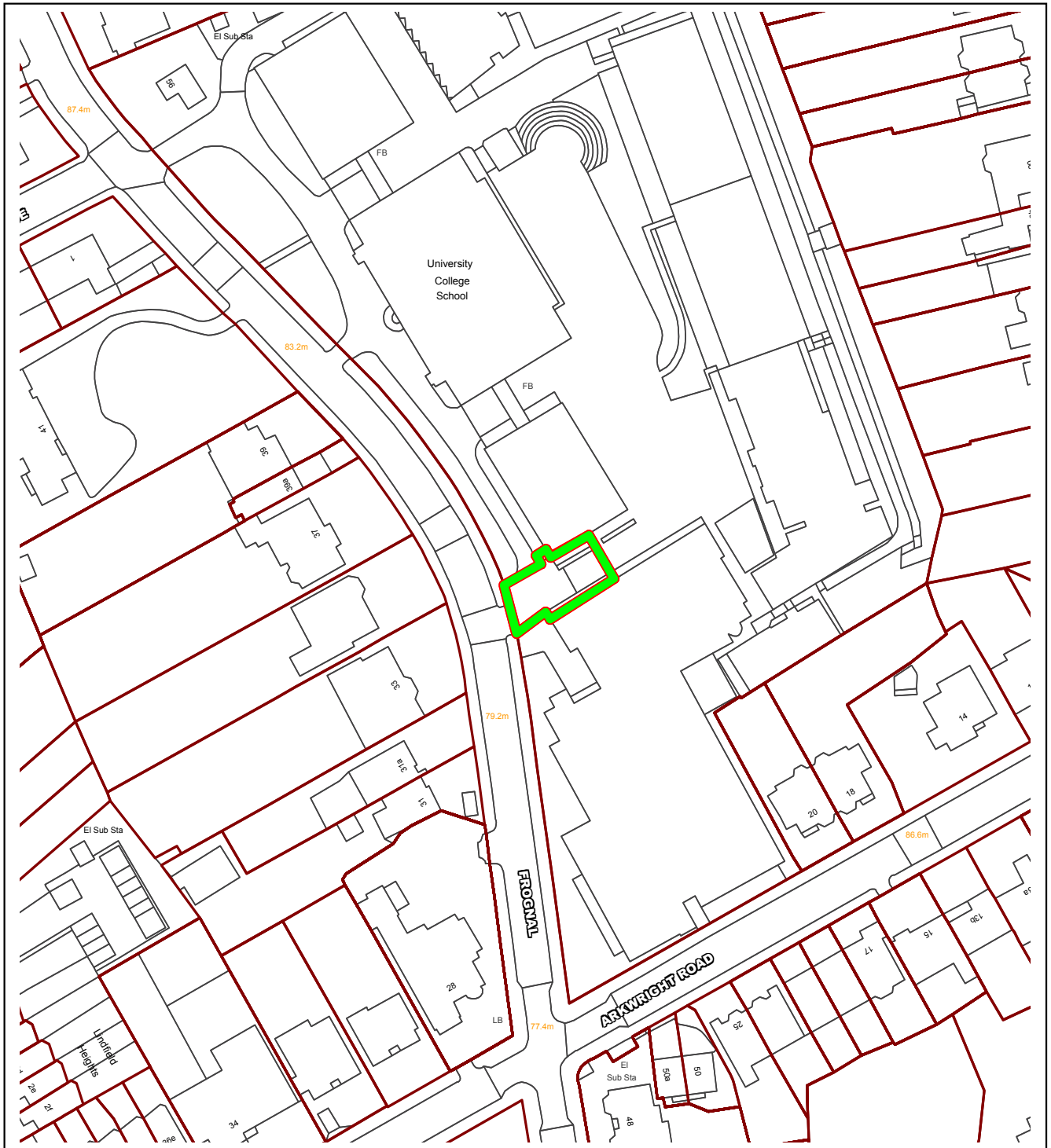


2017/0791/P & 2017/0811/L - University College School, Frognal, London, NW3 6XH



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.

Southern gates



Southern gates



Overhead view



Delegated Report		Analysis sheet	Expiry Date:	05/04/2017
(Members Briefing)		N/A	Consultation Expiry Date:	30/03/2017
Officer			Application Number(s)	
Ian Gracie			2017/0791/P 2017/0811/L	
Application Address			Drawing Numbers	
University College School Frognaal London NW3 6XH			See Decision Notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Nick Baxter		
Proposal(s)				
<p>(1) Widening of main entrance gates, including widening of the bell-mouth. Removal of all existing street furniture (bollards and barriers) to enable the erection of a sliding gate for vehicular access and a side gate for pedestrian control.</p> <p>(2) Widening of main entrance gates, including widening of the bell-mouth. Removal of all existing street furniture (bollards and barriers) to enable the erection of a sliding gate for vehicular access and a side gate for pedestrian control.</p>				
Recommendation(s):		Granted Subject to a Section 106 Legal Agreement Grant Listed Building Consent		
Application Type:		Full Planning Permission Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>Site notice: 08/03/2017 – 29/03/2017</p> <p>Press notice: 09/03/2017 – 30/03/2017</p> <p>No responses have been received from members of the public.</p>					
CAAC/Local groups comments:	<p><u>Heath & Hampstead Society</u></p> <p><i>“We have no objection to the objectives of this application; an improvement in the School’s site access arrangements are in our view long overdue.</i></p> <p><i>We are concerned however that no details are provided of either of the new gates. This is a listed building site, and all details of the site boundaries, and of other facilities affecting public access are of great importance.</i></p> <p><i>We would expect to see full details of the gates, and their relationship to existing buildings.</i></p> <p><i>Unless we have an opportunity of assessing these, we have to ask for refusal.”</i></p> <p>Officer response: please see paragraph 2.5.</p>					

Site Description

A large school site on the eastern side of Frognal, north of its junction with Arkwright Road.

The site comprises 4 blocks facing Frognal, 3 of which are Grade II listed Edwardian-Baroque style buildings dating from 1906-7. The 4th block, located furthest to the south, is made up of the 1960s Kent Theatre Building and the attached Sports Centre, permission for which was granted in 2005 - the application relates to this block and the surrounding space. The centre of the school site is laid out as surface car-parking; to the rear of the site 3 tennis courts are laid out end-to-end in a north-south direction. There are a number of other 2-3 storey buildings at the northern and southern ends of the school site to the rear of the frontage buildings.

The entire site lies within Redington/Frognal Conservation Area.

Relevant History

9201037 – Erection of an east wing sunken extension with reinstated tennis court over to provide a teaching and music block together with alterations to an existing canopied workshop area and conversion of a redundant squash court at the north of the site to provide new design and technology teaching space as shown on drawing no(s) 1820(P) 201 202A 203A 204A 205A 207A 208 and 209. – **Granted 10/12/1992.**

PWX0202724 – Demolition of part of temporary sports hall and changing room block, and erection of a new sports complex extension in southwest corner of the site to accommodate 2 single storey swimming pool and sports halls, a 2 storey fitness room block, ancillary changing rooms, plant rooms and cafe, plus associated landscaping and boundary treatment. – **Granted subject to a Section 106 legal agreement 05/01/2005.**

2005/0123/P – Demolition of temporary sports hall and entire changing room block, and erection of a new part 1 part 2 storey sports complex in southwest corner of the site, to accommodate swimming pool and sports halls, gym, fitness room and associated changing rooms and plant rooms, foyer and ancillary café; erection of single storey 6th form catering block at rear and 2 storey extensions to Kents building at rear; plus associated landscaping and boundary treatment including relocation of entrance gates and piers on Arkwright Road boundary. – **Granted subject to a Section 106 legal agreement 31/03/2005.**

2008/0410/P – Installation of new floodlights to the 3 tennis courts to the rear of the site and the replacement of tennis court chain fencing with a metal weld mesh fence. – **Granted subject to a Section 106 legal agreement 07/06/2010.**

2015/4508/P & 2015/5017/L – Alteration and extension to The Lodge building (Use Class D1) including landscape works. – **Granted 16/11/2015.**

2016/5411/P & 2016/3529/P – Alterations to hard and soft landscaping, boundary treatment and gates and fences within site – **Granted 12/12/2016.**

Relevant policies

National Planning Policy Framework 2012 (NPPF)

London Plan 2016

LDF Core Strategy and Development Policies

LDF 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

LDF Development Policies

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP19 – Managing the impact of parking

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Supplementary Planning Guidance

CPG1 – Design (2015)

CPG6 – Amenity (2011)

CPG7 – Transport (2011)

Redington/Frogna Conservation Area Statement

Draft Camden Local Plan

Last summer, the Camden Local Plan was formally submitted to the government for public examination. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

A1 – Managing the impact of development;

A3 – Protection, enhancement and management of biodiversity;

D1 – Design;

D2 – Heritage;

T1 – Prioritising walking, cycling and public transport;

T2 – Car-free development and limiting the availability of parking;

T3 – Transport infrastructure.

Assessment

1. Proposal

1.1 The applicant seeks planning permission and listed building consent for the following:

“Widening of main entrance gates, including widening of the bell-mouth. Removal of all existing street furniture (bollards and barriers) to enable the erection of a sliding gate for vehicular access and a side gate for pedestrian control.”

2. Design & Conservation

2.1 Policy DP24 requires development proposals to consider the character setting, context and the form and scale of neighbouring buildings as well as the character and proportions of the existing buildings where (such as this case) alterations and extensions are proposed.

2.2 With regards to conservation areas, policy DP25 states that the council will only permit development with conservation areas that preserves and enhances the character and appearance of the area. In terms of listed buildings, the council will only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.

2.3 The gates and fencing form part of the listed building, so it is important that any replacements are identical in design, materials and workmanship.

2.4 The proposal seeks to widen the vehicular access gates at the southern end of the school to provide enhanced access to the school. The proposal also seeks to erect a new sliding gate to provide secure access to the gym (the southern-most building on the site). It is considered, in principle that the proposal is acceptable.

2.5 In terms of detail, a number of conditions have been recommended to ensure that the newly proposed gates and fencing are of a quality commensurate with the site's sensitive status. The proposed widening of the gates facing Frogнал is considered acceptable as they are to match the existing quality and detail of the existing boundary treatment. This detail will be controlled by condition. The sliding gate attached to the building replaces an existing rising barrier, and is designed to match the surrounding historic railings. It is therefore considered an improvement over the existing state of affairs in heritage terms, while offering the school enhanced security.

2.6 Once complete, the new boundary treatment will be indistinguishable from the existing, but will allow easier and safer access to the school.

2.7 Overall, it is considered that the proposal preserves the character of the Redington Frogнал Conservation Area and the special interest of the listed school immediately adjacent to the application site in accordance with policies CS14, DP24 and DP25 of Camden's Local Development Framework. It is also considered to be in accordance with policies D1 and D2 of the emerging Local Plan.

3. Transport

3.1 Policy DP21 states that 'the Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. The existing vehicular crossover would be widened with a potential for damage to the surrounding public footway. The Council would therefore need to secure a financial contribution for highway works as a Section 106 planning obligation. This would allow the proposal to comply with Development Policy DP21.

- 3.2 Transport officers have no concerns to expand the crossover by 6 metres. The expansion of the crossover will also not cause harm to the CPZ. In order to ensure that the public footway is kept in a good state of repair a highways contribution is sought in line with the above via a Section 106 agreement.
- 3.3 As such, it is considered that the proposal accords with policies CS11, DP18, DP19, DP20 and DP21 of Camden's Local Development Framework and emerging policies T2 and T3.

4. Arboriculture

- 4.1 The Arboricultural Impact Assessment submitted in support of this application is considered sufficient in demonstrating that the trees to be retained will not be adversely affected by the proposal. A condition has however been attached to this permission to ensure that the surrounding trees are adequately protected in line with BS5837:2012 throughout the development. Details to be submitted will include a detailed Arboricultural Method Statement and Tree Protection Plan.
- 4.2 As such, the proposal considered to be in compliance with policies CS5 and DP26 of Camden's Local Development Framework. The proposal is also considered to be in compliance with policy A1 of the emerging Local Plan.

5. Conclusion

- 5.1 It is considered that the proposal preserves the character of the conservation area and the special interest of the adjacent listed building. A number of conditions have been recommended to ensure a high quality of development. As such, it is considered that the proposal is considered acceptable and in accordance with both adopted and emerging policy.
- 5.2 The applicant has agreed to enter into a Section 106 legal agreement to secure a highways contribution in accordance with policy.

6. Recommendation

- 6.1 Grant planning permission subject to a Section 106 legal agreement.
- 6.2 Granted listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th May 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'.

Staton Cohen Ltd
34 Warwick Road
New Barnet
Barnet
EN5 5EH

Application Ref: **2017/0791/P**

04 May 2017

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**University College School
Frognaal
London
NW3 6XH**

Proposal:

DECISION

Widening of main entrance gates, including widening of the bell-mouth. Removal of all existing street furniture (bollards and barriers) to enable the erection of a sliding gate for vehicular access and a side gate for pedestrian control.

Drawing Nos: L05; L06; L01A; L02; L03; L04A.

Reports: Design & Access Statement with Heritage Statement prepared by Katy Staton dated February 2017; Arboricultural Survey (BS5837:2012) & Impact Assessment Report dated 10 June 2016.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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, and policies D1 and D2 of the emerging London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans L05; L06; L01A; L02; L03; L04A.

Reason:

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

- 4 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, and policies D1 and D2 of the emerging London Borough of Camden Local Plan.

- 5 Before any works commence on site, details shall be submitted to and approved by the Council to demonstrate how all trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 and should include:

- a tree protection plan (TPP) showing the location and nature of tree protection measures
- appropriate working processes in the vicinity of trees
- details of an auditable system of site monitoring

- details of the design of building foundations
- details, including dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy A1 of the emerging London Borough of Camden Local Plan.

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.

Yours faithfully

Supporting Communities Directorate

Staton Cohen Ltd
34 Warwick Road
New Barnet
Barnet
EN5 5EH

Application Ref: **2017/0811/L**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

4 May 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
University College School
Frognaal
London
NW3 6XH

DECISION

Proposal:

Widening of main entrance gates, including widening of the bell-mouth. Removal of all existing street furniture (bollards and barriers) to enable the erection of a sliding gate for vehicular access and a side gate for pedestrian control.

Drawing Nos: L05; L06; L01A; L02; L03; L04A.

Reports: Design & Access Statement with Heritage Statement prepared by Katy Staton dated February 2017.

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

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plans, elevation and section drawings at 1:10 of all external gate pillars, railings and gates;

- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the emerging London Borough of Camden Local Plan.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning