

PLANNING COMMITTEE - 24th June 2009

LBE/09/0010



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London Borough of Enfield.
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Scale 1/1250 Date 10/6/2009

Centre = 529479 E 193366 N

Application Number: LBE/09/0010
Date of Registration: 27th April 2009

Ward: Southgate Green

Contact: Jennie Rebairo 3822

Location: 124 & 132, WATERFALL ROAD, LONDON, N14 7JN

Proposal: Widening of existing vehicular access to both properties.

Applicant Name & Address:

Hussain Rab, Highway Services - LBE
ENFIELD COUNCIL DEPOT
7, MELLING DRIVE
ENFIELD
EN1 4BS

Agent Name & Address:

RECOMMENDATION: That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to the following conditions:

1. C51A Time Limited Permission

Site and Surroundings

Waterfall Road is an adopted highway linking Southgate Green to Arnos Grove and New Southgate. The properties fronting the road on its southern side are semi-detached residential dwellings with existing vehicular crossovers. On the opposite side of the roads is the Walker Cricket Ground and Cemetery both of which lies within the Southgate Green Conservation Area.

Proposal

Permission is sought for the widening of vehicle crossings at Nos. 124 and 132, Waterfall Road. In both cases, the proposal involves an increase of 1.8m in width, of the existing crossover giving a total shared crossing width of 5.2m.

Relevant History

Planning permission has recently been granted in February 2009 for the widening of existing crossovers at Nos 104,106,134 and 144, Waterfall Road (ref: TP/08/2223)

Consultations

Public

Consultation letters were sent to 5 neighbouring properties. No objections have been received.

External: None

Internal

Transportation raises no objection.

Relevant Policies

London Plan

4B.8 Respect local context and character

Unitary Development Plan Policies

- (I)GD1 Regard to surroundings
- (I)GD2 Development to improve the environment
- (II)GD3 Aesthetic and functional design
- (II)GD8 Access and Servicing
- (II)T13 Creation or improvement of an access onto the public highway
- (II)T17 Give high priority to the needs of pedestrians.

Other Material Considerations

Revised Technical Standards for Footway Crossovers

Analysis

Impact on the Character and Appearance of the Surrounding Area

The widening of the two existing crossovers will form part of a comprehensive program of street works incorporating the works previously approved under ref: LBE/08/2223. Consequently, it is considered that the resultant appearance will be fully integrated with the street scene and thus acceptable. It is also noted that the widening of the existing crossovers does not involve any loss of existing street trees.

Impact on Highway Safety

The widening of the existing crossovers by 1.8 metres to create an overall width of 5.2 metres and enables cars to better access the existing forecourt which is used to provide off street parking. No objections are raised in terms of highway safety.

Sustainable Design and Construction

Whilst improvements to drainage through the use of porous materials and soakaways can often be sought in cases involving new vehicle access and off street parking, both forecourts are already hard surfaced and thus, no improvement (if necessary) can be secured.

Conclusion

In the light of the above it is recommended that consent be approved for the following reason:

The proposed widening of the vehicle crossings will not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highway and does not detract from the character of the immediate area nor unduly detract from the residential amenities of the

neighbouring occupiers having regard to Policies (I)GD1, (I)GD2, (II)GD3, (II)GD6 and (II)T13 of the Unitary Development Plan.

LB E10 9/0010



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15 APR 2009
DEVELOPMENT SERVICES

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CLIENT:-- LONDON BOROUGH OF ENFIELD		STATUS:-- PLANNING PERMISSION			 <small>London Borough of Enfield Carterhatch Depot, 7 Melling Drive, Enfield EN1 4BB</small> <small>Tel: 020 8379 9480 Fax: 020 8379 9494 E Mail: highway.services@enfield.gov.uk</small>	
JOB TITLE:-- 132 WATERFALL ROAD, N14		DRAWING TITLE:-- LOCATION PLAN				
DESIGNED:--	DRAWN:-- RM	DATE:-- FEB 2009	SCALE:-- 1:1250	PLOT SCALE:-- 1:1	CHECKED:-- HR	Drawing No. 2007/025/009

10 0 10 20 50 100mm NATURAL SCALE

LBEL09/0010



Existing 3.4m shared crossover

Proposed 1.8m extension

Existing wall
Existing shrubs
Existing hardstanding

7.9m

7.2m

132

134

LONDON BOROUGH OF ENFIELD

15 APR 2009

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CLIENT:-
LONDON BOROUGH OF ENFIELD

STATUS:-
PLANNING PERMISSION



JOB TITLE:-
132 WATERFALL ROAD, N14

DRAWING TITLE:-
EXTENSION TO VEHICLE CROSSOVER

London Borough of Enfield
Carterhatch Depot,
7 Melling Drive, Enfield
EN1 4BS

Tel: 020 8379 3460 Fax: 020 8379 3494
E Mail: highway.services@enfield.gov.uk

DESIGNED:-
RM

DRAWN:-
RM

DATE:-
FEB 2009

SCALE:-
1:200

PLOT SCALE:-
1:1

CHECKED:-
HR

Drawing No. 2007/025/008



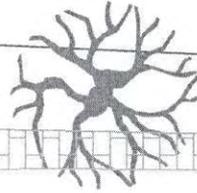
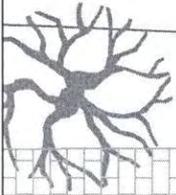
LBEL09/0010

N



Proposed 1.8m extension

Existing 5.4m shared crossover



6.5m

Existing hard standing

Existing shrubs and tree

8.3m

122

124

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15 APR 2009
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CLIENT:-
LONDON BOROUGH OF ENFIELD

STATUS:-
PLANNING PERMISSION

JOB TITLE:-
124 WATERFALL ROAD, N14

DRAWING TITLE:-
EXTENSION TO VEHICLE CROSSOVER



London Borough of Enfield
Carterhatch Depot,
7 Melling Drive, Enfield
EN1 4BS

Tel: 020 8379 3460 Fax: 020 8379 3494
E Mail: highway.services@enfield.gov.uk

DESIGNED:-
RM

DRAWN:-
RM

DATE:-
MAR 09

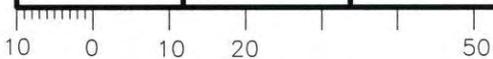
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PLOT SCALE:-
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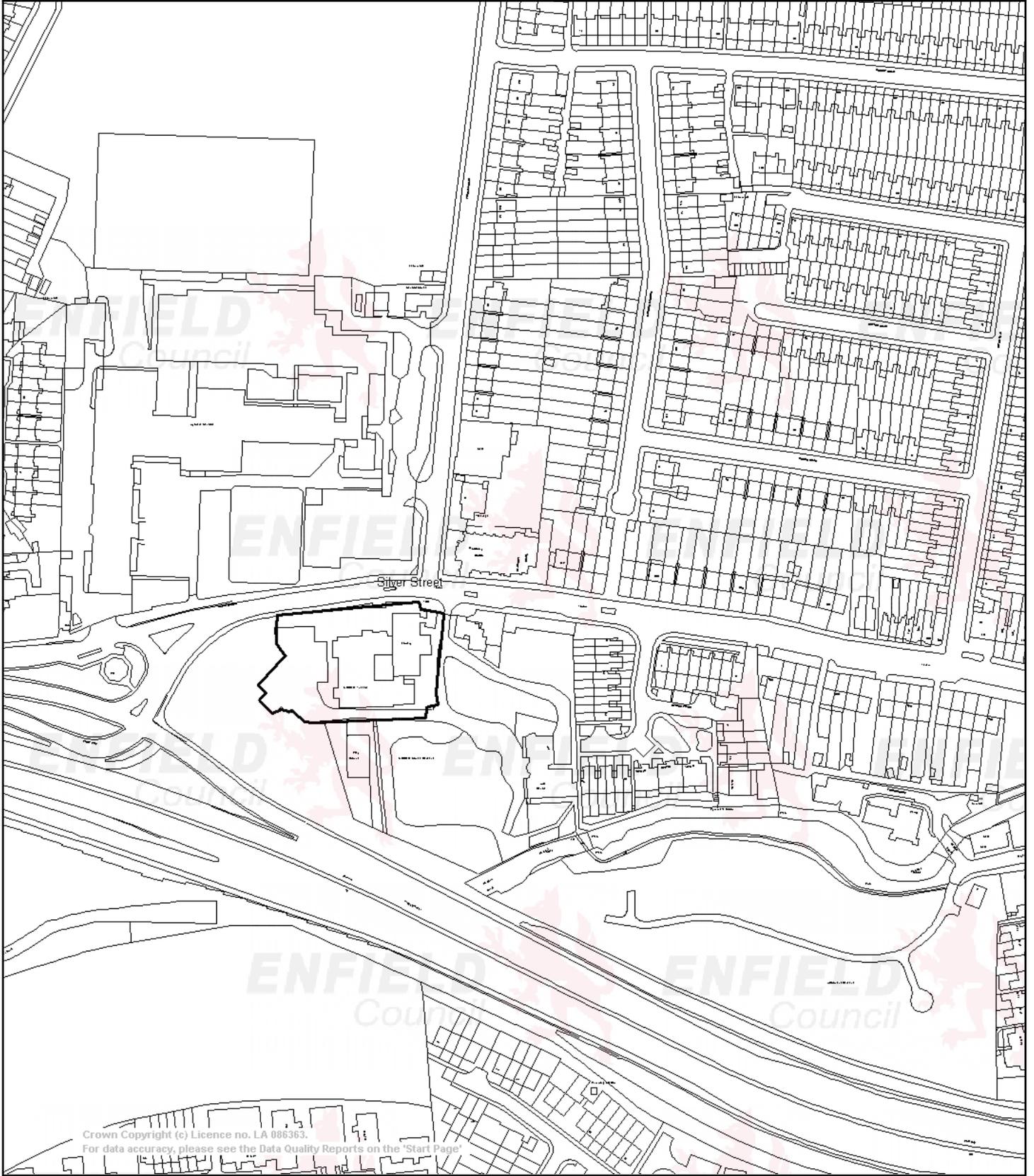
Drawing No.

2007/025/010



100mm NATURAL SCALE

LBE/09/0011



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Scale 1/1250 Date 10/6/2009

Centre = 533000 E 192620 N

Application Number: LBE/09/0011
Date of Registration: 23rd April 2009

Ward: Haselbury

Contact: Rob Singleton 3837

Location: MILLFIELD THEATRE, SILVER STREET, LONDON, N18 1NB

Proposal: Change of use of former library space to Bar, bistro and function room.

Applicant Name & Address:

Ms Lorraine Cox, LB of Enfield Culteral Services
London Borough of Enfield
9th Floor, Civic Centre
P.Box 58, Silver Street
Enfield
Middx
EN1 3XJ

Agent Name & Address:

Mr Andrew Wood, Ingleton Wood
10, Lake Meadows Business Park
Woodbrook Crescent
Billericay
Essex
CM12 0EQ

Recommendation: That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to the following conditions:

1. C19 Details of Refuse Storage & Recycling Facilities
2. C20 Details of Fume Extraction
3. C59 Cycle parking spaces
4. Deliveries and collections to and from the premises shall only take place between the hours of 08.00 and 13.00 Monday to Saturday only.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

5. The premises shall only be open for business between the hours of 09.00 and 23.00 Monday to Sunday (including bank holidays); and all activity associated with the use shall cease within 1 hour of the closing time specified above.

Reason: To safeguard the amenities of the occupiers of adjoining and nearby residential properties.

6. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any amending Order, the premises shall only be used as a mixed use bar, bistro and function room and shall not be used for any other purpose within Use Class A3, A4 and D2 or for any other purpose.

Reason: To prevent the introduction of a use that would give rise to conditions prejudicial to the character of the area, amenities of local residents and the free flow and safety of vehicles using the adjoining highways.

7. The use of the premises hereby approved shall not commence until details of disabled parking and access have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure safe and equitable access for disabled users.

8. C51A Time Limited Permission

Site and Surroundings

The site comprises the former library premises within the Millfield Theatre complex. It is bounded by residential development to the east, the A406 North Circular Road to the south and west, and Silver Street to the north. The main existing vehicle and pedestrian access to the building is from Silver Street, with primary access limited to an entrance in the north elevation.

The premises, although not listed, are within the curtilage of Millfield House: a Grade II* Listed Building. It should also be noted that the adjacent Gate House and boundary wall are also listed.

Proposal

Permission is sought for the change of use of the former library to a bar/bistro/function area. It is posited that the proposed mixed use would serve to enhance the viability of the centre while supporting the existing community function of the site.

The proposal seeks to exploit the potential of the premises for continued daytime use in contrast to the sparse and predominantly evening function of the theatre area, through operating hours of 0900-2300 seven days per week (including bank holidays). As a result, the proposal would result in a net increase of 6 employees.

While Millfield Theatre has a dedicated car parking facility accommodating a maximum of 36 cars, it is envisaged that the car park will only be open for public use during daylight hours, with access rescinded for evening performances. No details of disabled access have been submitted with the scheme.

Associated alterations to the external appearance of the property to include the formation of a new entrance and canopy to the east elevation to provide direct access to the bar, bistro function room have been accepted in principle under ref: LBE/09/0006.

Relevant Planning History

LBE/85/0008 – the Theatre and Library were approved subject to conditions in April 1986

Consultations

Public

Consultation letters were sent to 3 neighbouring properties. No objections have been received.

External

Any reply from English Heritage will be reported at the meeting.

Internal

Transportation raise no objections to the proposal. However, in the absence of details specifying disabled parking provision and cycle parking suggest a condition to secure the issues are addressed.

Relevant Policies

London Plan

- 3A.17 Addressing the needs of London's diverse population
- 4B.5 Creating an inclusive environment
- 4B.8 Respect local context and communities

Unitary Development Plan

- (I)GD1 Regard to surroundings
- (I)GD2 Development to improve the environment
- (II)GD3 Aesthetic and functional design
- (II)GD6 Traffic generation
- (II)GD8 Access & servicing
- (II)T16 Pedestrian and disabled access
- (II)C12 Maintenance of listed buildings in public and private ownership
- (II)C17 Development within the curtilage of a listed building
- (II)C18 Preservation of historic form character and use of listed buildings
- (I)CS1 Community services
- (II)CS1 To facilitate through the planning process the work of various community services
- (II)CS2 To ensure development for community services complies with the Council's environmental policies
- (II)CS3 Optimum use of land

Local Development Framework: Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF Core Strategy will set out the spatial vision and strategic objectives for the Borough. The Core Strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

- Core Policy 1: Sustainable and efficient land use
- Core Policy 26: Leisure and culture
- Core Policy 27: Visitors and tourism

Other Policy Considerations

- PPS1: Delivering Sustainable Communities
- PPG13: Transport
- PPG15: Planning and the Historic Environment

Analysis

Principle of Development

The principle of development is considered to be acceptable as the intended mixed use of the former library area to provide a bar/bistro/function area is broadly compatible with the overarching and existing theatre use. It also forms a complementary relationship of function and use. Notwithstanding this point, the proposal seeks to more fully exploit the potential of the site and expand operation hours to capture formerly under-utilised daytime hours for community uses, enhancing the vitality and viability of the site as well as establishing a wider attraction for visitors and tourists to the area.

Noise and Disturbance

In light of the established use of the site relative to its proximity of the classified road and the significant separation afforded by this spacious 0.37ha plot to the nearest residential dwelling, it is considered that the relatively high levels of expected patronage resultant from a more intensive use of the property would not adversely impact upon the residential amenities of neighbouring properties having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan.

Parking and Access

The premises has designated parking facilities located to the west of the main building. During daytime opening, it is envisaged that the existing provision of 36 spaces coupled with relatively good transport accessibility, would be sufficient to accommodate projected patronage and function of the site. In the evenings the applicant has indicated that the car park will be closed for public use. While it is acknowledged that at maximum capacity, there is potential for 365 patrons. However, the proposal does not seek to alter existing arrangements, which in light of the existing theatre use, demonstrates that the resulting harm to the surrounding area would be negligible. Demand for parking can thus be acceptably accommodated onto the surrounding and largely unrestricted residential streets or indeed, deferred to public transport. However, a condition to provide secured cycle parking provision to the site could only enhance its accessibility.

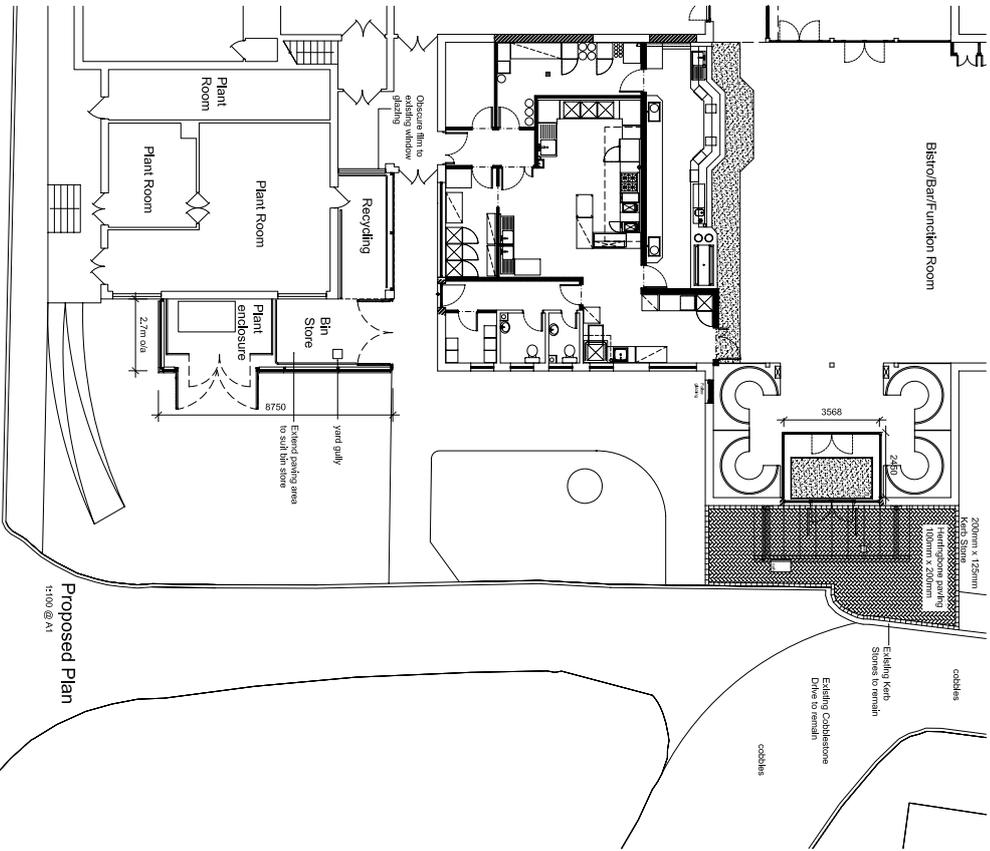
Transportation concur with these observations and hence raise no objection. It is noted, however, that details relating to disabled access to the premises have been omitted from the scheme, which in consideration of the admission that the public use of car parking in the evening is prohibited, raises concerns relating to disabled access at these times. To address this, a condition is recommended to secure necessary disabled parking provision.

Conclusion

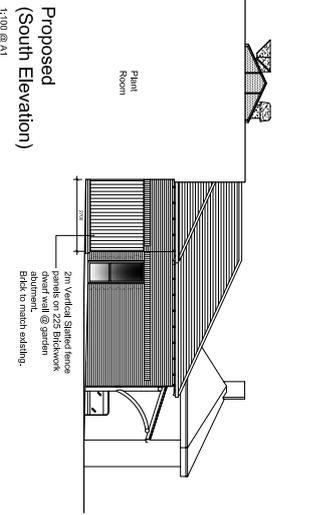
The proposed change of use of the former library area to a mixed use bar, bistro and function is compatible addition to the site, complementary to the primary theatre usage contributing positively to community services and visitor attraction, thus in light of the above, it is recommended that planning permission be approved for the following reasons:

1. The proposed change of use of the former library building to bar, bistro and function room (mixed use class A3/A4/D2) actively contributes to community service provision and is complementary to the existing theatre use to create viable visitor and tourist attraction and thus is compliant with Policies (I)AR1, (II)CS1 and (II)CS2 of the Unitary Development Plan; Core Policies 1, 26 and 27 of the emerging Core Strategy of the Local Development Framework; and, 3A.17, 4B.5 and 4B.8 of the London Plan.

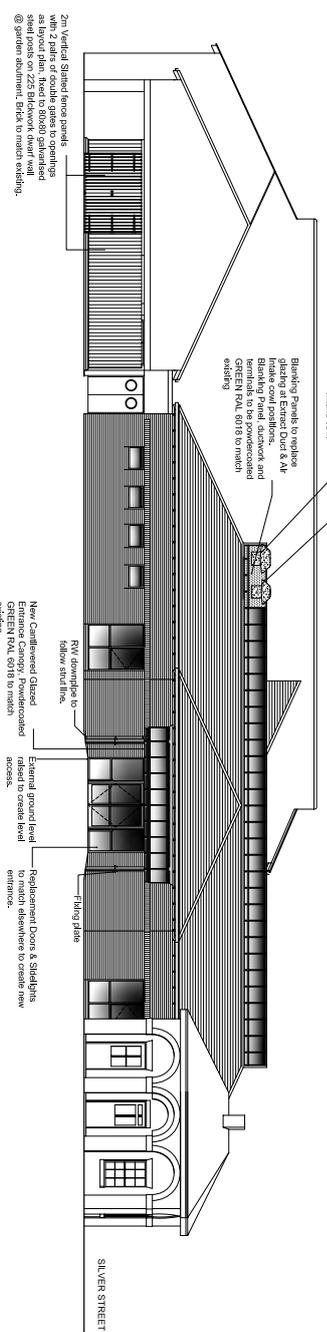
2. The proposed change of use of the former library to a bar, bistro and function room would be appropriately located and not give rise to conditions through an increase in noise and disturbance prejudicial to the amenities enjoyed by neighbouring residential properties in terms of noise and disturbance having regard to Policies (I)GD1, (I)GD2 and (II)GD1 of the Unitary Development Plan.
3. The proposed change of use would not prejudice the provision of on-street parking, nor would it give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policy 3C.23 of the London Plan and PPG13: Transport.



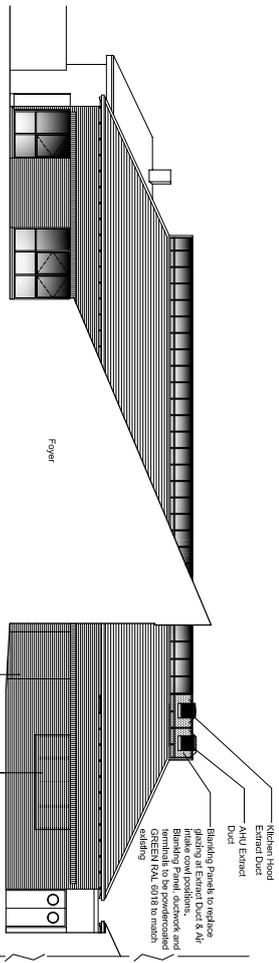
Proposed Plan
1:100 @ A1



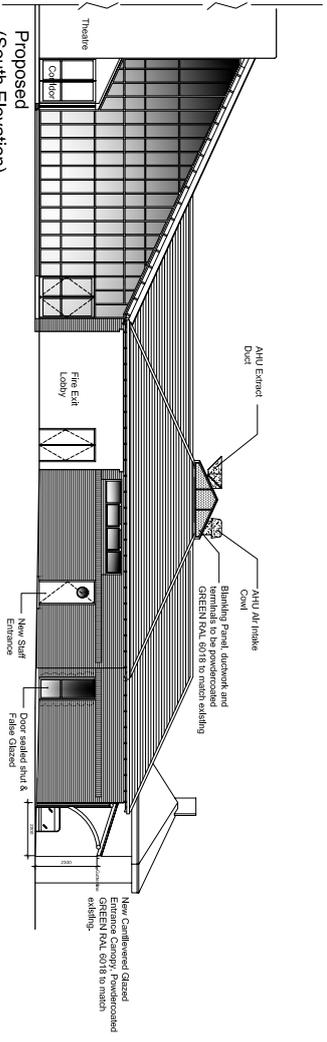
Proposed (South Elevation)
1:100 @ A1



Proposed (East Elevation)
1:100 @ A1



Side (West) Elevation
1:100 @ A1



Proposed (South Elevation)
1:100 @ A1

Courtyard (West) Elevation
1:100 @ A1

All elevations to be written on site to A46. Consultation for the use of materials to be completed by 15th October 2023. The drawings to be used with all relevant notices and approvals. © Ingham Wood LLP

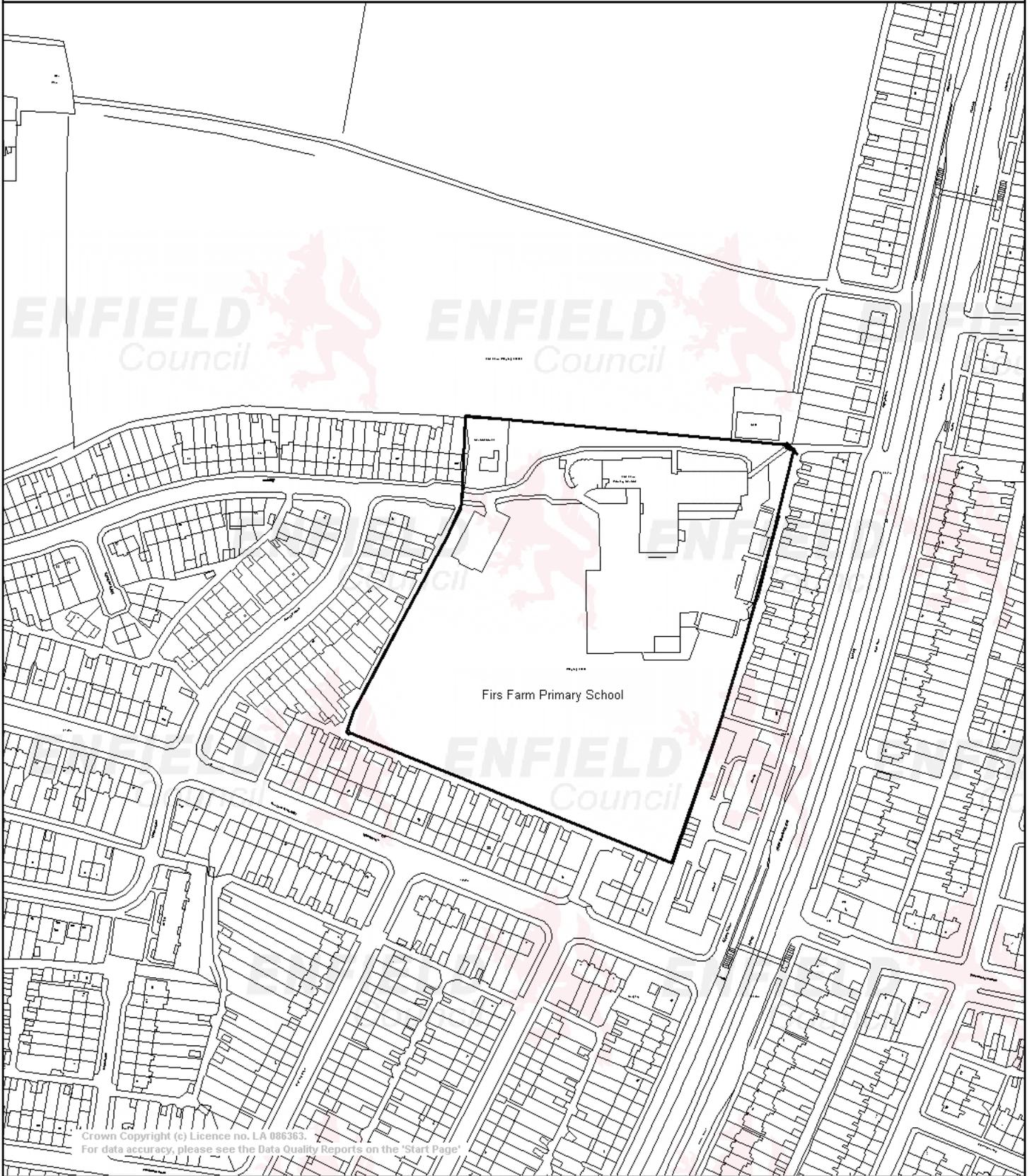
DO NOT SCALE

1:100	1:200	1:500	1:1000
1:100	1:200	1:500	1:1000
1:100	1:200	1:500	1:1000
1:100	1:200	1:500	1:1000

Implosion Wood
10, 11 & 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Client	LB Enfield - Cultural Services
Project	Proposed Entrance/ Canopy/ Ventilation Flues & Alterations to External Elevations N18 IPJ
Date	03.03.2023
Scale	1:500/1:100
Drawn	AS
Checked	AS
Discussed	AS
Approved	AS
Project No.	61018
Sheet No.	124
Revision	Planning
Author	B

LBE/09/0013



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Scale 1/2500 Date 10/6/2009

Centre = 532716 E 193369 N

Application Number: LBE/09/0013
Date of Registration: 12th May 2009

Ward: Bush Hill Park

Contact: Kate Perry 3846

Location: FIRS FARM PRIMARY SCHOOL, RAYLEIGH ROAD, LONDON, N13 5QP

Proposal: Installation of a temporary classroom building with access ramps to north east of site.

Applicant Name & Address:

Director of Children Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

Agent Name & Address:

Mr Joe Pellegrini, Architectural Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

Recommendation: In accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to the following conditions:

1. C50 Limited Period Permission

Site and Surroundings

The application site is a Primary School situated within a predominantly residential area. Immediately to the north of the site are Firs Farm Playing Fields which are designated Metropolitan Open Land. The School playing fields, located towards the southern end of the site, were designated Metropolitan Open Land in the 1997 UDP Interim Amendments. However, this designation lapsed when the Interim Amendment to the UDP where not saved.

The School comprises a 2.98 hectare site and consists of part 2 storey, part single storey buildings and 5 existing temporary classrooms. The main vehicular and pedestrian access to the site is from Rayleigh Road with secondary pedestrian access from Harrington Terrace (Great Cambridge Road).

Proposal

Permission is sought to install a temporary single storey classroom for a period of 18 months following the demolition of an existing temporary building. It is proposed to site the new building on a similar footprint to the existing structure albeit set slightly further in to the site adjacent to the main two storey school building.

Positioned a minimum of 5 metres from the eastern boundary of the site (to the rear of 69-72 Harington Terrace), the classroom building would be 8.3 metres wide, 11.3 metres long and have a maximum height of 3.4 metres. It would be located on an existing area of hard stand.

The replacement classroom provides improved accommodation in response to increased demand for school places in the locality. This is a temporary response and comprehensive development proposals are being developed which would alleviate the need for temporary classroom accommodation in the long term.

Relevant History

There has been a significant number of permissions relating to the placement of temporary buildings within the school curtilage, the last being in May 2006.

It should be noted that an application for a further temporary classroom is reported elsewhere on this agenda under ref: LBE/09/0014.

Consultation

Public

Consultation letters have been sent to 97 neighbouring properties. No replies have been received.

External None

Internal

Transportation have raised no objection

Relevant Policies

London Plan

3A.17	Addressing the needs of London's diverse population
3A.24	Education Facilities
3D10	Metropolitan Open Land
3D.11	Open Space
4B.5	Creating an inclusive environment
4B.8	Respect local context and communities

Unitary Development Plan

(I)GD1	Regard to surroundings
(I)GD2	Development to improve the environment
(II)GD3	Character and Appearance
(II)GD6	Traffic generation
(II)GD8	Access & servicing
(II)CS1	To facilitate through the planning process the work of various community services
(II)CS2	To ensure development for community services complies with the Council's environmental policies
(II)O5	Development adjacent to MOL
(II)010	Contribution of Open Space

Local Development Framework - Core Strategy Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF Core Strategy will set out the spatial vision and strategic objectives for the Borough. The Core Strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

SO3	Protect and enhance Enfield's environmental quality
SO9	New social facilities
SO10	Address social deprivation, child poverty and inequalities in health and educational attainment
SO16	Preserve the local distinctiveness
SO17	Safeguard established communities and the quality of the local environment

Other Material Considerations

PPS1	Delivering Sustainable Communities
PPG13	Transportation
PPS17	Open Space, Sport and Recreation

Analysis

Impact on Character and Appearance of Surrounding Area

The proposed single storey building would reflect the existing single storey form of the other temporary buildings on the school site and would replace an existing temporary classroom building. Whilst it would have a contrasting appearance to that of the main school building, it would not represent a prominent structure as it would be situated against the main 2 storey school building. The building would also be screened from the MOL by the existing two storey school building and thus, it is considered that in the short term, it would not detract from the appearance and character of the school or the visual amenities of the surrounding area.

Impact on Neighbouring Properties

The proposed building would be sited a minimum of 5 metres from the boundary of the site with the rear gardens of nos. 70 – 72 Harrington Terrace on the Great Cambridge Road. These are the closest residential properties to the proposal. There would be a minimum gap of 24 metres between the new building and these houses which includes a 3 metre wide access way which serves the rear of these properties and runs along the schools eastern boundary. The dwellings are 2 storey terraced properties all of which have existing single storey outbuildings / garages at the far end of their rear gardens. There is also a close-boarded fence and some tree screening on the eastern site boundary. On this basis, and given the building is replacing an existing structure which is sited closer to the boundary, the building would not affect the outlook or amenities enjoyed by these residential occupiers.

Impact on Traffic Generation and Parking

The proposal would result in 1 additional member of full-time staff and 1 additional part-time staff member. There is no increase in the number of pupils. As a result, it is accepted that no increase in parking is required and it is considered that any additional traffic associated with the proposal

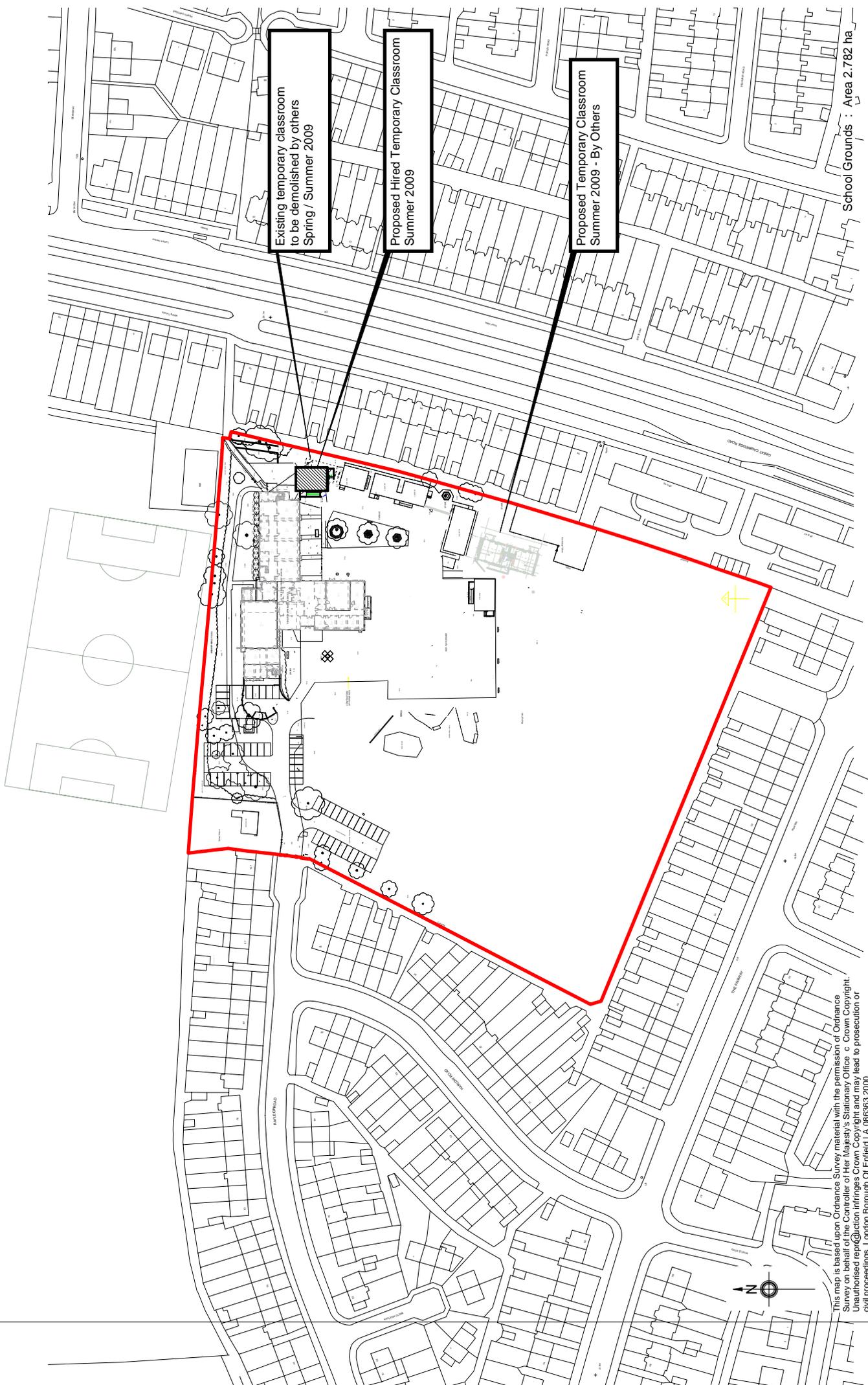
would be minimal and would not harm the existing free flow and safety of traffic on Rayleigh Road. In addition, the siting of the building would not affect any existing access arrangements. However, the proposal is integral to plans to enlarge the school from a two form entry school to a three form entry school as the building currently proposed will allow classroom space for the existing students whilst building works to the main school buildings are carried out. .

It should be noted that the traffic generation implications of this proposal have been assessed in the light of the concurrent proposal considered elsewhere on this agenda under ref: LBE/09/0013.

Conclusion

The additional classroom accommodation supports current educational needs at the school pending more comprehensive proposals which are being developed and in the light of the above assessment; it is considered that the proposed development is acceptable. The proposal would also be consistent with the Council's emerging strategic objectives that encourage new social facilities and address inequalities in educational attainment whilst safeguarding the quality of the local environment. Accordingly it is recommended that the proposal is approved for the following reasons:

1. The proposed temporary classroom meets an educational need and is a valuable community facility that would not detract from the character and appearance or the visual amenities of the surrounding area having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan and Policies 3A.24 and 4B.8 of the London Plan, as well as the objectives of PPS1.
2. The proposed temporary classroom would not affect the amenities of adjoining or nearby residential properties having regard to Policies (I)GD1 and (I)GD2 of the Unitary Development Plan.
3. The proposed development does not involve an increase in pupils at the school and therefore, does not give rise to conditions prejudicial to the free flow and safety of vehicles and pedestrians using the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan as well as the objectives of PPG13.

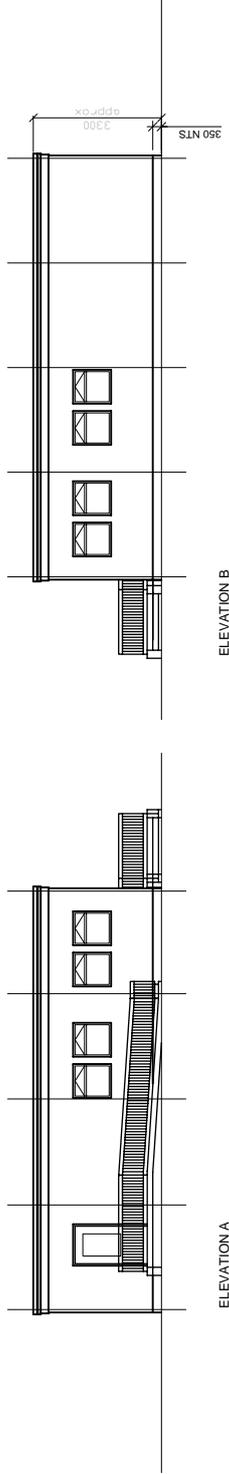


School Grounds : Area 2.782 ha

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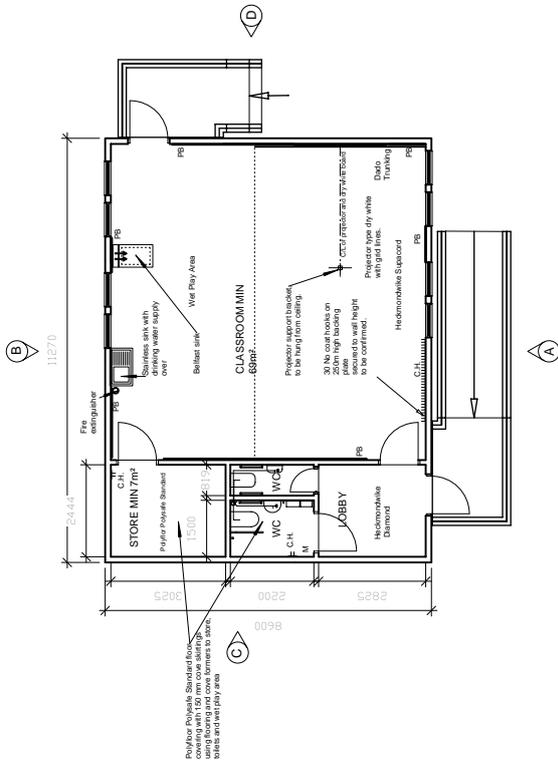
<p>PROJECT Firs Farm Primary School Rayleigh Road, London, N13 5QP</p>	<p>DATE 11/12/09 @ A3</p>
<p>NO. OF SHEETS 23/08/09</p>	<p>PROJECT NO. JED</p>
<p>DESCRIPTION Hired Temporary Classroom, Unit A - 2009 Location Plan</p>	
<p>REFERENCE D/E25/0001785/AL/0/01</p>	

ENFIELD COUNCIL
 11/12/09
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ELEVATION B

ELEVATION A



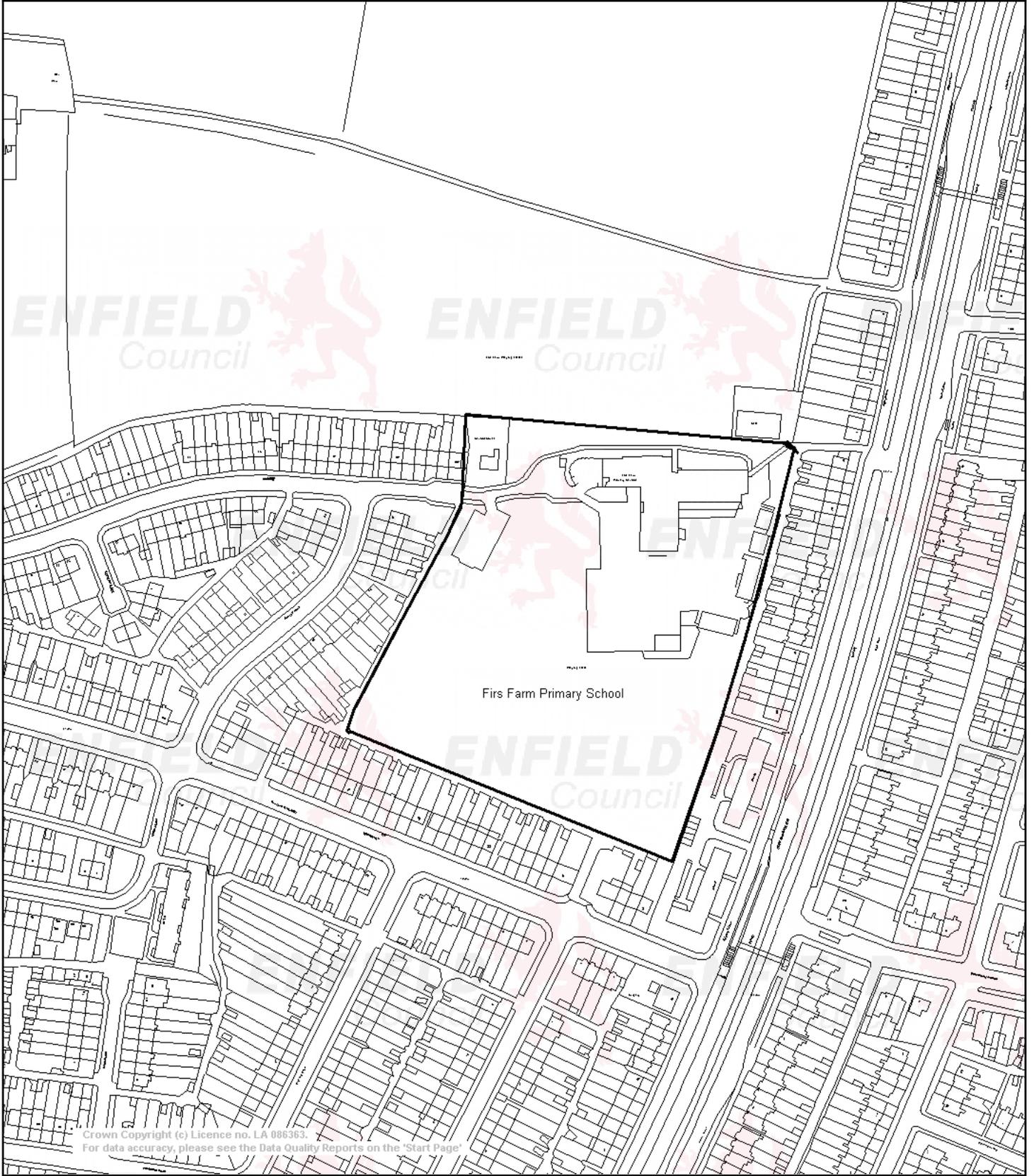
ELEVATION C

ELEVATION D

 ENFIELD Council	Rev Date Notes	 Architectural Services	PROJECT S.O.
			DW
CAD File No. Copy Path From Windows Explorer	Project Firs Farm Primary school Rayleigh Road, London, N13 5QP	Scale 1:100 @ A2	DRAWING NO. D/E230/001785/AIAL(0)04
			Date 24/03/09
Project Hired Temporary Classroom, Unit A - 2009	Drawing Title Plan & Elevations	Author JED	REVISION
			CHECKED BY

RD Box St, CMC Centre
 81, Highways, EN1 3JG
 TEL: 020 8375 6705

LBE/09/0014



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Scale 1/2500 Date 10/6/2009

Centre = 532716 E 193369 N

Application Number: LBE/09/0014
Date of Registration: 13th May 2009

Ward: Bush Hill Park

Contact: Kate Perry 3846

Location: FIRS FARM PRIMARY SCHOOL, RAYLEIGH ROAD, LONDON, N13 5QP

Proposal: Installation of temporary classroom building to south east of site.

Applicant Name & Address:

London Borough of Enfield
C/O Agent

Agent Name & Address:

Mr Joe Pellegrini, Architectural Services
CIVIC CENTRE
SILVER STREET
ENFIELD
MIDDLESEX
EN1 3XA

Recommendation:

In accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions:

1. C50 Limited Period Permission

Site and Surroundings

The application site is a Primary School situated within a predominantly residential area. Immediately to the north of the site are Firs Farm Playing Fields which are designated Metropolitan Open Land. The School playing fields, located towards the southern end of the site, were designated Metropolitan Open Land in the 1997 UDP Interim Amendments. However, this designation lapsed when the Interim Amendment to the UDP where not saved.

The School comprises a 2.98 hectare site and consists of part 2 storey, part single storey buildings and 5 existing temporary classrooms. The main vehicular and pedestrian access to the site is from Rayleigh Road with secondary pedestrian access from Harrington Terrace (Great Cambridge Road).

Proposal

Permission is sought to install a temporary single storey building of 168 sq.m containing two classrooms adjacent to the eastern site boundary and the rear gardens of Nos. 56-59 Harrington Terrace (Great Cambridge Road). The building is required for a four-year period to accommodate short term demand for additional school places and to assist the expansion of the school from a 2 Form Entry to a 3 Form Entry School.

Positioned a minimum of 13 metres from the eastern boundary of the site, the classroom building would be 8.2 metres wide, 21 metres long and have a maximum height of 3.7 metres.

Relevant History

There has been a significant number of permissions relating to the placement of temporary buildings within the school curtilage, the last being in May 2006.

It should be noted that an application for a further temporary classroom is reported elsewhere on this agenda under ref: LBE/09/0013.

Consultation

Public

Consultation letters have been sent to 97 neighbouring properties. No replies have been received.

External: None

Internal:

Transportation raise no objection

Relevant Policies

London Plan

3A.17	Addressing the needs of London's diverse population
3A.24	Education Facilities
3D10	Metropolitan Open Land
3D.11	Open Space
4B.5	Creating an inclusive environment
4B.8	Respect local context and communities

Unitary Development Plan

(I)GD1	Regard to surroundings
(I)GD2	Development to improve the environment
(II)GD3	Character and Appearance
(II)GD6	Traffic generation
(II)GD8	Access & servicing
(II)CS1	To facilitate through the planning process the work of various community services
(II)CS2	To ensure development for community services complies with the Council's environmental policies
(II)O5	Development adjacent to MOL
(II)010	Contribution of Open Space

Local Development Framework - Core Strategy Preferred Options

The Planning and Compulsory Purchase Act 2004 requires the Council to replace the UDP with a Local Development Framework (LDF). The LDF Core Strategy will set out the spatial vision and strategic objectives for the Borough. The Core Strategy is at an early stage in its adoption process. As this continues the weight given to it will grow and the relevant objectives are reported

to demonstrate the degree to which the proposals are consistent with the emerging policy direction.

SO3	Protect and enhance Enfield's environmental quality
SO9	New social facilities
SO10	Address social deprivation, child poverty and inequalities in health and educational attainment
SO16	Preserve the local distinctiveness
SO17	Safeguard established communities and the quality of the local environment

Other Material Considerations

PPS1	Delivering Sustainable Communities
PPG13	Transport
PPS 17:	Planning for Open Space, Sport and Recreation.

Analysis

Impact on Character and Appearance of Surrounding Area

Although the building would be located on a grassed area, it would not encroach on to the extensive playing field and would be situated adjacent to existing temporary classrooms. Given the present educational need and the fact that the building is only required for a temporary period when the land can be reinstated to its original grassed condition, on balance, it is considered this small loss of an open grass area is considered acceptable.

The proposed single storey building would reflect the existing single storey form of the other temporary buildings at the school. It would be located partially within the envelope of these buildings and although visible when viewed from the playing field, would not be unduly intrusive. In addition, whilst it would have a contrasting appearance to that of the main school building, it would not represent a prominent structure as it would be located to the rear of the existing buildings on the site. The building would therefore be screened from the MOL by the existing two storey school building and thus, it is considered that in the short term, it would not detract from the appearance and character of the school, the visual amenities of the surrounding area or encroach significantly in to the important open space provided by the school playing fields.

Impact on Neighbouring Properties

The proposed building would be sited a minimum of 13 metres from the boundary of the site with the rear gardens of Nos. 56 – 59 Harrington Terrace on the Great Cambridge Road. These are the closest residential properties to the proposal. There would be a minimum gap of 31 metres between the new building and these houses which includes a 3 metre wide access way which serves the rear of these properties and runs along the schools eastern boundary. The dwellings are 2 storey terraced properties most of which have existing single storey outbuildings / garages at the far end of their rear gardens. There is also a close-boarded fence and some tree screening on the eastern site boundary. On this basis, and given its dimensions and single storey nature, the building would not affect the outlook or amenities enjoyed by these residential occupiers.

Impact on Traffic Generation and Parking

The proposal would result in 1 additional member of full-time staff and 1 additional part-time staff member. There is no increase in the number of pupils and the implications of any future increase would be considered as part of an application to develop the school. As a result, it is accepted

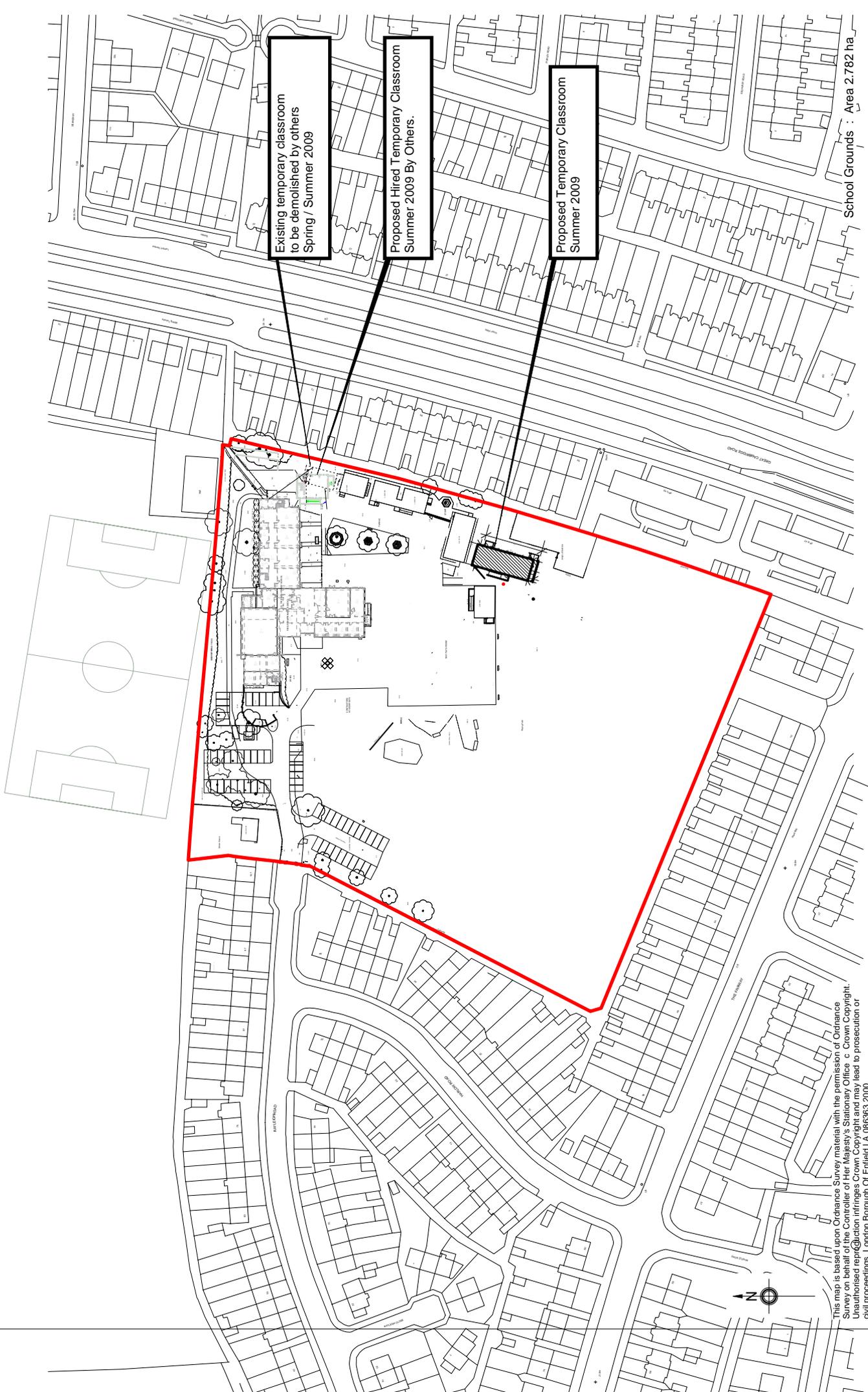
that no increase in parking on site is required and it is considered that any additional traffic associated with the proposal would not harm the existing free flow and safety of traffic on Rayleigh Road. In addition, the siting of the building would not affect any existing access arrangements. However, the proposal is integral to plans to enlarge the school from a two form entry school to a three form entry school. The building currently proposed will provide classroom space for the existing students whilst building works to the main school buildings are carried out.

It should be noted that the traffic generation implications of this proposal have been assessed in the light of the concurrent proposal considered elsewhere on this agenda under ref: LBE/09/0013.

Conclusion

The additional classroom accommodation supports current educational needs at the school pending more comprehensive proposals which are being developed and in the light of the above assessment; it is considered that the proposed development is acceptable. The proposal would also be consistent with the Council's emerging strategic objectives that encourage new social facilities and address inequalities in educational attainment whilst safeguarding the quality of the local environment. Accordingly it is recommended that the proposal is approved for the following reasons:

1. The proposed temporary classroom meets an educational need and is a valuable community facility that would not detract from the character and appearance or the visual amenities of the surrounding area having regard to Policies (I)GD1, (I)GD2, (II)GD3, (II)CS1 and (II)CS2 of the Unitary Development Plan and Policies 3A.24 and 4B.8 of the London Plan, as well as the objectives of PPS1.
2. Due to the temporary nature of the proposed building, the proposed building does not result in a permanent loss of open grassed area and having regard also to the present educational needs, is considered acceptable having regard to Policies (I)GD1, (I)GD2, (II)GD3, (II)CS1, (II)CS2 and (II)O of the Unitary Development Plan. As well as the objectives of PPS17.
3. The proposed temporary classroom would not affect the amenities of adjoining or nearby residential properties having regard to Policies (I)GD1 and (I)GD2 of the Unitary Development Plan.
4. The proposed development does not involve an increase in pupils at the school and therefore, does not give rise to conditions prejudicial to the free flow and safety of vehicles and pedestrians using the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan as well as the objectives of PPG13.



School Grounds : Area 2.782 ha

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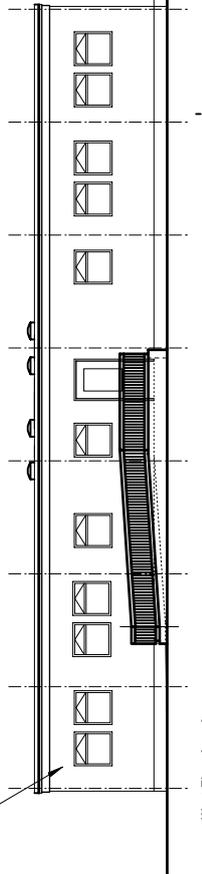


<p>PROJECT Firs Farm Primary School Rayleigh Road, London, N13 5GP</p>	<p>DATE 11/2009 @ A3</p>
<p>PROJECT NO 23/0909</p>	<p>DESCRIPTION Temporary Classroom, Unit B - Summer 2009</p>
<p>DESIGNER JED</p>	<p>LOCATION PLAN</p>
<p>REFERENCE D/E25/0001785/BAL/0/01</p>	

ENFIELD Council

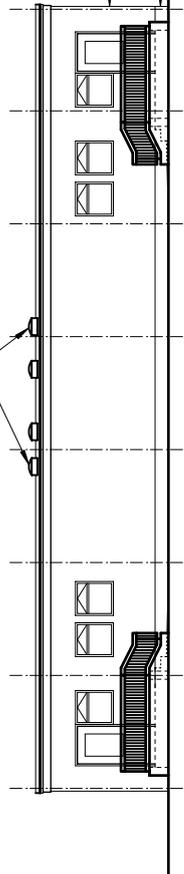
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External wall colour to match existing school building brickwork.



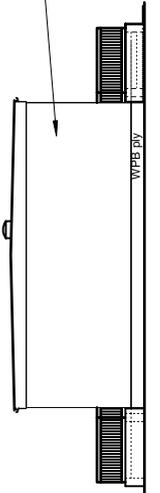
West Elevation A

Ventilated Sunpipes / rooflights to toilets



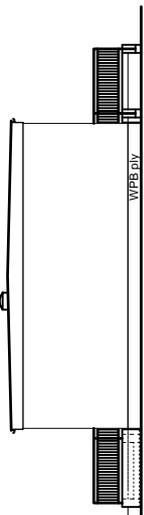
East Elevation C

External wall colour to match existing school building brickwork.

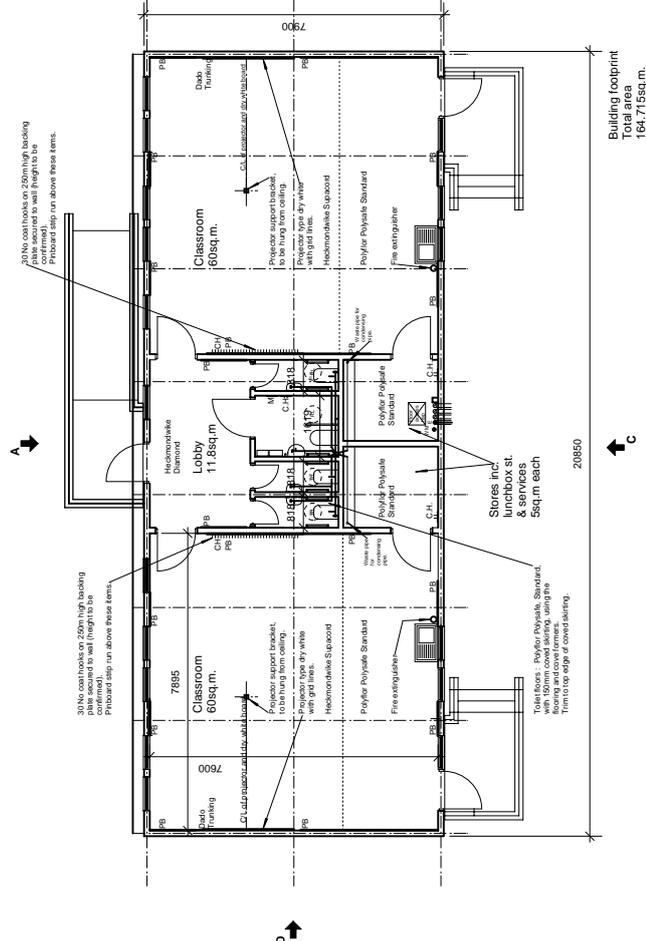


South Elevation D

External wall colour to match existing school building brickwork.



North Elevation B



Building Footprint
Total area
164.715sq.m.

Rev Date Notes



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Project S.O.	JED
Scale	1:100 @ A2
Date	24/03/09
Drawn by	JED
Checked by	JED
Revision	
Project No.	D/E230/001785/B/AL(0)04

Project
Firs Farm Primary School
Rayleigh Road, London, N13 5QP
Drawing Title
Temporary Classroom, Unit B - Summer 2009
Plan and Elevations



CAD File No.
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