

The Hall School, 2016/6440/P



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Site Photos, The Hall School, 69 Belsize Park



Photo 1 - Playground to the south west of the site



Photo 2 - Streetscene view of south west part of site

Site Photos, The Hall School, 69 Belsize Park



Photo 3 - Playground to the south of the site looking west towards Belsize Park



Photo 4 - Front elevation of school from junction of Belsize Park/Buckland Crescent to the north

Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Date: 07/03/2017		Consultation Expiry Date: 17/02/2017	
Officer				Application Number(s)			
Robert Lester				2016/6440/P			
Application Address				Drawing Numbers			
The Hall School 69 Belsize Park London NW3 4EH				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The installation of two portacabins within the playground; one single storey and one double storey for a temporary period of 6 months.							
Recommendation(s):		Grant Temporary Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was erected at the site on the 27/01/2017 and an advert was placed in the local press on the 19/01/2017. The consultation expiry date was the 17/02/2017. No responses were received.					
CAAC/Local groups* comments: *Please Specify		<u>Belsize CAAC - Objection</u> Object to colour and siting of single storey portacabin and size of the two storey portacabin. Case Officers Response: Please see the design section of the following officer report for a response to these objections.					

Site Description

The application site is The Hall School, which is located at 69 Belsize Park. The school is located on a corner site at the junction with Buckland Crescent.

The site contains two Victorian buildings to the north and south of the site which provide junior and infant teaching facilities.

The building in the north of the site is a 4 storey stucco-rendered building and the building in the south of the site is constructed from stock brick with a modern rear extension. The playground area is located in the central and western parts of the site.

The site is located within a residential area in the Belsize Park Conservation Area. The tree-lined streets of Belsize Park and Buckland Crescent contain detached and semi-detached Victorian villas. The flank elevation of the adjacent Victorian residential building at 68 Belsize Park abuts the south west boundary of the site. The site is surrounded by a low level white rendered brick wall with timber fencing above and hedge in the northern corner of the site.

Relevant History

TPBR15910/2278 - The execution of alterations to, and the construction of a small one-storey addition to provide increased dining facilities – Granted - 22/08/1946.

TP15910/1436 - The erection of a two-storey extension to the existing building - Granted - 13/05/1959.

CTP/G7/12/7/23179 - Change of use of part of basement into one self-contained dwelling unit, including works of conversion - Granted - 09/09/1976.

9160110 - Demolition (within a Conservation Area) of a two storey rear addition alterations to the roof and removal of a four storey external fire escape in association with a five storey rear extension – Granted - 04/06/1992.

9100978 - The erection of a five storey rear extension to the existing school building - Granted - 24/03/1993.

2016/6439/P - Alterations to existing terrace at first floor level to the rear of the Infant School Building, including an extension to the balcony platform, replacement balustrading and access doors, together with the installation of a replacement door opening to rear elevation of the Junior School Building at lower ground floor level – Granted - 21/02/2017

Relevant policies

National Planning Framework (2012)

The London Plan (2016)

LDF Core Strategy and Development Policies

Core Strategy

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP16 The transport implications of development
DP20 Movement of goods and materials
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 (2011)

CPG1 Design
CPG6 Amenity

Belsize Park Conservation Area Statement (2003)

Camden Local Plan Submission Draft 2016

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

A1 Managing the impact of development
D1 Design
D2 Heritage
T4 Sustainable movement of goods and materials

Assessment

1. Proposal

1.1 The application proposes the installation of two portacabin buildings on the site for a temporary period of 6 months. The temporary buildings would be located in the south western part of the site which is presently used as a part of the school playground. The development includes a two storey portacabin sited adjacent to the flank elevation of the adjacent dwelling at 69 Belsize Park measuring 10 m length, 6 m height and 4.2 m width. The second portacabin would also be sited at an angle just to the north of the double-storey cabin parallel with the western site boundary and measuring 7.5 m length, 3 m height, 3.3 m width. The cabins would both be finished in Goosewing Grey.

1.2 The cabins would provide temporary classroom and toilet facilities for a temporary period of 6 months whilst internal maintenance works including damp-proofing of the floors is being undertaken within the lower ground floor and ground floor of the Junior School building.

2. Design and Heritage Impact

2.1 Policy DP24 requires all developments to be of the highest standard of design and will expect developments to consider the character, setting, context, form and scale of the existing and neighbouring buildings. The site is also located in the Belsize Park Conservation Area. Policy DP25 requires development to preserve or enhance the conservation area. The site is identified as a positive contributor to the conservation area.

2.2 The proposed portacabin buildings would be sited in the south western part of the site on part of the existing playground. The double storey portacabin would be sited adjacent to the flank elevation of the adjacent dwelling at 68 Belsize Park. The single storey portacabin building would be sited just to the north of this in the south western corner of the site in a position parallel with the western site boundary. The site is surrounded by a low level white rendered brick wall with timber fencing above and hedge in the northern corner of the site.

2.3 The proposed double storey portacabin due to its height, scale and position would be highly visible from the west and north west along Belsize Park. This would also be visible from Buckland Crescent through the gap in the junior and infant school buildings on the site. However, it would be screened from views to the south west due its position against the flank elevation of the dwelling at 68 Belsize Park. The smaller single storey portacabin building would only be partially visible above the boundary wall/fence to the west/north west and east of the site along Belsize Park and Buckland Crescent. The proposed portacabins would have a functional and temporary appearance with a grey paint finish.

2.5 The proposed temporary buildings due to their scale and design would be visually prominent on the streetscene and would result in some harm to the character of the conservation area. However, the proposed buildings would only be required for a temporary 6 month period during temporary refurbishment works and would be removed from the site thereafter. The siting and finish of the proposed portacabins has also been designed to minimise their impact on the conservation area.

2.6 It is therefore considered that the development would result in less than substantial harm to the character and appearance of the conservation area for a temporary period only. The portacabins would be removed from the site after the end of the 6 months period and the playground would be restored to its former condition. The development would allow the school to be refurbished meaning there are public benefits of the scheme associated with the development.

3. Amenity

3.1 The proposed portacabins would not result in an amenity impact on neighbouring properties with regard to daylight, sunlight, outlook, privacy or noise and would therefore accord with Policy DP26.

4. Transport

4.1 The proposed portacabins would provide temporary teaching and toilet facilities whilst the school buildings are being refurbished and would not increase staff or pupil numbers at the site. The applicant has demonstrated that the portacabins can be delivered safely with no harm to highway or pedestrian safety and transport have no objection to the development.

5. Conclusion

5.1 The proposed portacabins are required for a temporary 6 month period, whilst the school buildings on the site are being refurbished. They would result in less than substantial harm to the character and appearance of the conservation area for a temporary period only and there are public benefits of the development.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th March 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Gareth Stockbridge
Stuart Henley & Partners
6 Wrotham Business Park
Barnet
EN5 4SB

Application Ref: **2016/6440/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

2nd March 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Hall School
69 Belsize Park
London
NW3 4EH

DECISION

Proposal: The installation of two portacabins within the playground; one single storey and one double storey for a temporary period of 6 months.

Drawing No's: Proposed Block Plan (No Ref), GE0015J (TN104 Elevation), Detailed Site Plan (No Ref), PL242 - LH (Elevation & Plan), 3D images and Example Photographs.

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).

Executive Director Supporting Communities



- 2 The portacabins hereby approved shall be finished in a grey paint finish unless otherwise agreed in writing by the local planning authority.

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: Proposed Block Plan (No Ref), GE0015J (TN104 Elevation), Detailed Site Plan (No Ref), PL242 - LH (Elevation & Plan), 3D images and Example Photographs.

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

- 4 The building/structure hereby permitted is for a temporary period only and shall be removed on or before 6 months from the date of this permission.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to 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.

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 Planning and Regeneration

DRAFT

DECISION