

**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

COMMITTEE REPORT



ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

24

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/02/00078
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

Ainsworth Nursery
School, 47 Acklam
Road, London,
W10 5YU

APPLICATION DATED 07/01/2002

APPLICATION REVISED

APPLICATION COMPLETE 15/01/2002

APPLICANT/AGENT ADDRESS:

John Starling,
308 Alaska 600 Building,
61 Grange Road,
London
SE1 3BB

CONS. AREA N/A CAPS No
ARTICLE '4' No WARD BA
LISTED BUILDING No

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972

AP
DPI
S

To: Chief Administrative Officer (Planning) Date: ¹²11 February 2002
From: The Executive Director, Planning & Conservation Our Ref: PP/02/00078(MNW)

Application Date: 07/01/2002 Complete Date: 15/01/2002
Revised Date:
Agent: John Starling, 308 Alaska 600 Building, 61 Grange Road, London SE1 3BB
Address: Ainsworth Nursery School, 47 Acklam Road, London, W10 5YU

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - 8th Schedule development

- Class - shop fronts
- Class - conversion from non s/c dwellings etc
- Class - amendments as required by T.P. Committee
- Class - grant or refuse certificates of Lawful development
- Class - Crossover under S.108 of the Highways Act 1980

- Class - Listed building consent for above Classes.
- Class - Conservation area consent
- Class - approval of facing materials
- Class - grant of planning permission for a change from one kind of non-residential use to another non-residential use except where this would involve the loss of a shop in a Principal core shopping frontage.
- Class - grant permission license or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act

DELEGATED
APPROVED
11 FEB 2002

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Construction of infill extension within existing covered area to provide an enlarged day room for schoolchildren.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/02/00078 Applicant's drawing(s) No. AR86 and AR87

Number of Objections - 0

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director Planning and Conservation Head of Development Control Area Planning Officer
[Signature] *[Signature]* *[Signature]*
PP/02/00078: 1 *11/2/02* *11.2.02*

CONDITIONS AND REASONS FOR THEIR IMPOSITION

26

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

INFORMATIVES

1. I10

2. I09

3. I51 CD 25,
u 33
u 44
TR 23 +
u 39

DELEGATED REPORT

Address Answer Nursery

Reference PP102/00-8

Conservation Area No

Listed Building Yes/No

27

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other _____

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

Objections (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see above

Standards

satisfactory

Light

Privacy

Room Sizes

Parking

Trees

HBMC Direction/Obs.

Obs. Rec'd

Direction Rec'd

Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

DT

Date

Agreed

WMS
11/2/02

29

1.0 SITE DESCRIPTION

1.1 Ainsworth Nursery School is located on the northern side of Acklam Road, to the South of Bevington Road. The property is not Listed, or within a Conservation Area.

2.0 PROPOSAL

2.1 Planning permission is sought to infill part of an existing covered walkway area to extend the school's existing, limited, "day-room" area where children can await collection by their parents/guardians after normal school hours.

2.2 The facility is currently only approximately 40 sq.m in area, and it is proposed to extend it by a further 50 sq.m approximately. Children would be under supervision, and it is anticipated that the facility would run until approximately 18.00 hours.

3.0 RELEVANT PLANNING HISTORY

3.1 There is no relevant planning history.

4.0 PLANNING CONSIDERATIONS

4.1 The proposals must be considered as to their impact upon the visual amenity of the locality, residential amenity in terms of noise or other disturbance, and in terms of the relevant policies for educational uses. The relevant planning policies are contained within the 'Conservation and Development', 'Transportation' and 'Social and Community Services' chapters of the Unitary Development Plan, and the Proposed Alterations to the Plan, with policies CD25, CD44, CD33, TR23 and TR39 being of particular relevance.

4.2 In visual terms, the infill beneath the existing covered area is considered to be of little impact and, given the matching brickwork and windows, acceptable in its appearance. It is considered that the infill would not contravene the terms or aims of Policies CD25 and CD44.

4.3 The principle of enhancing the school facilities to better accommodate parents who cannot leave work early to collect children is considered to be welcome, increasing the flexibility of the local employment base and caring better for the children as it does so. The Transportation Officer considers any traffic implications unlikely, and it is concluded that Policy TR39 would not be compromised.

4.4 The infill would project into the present covered walkway area leaving, at the narrowest point, a minimum width of 2.79m. However, this would be adequate to allow free flow of pedestrians with pushchairs in both directions, and is considered to be satisfactory.

4.5 It is not considered that there would be any noise implications from the proposed extension, given the relatively early hour of closure and given the obvious need to have supervision in the premises. It is concluded that there would be unlikely to be any more noise disturbance beyond that which could anyway occur from the school, and consequently that there would be no harm to residential amenity locally.

30

5.0 CONSULTATION

5.1 Forty-Two letters of notification were sent to properties in Acklam Road and Bevington Road.

5.2 No objections have been received.

6.0 RECOMMENDATION

6.1 Grant planning permission

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/02/00078 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: DT
Report Approved By: LAWJ
Date Report Approved:

ldus
11/2/02