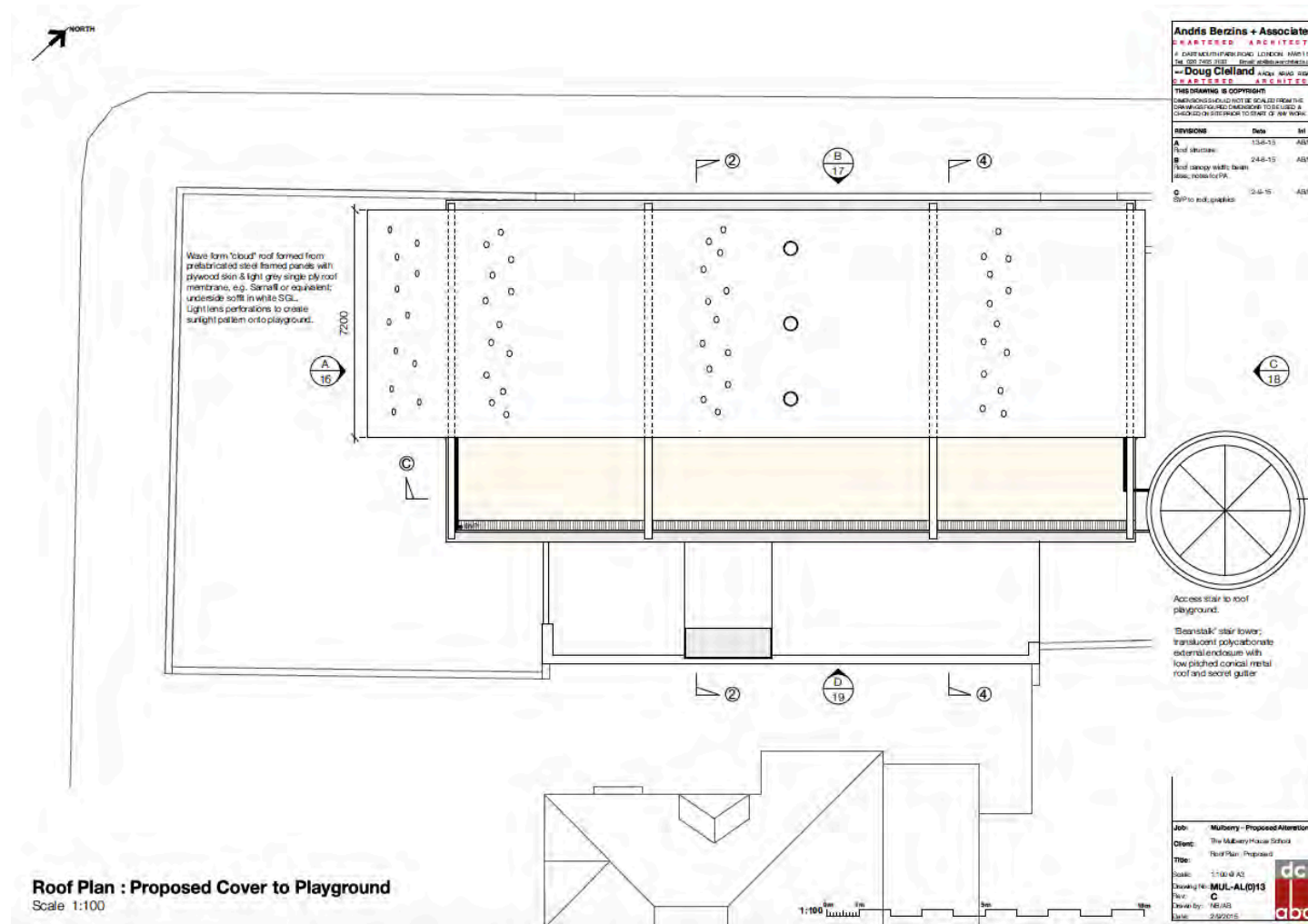
Amendment 1

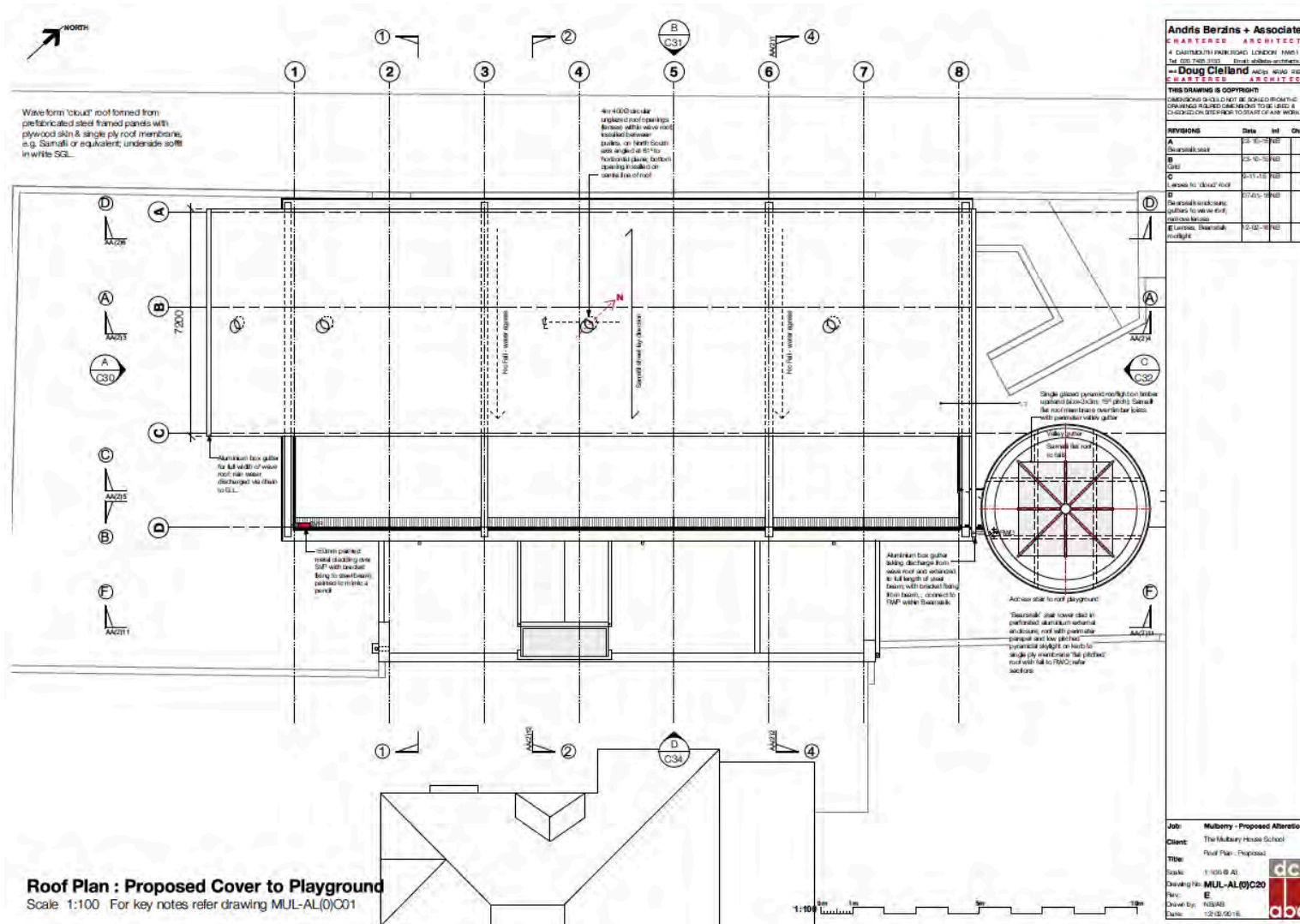




Proposed Elevation C – Raised level of the underside of the top chord of the steel truss behind the glazing providing more daylight (MUL-A(0)C33)

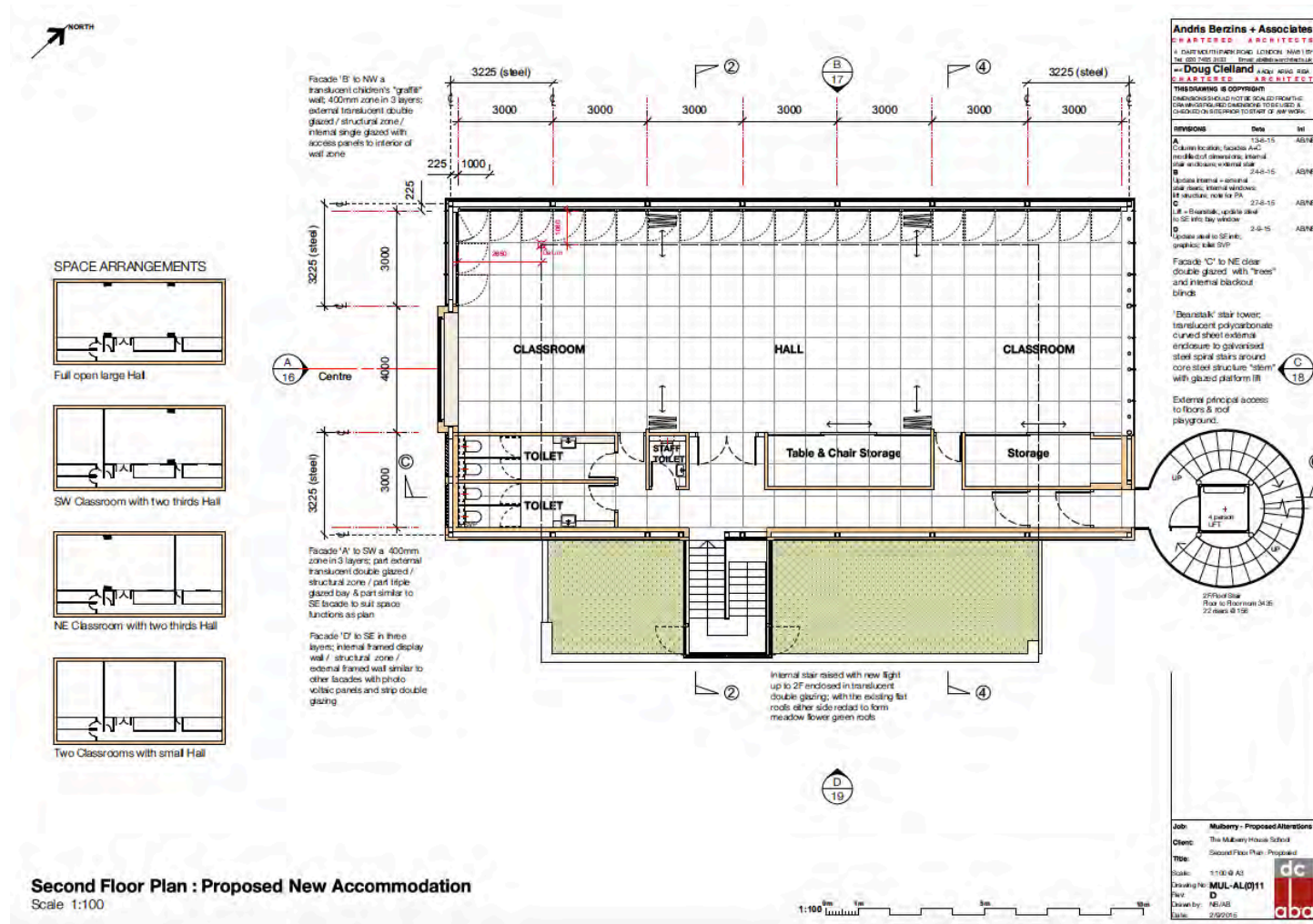
Amendment 2



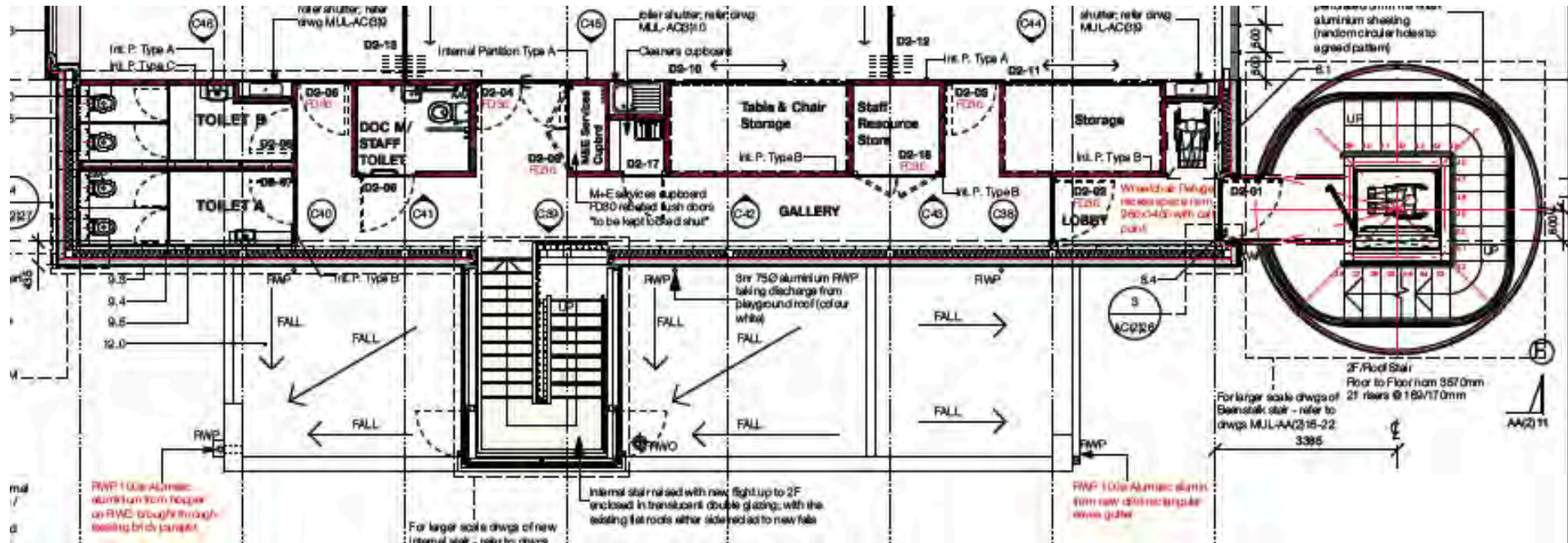


Revised holes in the 'Cloud' roof: due south bringing sunlight onto the play area at midday on 1 June – International Children's Day (MUL-A(0)C20)

Amendment 5

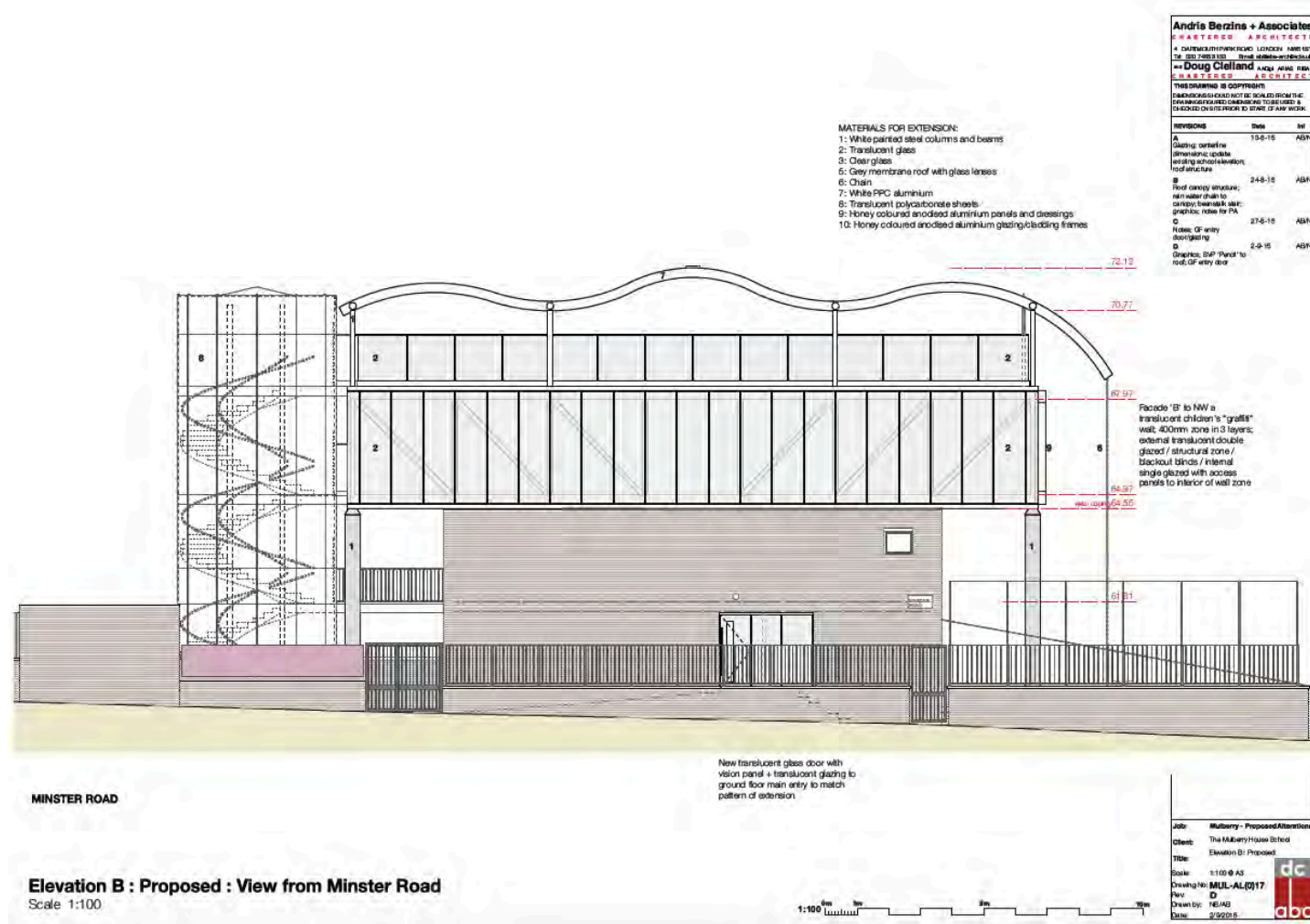


Approved plan showing two small areas of green roof on existing building (MUL-AL(0)11 REV D)

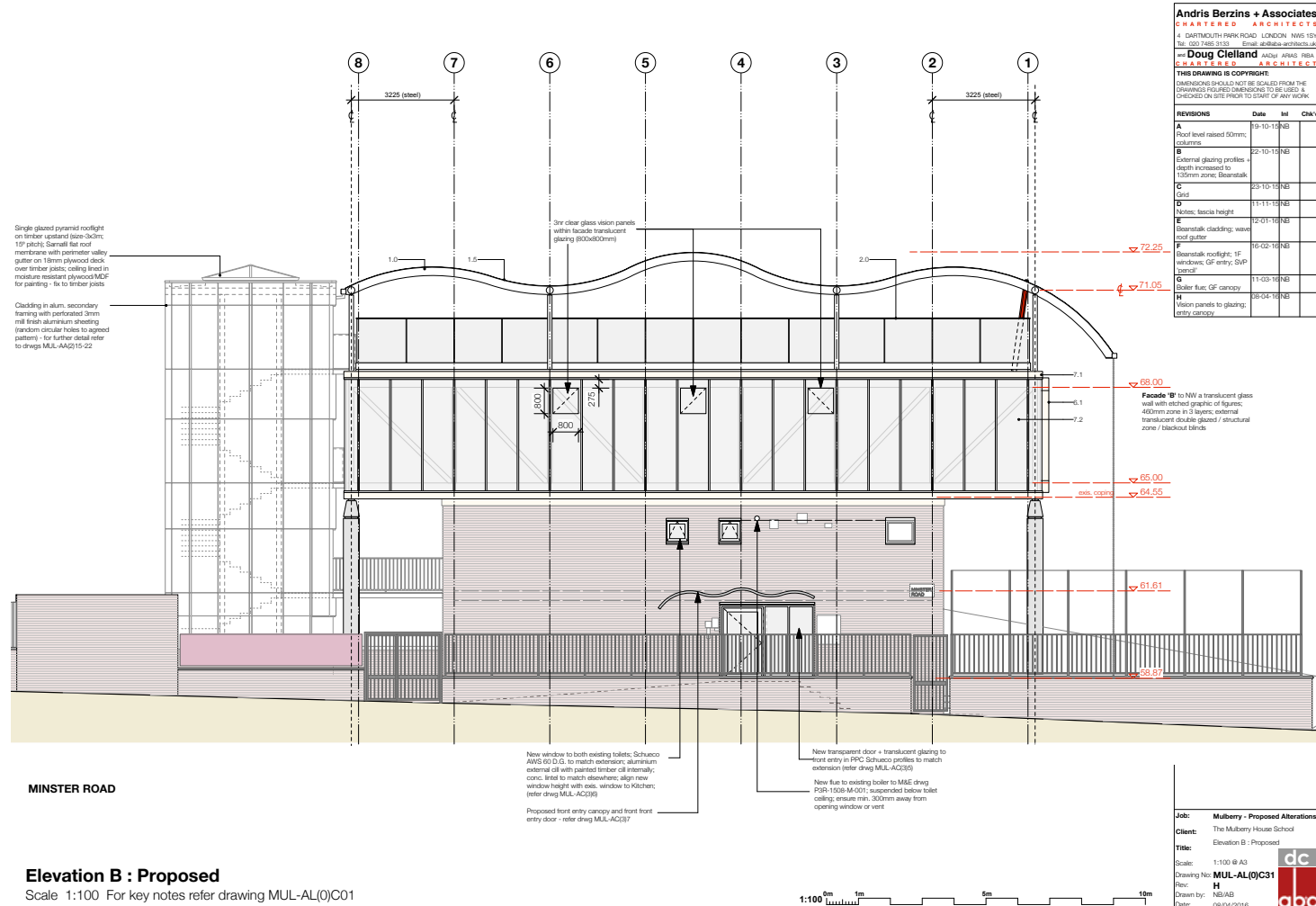


Proposed plan relating to the removal of small areas of green roof on existing building due to structural limitations (MUL-A(0)C18)

Amendment 6

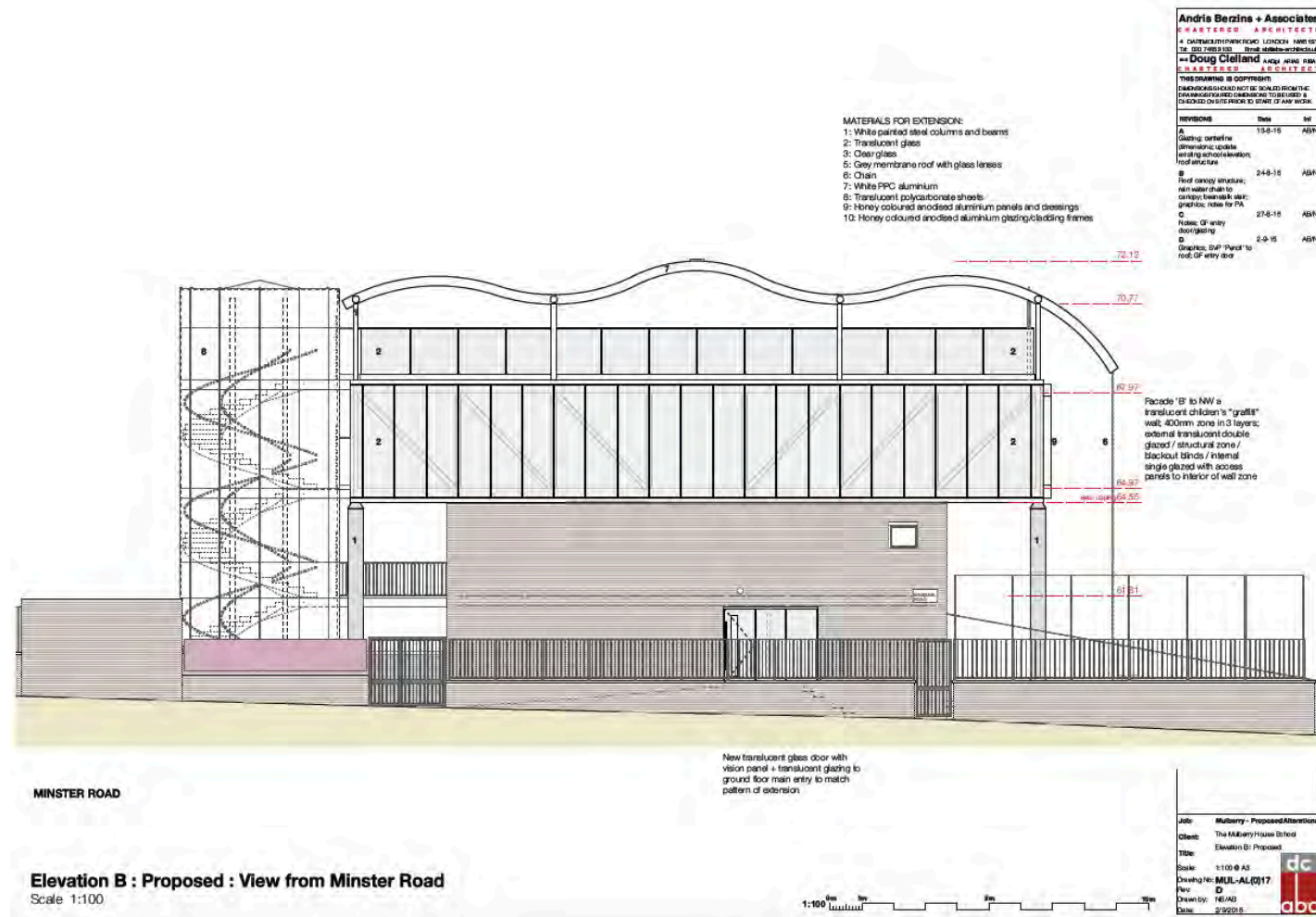


Approved Elevation B with windows in translucent glazing – note existing alarm devices not shown but shown on next drawing (MUL-AL(0)17 REV D)

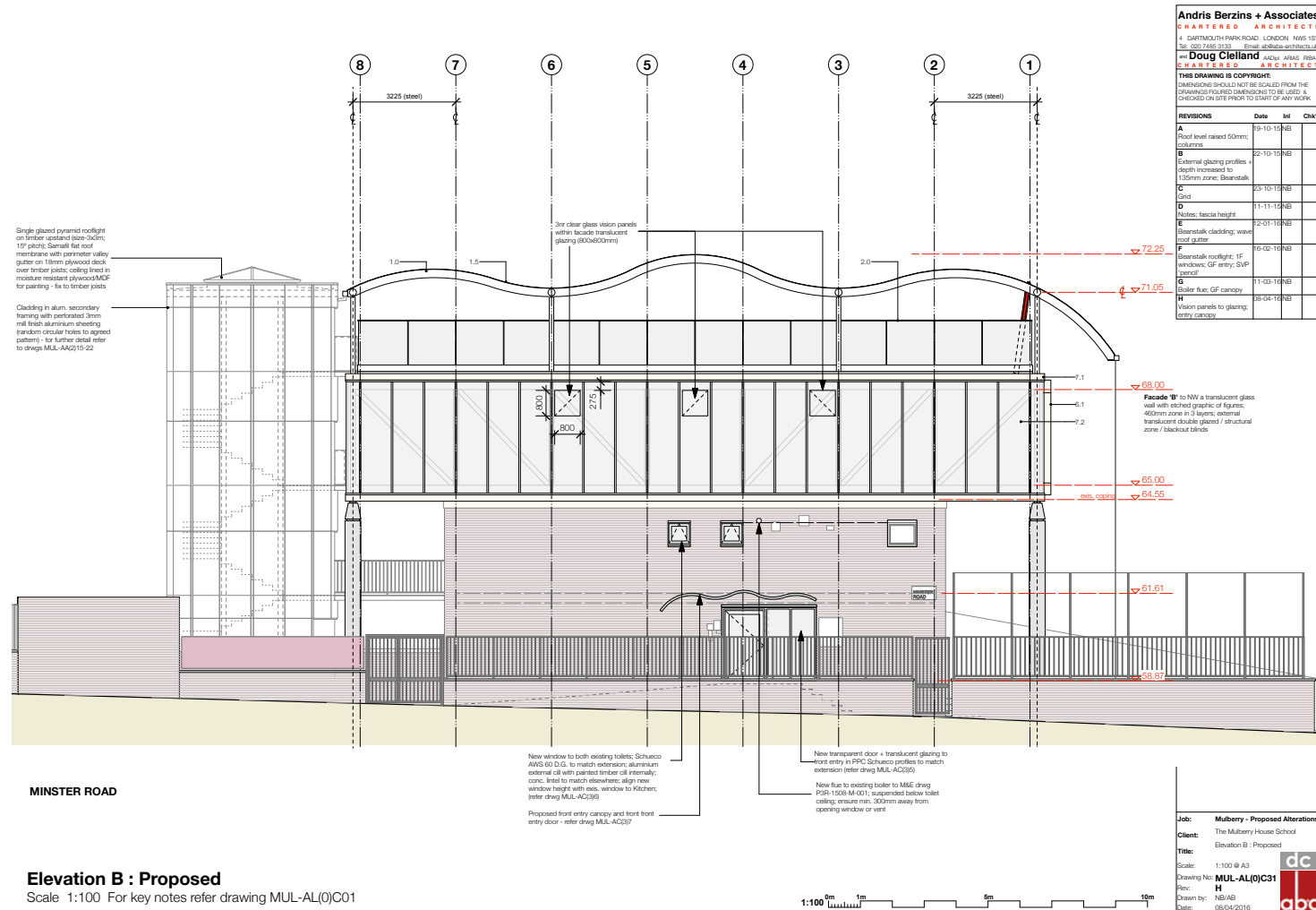


Proposed Elevation B with two small windows added to existing building to provide light and ventilation to toilets (MUL-A(0)C18)

Amendment 7



Approved Elevation B (MUL-AL(0)17 REV D)



Proposed Elevation B with three small square transparent vision panels in the translucent glazing on Minster Road (MUL-A(0)C18)

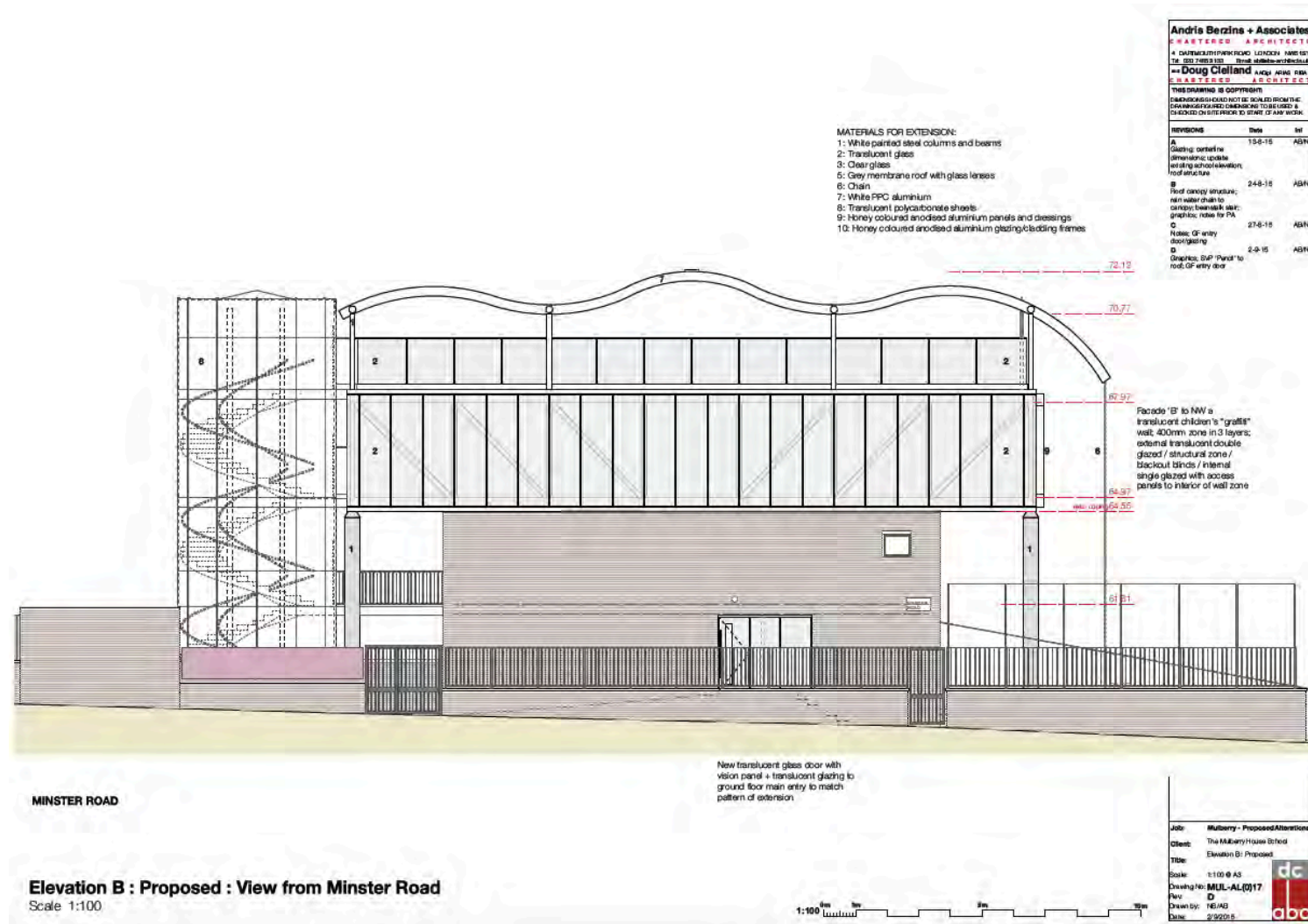


Model showing Proposed Elevation B with three small square transparent vision panels in the translucent glazing on Minster Road

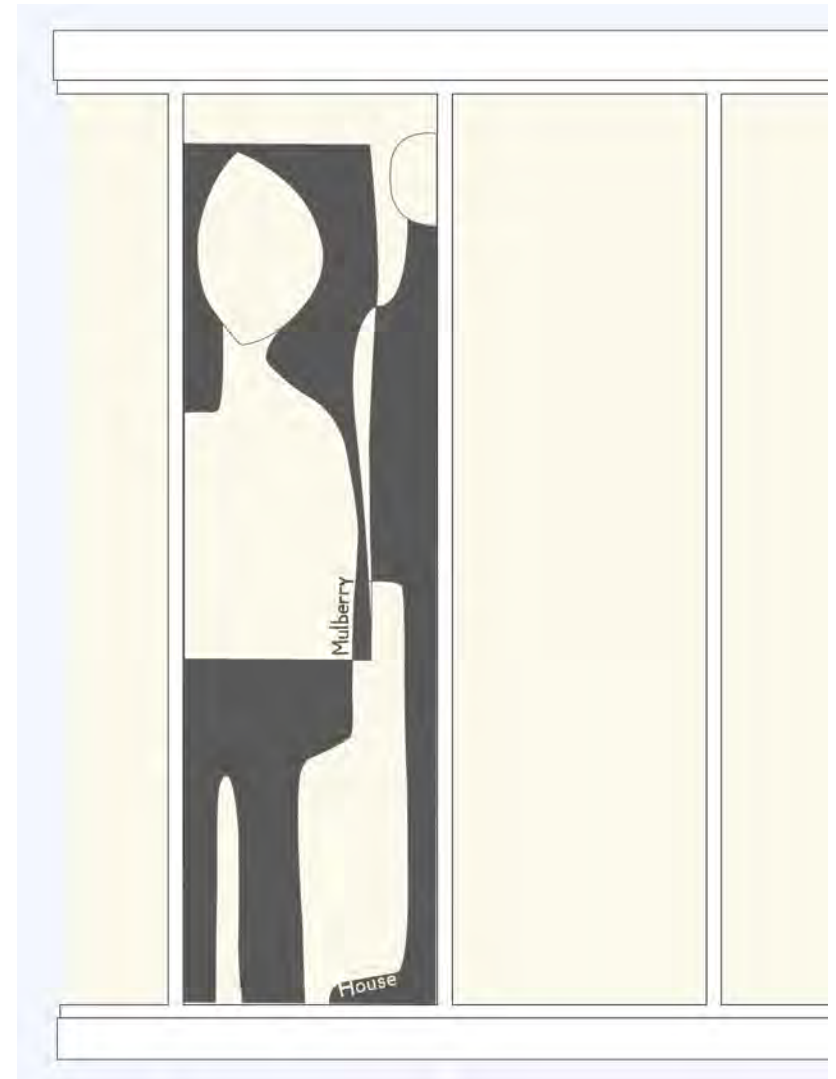
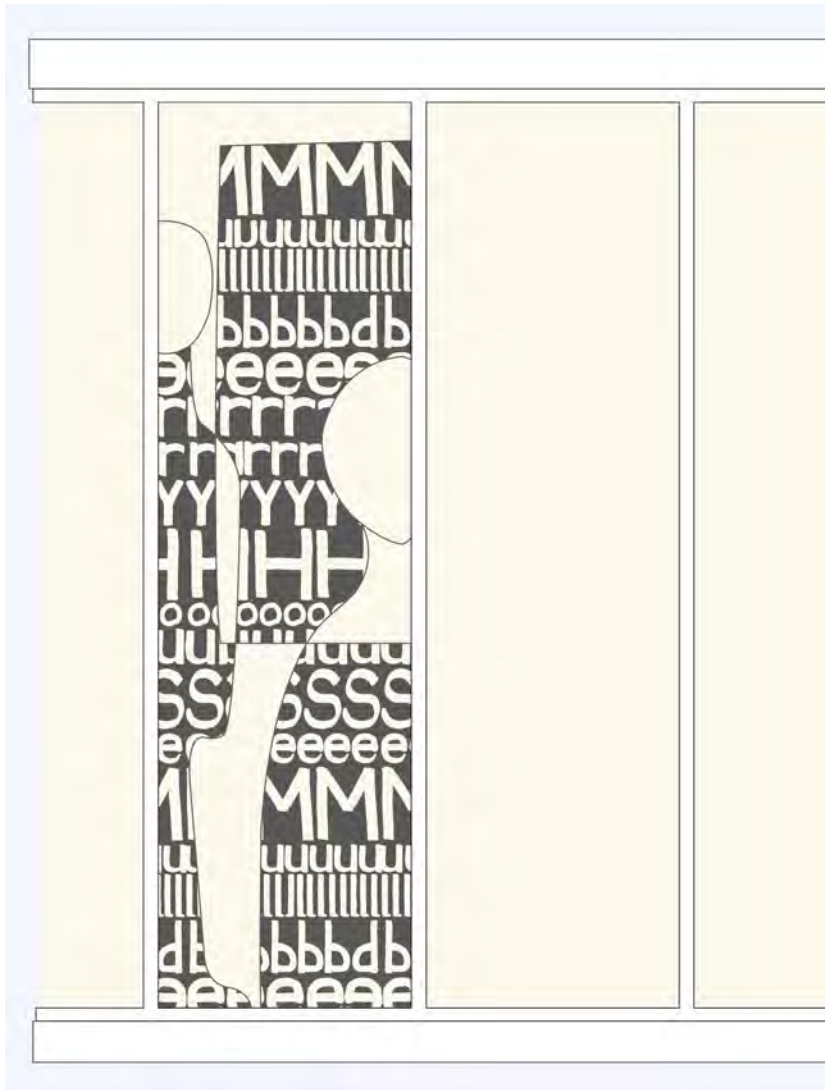
Amendment 9



Approved Elevation A (MUL-AL(0)16 REV D)



Approved Elevation B (MUL-AL(0)17 REV D)



Proposed etched window panels – Elevation B on the left (MUL-AL(0)SK1) – and Elevation A on the right (MUL-AL(0)SK2)