

Delegated Report		Analysis sheet		Expiry Date:	28/01/02
		Attached		Cons. Expire:	
Officer			Application Number(s)		
Neil McDonald			PEX0100984		
Application Address			Drawing Numbers		
St Richard of Chichester School, 40 Prince of Wales Road, NW5.			DP1001, DP1003, DP1004, DP1005, DP1006, DS2001, DP3001, DP3002.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
	<i>Tim Gavin</i>		<i>[Signature]</i>		
Proposal(s)					
Construction of a four-storey building (fronting Perren Street) comprising two maisonettes.					
Recommendation(s):		Had an appeal not been lodged the Council would have been minded to REFUSE PLANNING PERMISSION for the following reason:			
Code:		APR			
Conditions or Reasons for Refusal: (Use Pacis codes for standard		<ol style="list-style-type: none"> 1 The proposed new building would, by way of its excessive height and detailed design be over-dominant and out of keeping with the character and architectural style of the local built environment having an adverse impact on both the character and appearance of the Inkerman Conservation Area and the setting of the listed building contrary to policies EN13, EN14, EN31 and EN38 of the London Borough of Camden Unitary Development Plan 2000. 2 The proposed building is considered to unacceptably compromise the amenities of the St Richard of Chichester School site as a whole and the future residential occupiers of the main building as converted due to the loss of useable and attractive communal garden space and compromising visual privacy within the development contrary to policies EN1, HG12, HG13 and DS5 of the London Borough of Camden Unitary Development Plan 2000 and contrary to design guidance set out in the approved Planning Brief for the St Richard of Chichester School Site. 3 The design of the proposed building and, in particular, the external staircase and roof-top terrace, would give rise to an unacceptable degree of overlooking and loss of privacy in respect of the residential occupiers of 1A Perren Street contrary to policy EN19 of the London Borough of Camden Unitary Development Plan 2000. 			
Reasons for Conditions:		N/A			
Informatives:		N/A			

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
12 MAR 2002
RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

Consultations

Adjoining Occupiers:	No. notified	58	No. of responses	02	No. of objections	02
Summary of consultation responses:	One objector was a resident of Ryland Road concerned about the small size of Perren Street which already functioned for existing businesses which are non-compatible with residential use, and the cumulative impact of the additional units on Ryland Road in the light of the permission already granted for the conversion of the school site. The other objector was an adjoining occupier of a live/work unit concerned about both the architectural relationship of the proposed 4 storey development with the smaller scale character of Perren Street and also its impact on the amenities of the adjacent premises in terms of overlooking, loss of security and reduced daylight/sunlight.					
CAAC/Local groups* comments: *Please Specify	Ryland Road Residents (residents' group) objected to this application as it appeared to be adding more units to a scheme for the site (i.e. conversion of the school) which had already been agreed; the design does not appear consistent with the Victorian streetscape which has now been designated part of a conservation area; and the height could set a precedent for the redevelopment/extension of the neighbouring buildings in Perren Street.					

Site Description

The site occupies the north-west corner of the much larger St Richard of Chichester School site, the existing (Grade II Listed) buildings of which are currently undergoing restoration in connection with their intended conversion for 30 flats and a nursery school. The principle (south and east) elevations of the school buildings face out onto Ryland Road and Prince of Wales Road. This site lies to the rear of the main building and comprises a roughly square piece of land which previously functioned as part of the school playground. It is accessed from Perren Street which branches off Ryland Road bounding the north flank of the school site. This narrow cul-de-sac mainly serves the 2/3 storey Victorian buildings of a still operational industrial works part of which flanks onto the application site.

The application site, adjacent listed school buildings and the Perren Street works premises have all been included in the recently designated Inkerman Conservation Area for which a Conservation Area Statement has been agreed by the Council Executive on 31.10.01.

Relevant History

25.10.01 - Planning permission and listed building consent for the conversion of the school to 30 residential flats with underground car park (accessed from Prince of Wales Road) and a day nursery (Class D1) was granted by the Committee subject to a S.106 Agreement.

This followed a previous refusal dated 16.08.01 for a similar scheme which included a new three-storey building on the part of the site which now forms the subject site for the current application. The scheme, in respect of 33 flats, was refused for reasons relating to: over-development and poor amenity associated with the new-build element; the scale and massing of the new building and its negative impact on the listed building; and the adverse impact of the underground car park and its access points onto Prince of Wales Road and Perren Street. The refused scheme is currently the subject of appeals (APP/X5210/E/01/1071700 and APP/X5210/A/01/1071699) which have been placed in abeyance and are expected to be withdrawn after the completion of the S.106 Agreement.

Relevant policies

UDP: EN1 General environmental protection and improvement, EN13 Design of new development, EN14 Setting of new development, EN19 Amenity for occupiers and neighbours, EN31 Character and appearance of conservation areas, EN38 Preservation of listed buildings, HG12 & DS5 Visual privacy and overlooking, HG13 Provision of amenity space.

SPG: Residential development standards/guidelines.

Planning Brief approved by the Environment (Development Control) Sub Committee on the 25th February 1999.
Conservation Area Statement for Inkerman Conservation Area agreed by Executive 31.10.01.

Assessment

This application seeks the addition of a new four storey 'tower' on this former school site resulting in an additional 2 residential units being added to the 30 units already approved in the main school building. It would occupy the part of the site previously intended for the new-build element in the refused scheme and subsequently left as a landscaped open area for the development eventually granted planning permission. The current proposal would have a smaller footprint than the refused new-build (49.5m² compared to 133m²), but would be greater in height by the addition of a fourth storey plus a canopied fourth floor roof-terrace on top of that. The accommodation would be arranged as two 2-bedroom maisonettes, the upper maisonette and communal roof terrace being accessed by an external stairway wrapping around the building.

The applicants had stated that on the basis of their application being successful they would sign an amended Section 106 agreement for 8 of the units in the main building being affordable housing thus ensuring compliance with the 25% requirement. It has also been accepted that the two new units could be tied into the car capping agreement for the rest of the site making their occupants exempt from the right of applying for a resident's parking permit.

Amenity considerations

The committee report relating to the October 2001 approval made it clear that the acceptability of the proposal compared with the previous refused scheme hinged upon the omission of the new build element which enabled the provision of an amenity space for the future residents of the site and preserved the setting of the listed building. This was in accordance with the planning brief which noted the lack of available amenity space on the site and encouraged ways for this to be reintroduced for the benefit of future uses. It was also in accordance with UDP policy HG13 (supporting para. 6.53) which recognises that *"gardens make an important contribution to the quality of life and the health of the community as well as to residential amenity and the visual character of the local environment"*. This part of the site, which formerly comprised part of the school playground, is therefore earmarked as a garden/amenity area. As this is a largely private space, located away from the main roads, it can therefore provide a useful and valuable amenity for the development.

Whilst the proposed new building in this case occupies a smaller footprint than was previously proposed, it nevertheless represents a substantial reduction in the size of this amenity space and would severely reduce its contribution to future occupiers of the scheme already approved. The likely subdivision of the land immediately surrounding the proposed new building would compromise the overall attractiveness of the space still further. In this way, the proposed new building would substantially undermine the benefits of one of the most important assets for the well-being of the future residents of the scheme approved as well as diminishing the quality of the environment in this general vicinity.

The room sizes and internal arrangements are satisfactory in terms of the Council's residential space standards, however the proposal has been poorly designed in terms of its regard for the amenities of adjoining occupiers. It would give rise to overlooking of surrounding properties, particularly the adjacent live/work premises at 1A Perren Street where users of the external staircase and roof terrace would be able to look down on the private patio and into the windows to the upper floor living accommodation at close range. The principle south facing windows and balconies would also overlook windows to habitable rooms in the converted school building at a distance of less than 18 metres.

Conservation and Urban Design Considerations

In terms of the setting of the listed building this four-storey building, along with its distinctive and modern design would sit uncomfortably alongside the 2/3-storey 19th Century former school. The former school building is institutional and grand in character with the open areas around it providing a complimentary setting and framework for views into and out of the site. Although the application site area is to the rear of the site, the proposed structure would be seen from Ryland Road and from Perren Street and is also likely to be dominant in views across the site from Prince of Wales Road competing with the existing dominance of the listed building, and resulting in an overdeveloped and cluttered appearance of the site.

continued

There is now the additional factor of determining the effect of the proposed new building on the character and appearance of the Inkerman Conservation Area. As well as the listed former school, the industrial buildings on Perren Street (collectively referred to as nos.1 Perren Street) are also mentioned in the Conservation Area Statement as making a positive contribution. The proposed 4/5 storey tower would dominate views into and within Perren Street appearing out of scale and character with the almost adjoining two storey Victorian industrial building. Similarly it would appear as an alien feature on land that has until now been associated with this school building as its playground, again being out of character and dominating views both into and within the former school premises. In these ways it is considered that the proposed building would have a detrimental effect on the character and appearance of the conservation area.