

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 27<sup>th</sup> July 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
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**Ward:** Chase

**Application Number :** LBE/10/0016

**Category:** Other Development

**LOCATION:** CAPEL MANOR PRIMARY SCHOOL, BULLSMOOR LANE, ENFIELD, EN1 4RL

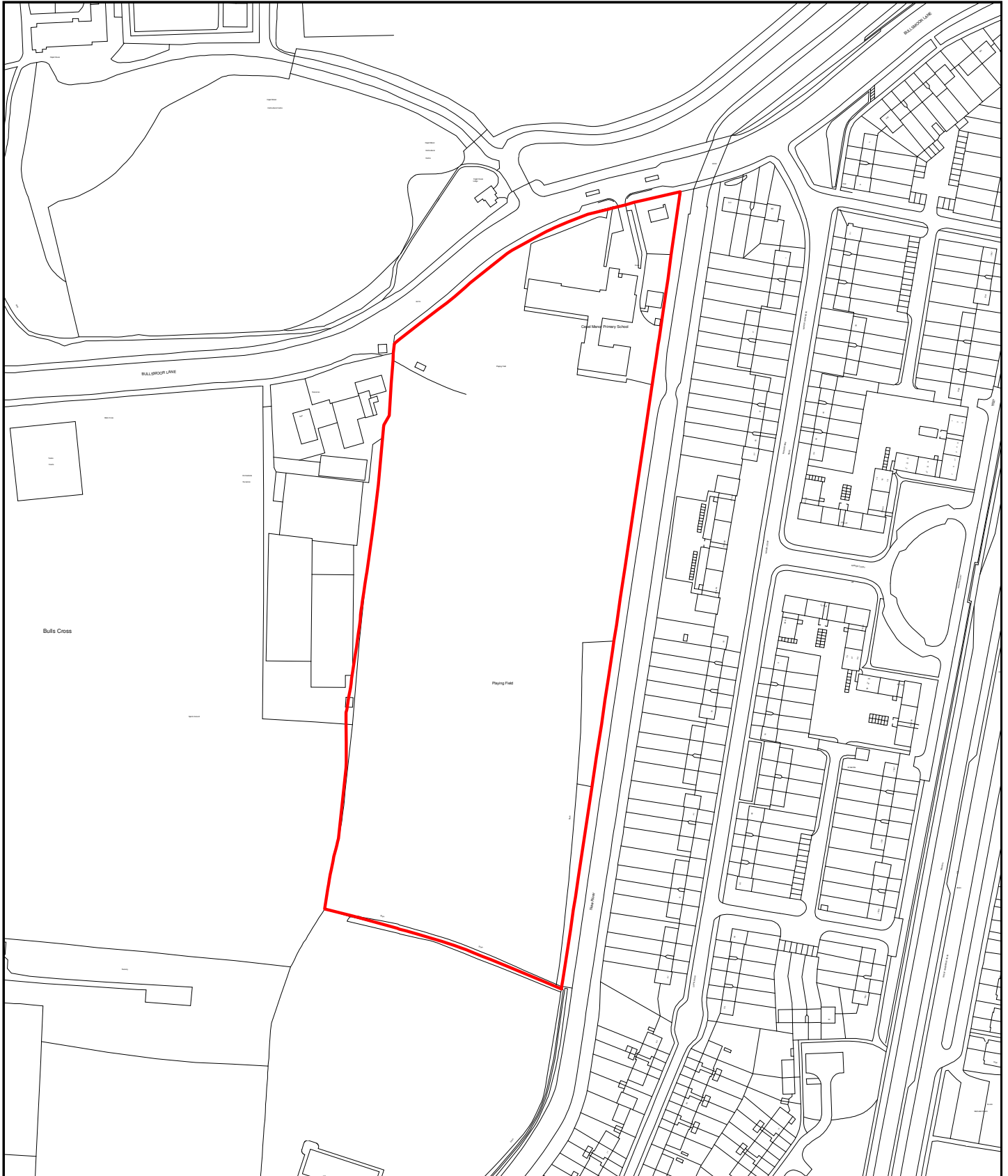
**PROPOSAL:** Installation of temporary building at rear to provide additional classrooms.

**Applicant Name & Address:**  
London Borough of Enfield  
CAPEL MANOR PRIMARY SCHOOL,  
BULLSMOOR LANE,  
ENFIELD,  
EN1 4RL

**Agent Name & Address:**  
Architectural Services,  
London Borough of Enfield,  
Thomas Hardy  
CIVIC CENTRE  
SILVER STREET  
ENFIELD  
EN1 3XA

**RECOMMENDATION:**

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to conditions.



## Development Control



Scale - 1:2500  
Time of plot: 09:15

Date of plot: 09/07/2010

## **1. Site and Surroundings**

- 1.1 School campus situated to the south side of Bullsmoor Lane and to the west of the New River which is well screened from the school site. The site lies within the Metropolitan Green Belt and Forty Hill and Bulls Cross Conservation Area. The school is described in the Forty Hill Conservation Area as a low .bulky structure of no particular architectural merit.

## **2. Proposal**

- 2.1 Permission is sought for the installation of a temporary building to the east of the site to provide two additional classrooms. The prefabricated structure is approximately 8 metres deep, 20 metres wide and 3.5 metres in height. The main entrance door is sited on the west elevation.

## **3. Relevant Planning Decisions**

- 3.1 None

## **4. Consultations**

### **4.1 Public**

- 4.1.1 Consultation letters were sent to fifty four neighbouring properties. No responses received.

### **4.2 External**

- 4.2.1 Thames Water raises no objection with regard to sewerage and water infrastructure.

## **5. Relevant Policy**

### **5.1 London Plan**

3A.24	Education facilities
3D.9	Green Belt
4B.8	Respect Local Context and Character
4B.12	Heritage Conservation

### **5.2 Unitary Development Plan**

(I)GD1	Regard to surroundings
(II)GD1	Appropriate location
(I)GD2	Surroundings and quality of life
(II)GD3	Aesthetics and functional design
(I)C1	Conservation
(II)C30	Extensions to buildings in Conservation Areas
(I) G1	Resist inappropriate development in Green belt
(II)G1	Resist development in Green Belt
(II)CS1	Support a full range of facilities and services appropriate to the needs of the Borough

(II)CS2 Liaise with Service Authorities regarding the siting and design of development

### 5.3 Local Development Framework

5.3.1 The Enfield Plan is now proceeding through the Examination in Public process into the soundness of the Plan. It is considered some weight can now be attributed to the policies contained in the Core Strategy and the following policies from this document are of relevance:

SO5 Education, health and wellbeing  
CP8 Education

### 5.4 Other Material Considerations

PPG 2 Green Belt

Forty Hill and Bulls Cross Conservation Area Character Appraisal 2009

## 6. **Analysis**

### 6.1 Principle / Relationship to Green Belt

6.1.1 As the school is located in Green Belt, the normal presumption would be against new development which harms the essential open character. However, PPP2 Green Belts accepts that whilst educational development can be “inappropriate development”, where the development is proposed for existing sites and have no greater impact than the existing development on the openness of the Green Belt, not exceed the height of the existing buildings and not lead to a major increase in the developed proportion of the site, then educational development can be acceptable.

6.1.2 The proposed temporary classroom has been sited to the rear of the main school buildings and as single storey structure, would respect the height of the existing school. Although it would marginal increase the proportion of built development on the site, its siting means that it would not represent a prominent building or harm the essential open character of the Green Belt. Moreover, as an existing school, consideration must also be given to the wider educational needs of the Borough in terms of accommodating the demand for primary school places and the fact that the building is required for a temporary period of 2-3 years pending more comprehensive redevelopment proposals.

6.1.3 On balance, therefore, it is considered that in principle, the proposed additional building is acceptable and would not represent an inappropriate form of development harmful to the essential open character of the Green Belt

### 6.2 Impact on Character of Conservation Area and Wider Surrounding Area

6.2.1 The temporary building for educational purposes is considered to be in an appropriate location and compatible with the existing use of the site. Although sited adjacent to the eastern boundary of the site with the New River, it is not visible from the public realm as it is well screened by dense vegetation along the eastern boundary of the site and the main school building.

6.2.2 The Character Appraisal for the Conservation Area identifies the school has having a negative impact on its character and appearance. Due to the siting and relatively minor nature of this proposal, the design of the proposed buildings is considered satisfactory and being low rise, in keeping with the existing school buildings. It is considered therefore that it serves to preserve the character of the surrounding Forty Hill and Bulls Cross Conservation Area and given the temporary nature of the proposal, does not harm the long term objective of the Conservation Area.

### 6.3 Impact on Neighbouring Properties

6.3.1 The temporary building is sited approximately 25 metres from the rear gardens of the nearest properties on Manor Farm Road. The building is approximately the same distance from the rear of the neighbouring residential properties as existing school play areas. It is acknowledged that there is already a level of noise due to the use of the play ground and playing fields but it is considered that that the temporary classroom would not significantly affect the residential amenities of nearby properties. Mindful of the distance and available screening, it is also considered that the building would not detract from any outlook from these nearest properties

## 7. **Conclusion**

7.1. It is considered that the temporary building to be used for teaching purposes will not result in a loss of residential amenity to the occupiers of nearby residential properties, reduce the openness of the Green Belt or detract from the character and appearance of the Forty Hill and Bulls Cross Conservation Area.

## 8 **Recommendation**

8.1 That planning permission be **GRANTED** subject to the following condition.

- 1 This permission is granted for a limited period expiring on 31st July 2013 when the use hereby permitted shall be discontinued and/or the buildings hereby permitted removed and the land reinstated.

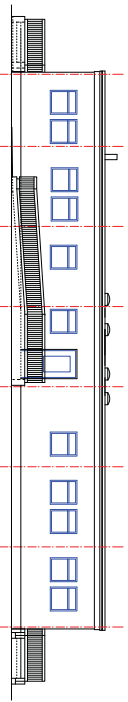
Reason: To ensure the building is only retained for a temporary period responding to the educational needs of the Borough because the materials and design are not suitable for long term retention within the Green belt and Conservation Area.

8.2 The reasons for granting planning permisison are:

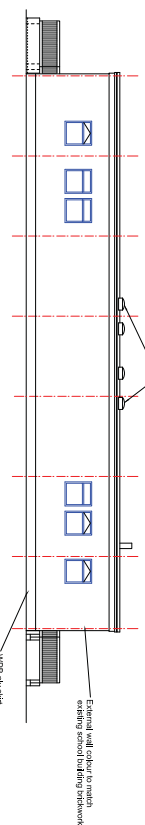
- 1 The proposed responds to the need to meet a demand for additional school places having regard to Policies (I)CS1 and (II)CS1 and (II)CS2 of the Unitary Development Plan.
- 2 The temporary building by virtue of its size and siting would have no significant visual impact on the open character and amenity of the Green Belt or the character and appearance of the Forty Hill and Bulls Cross Conservation Area having regard to Policies (I) GD1, (II) GD3, (I) C1, (II) C30, (I) G1 and (II) G1 of the Unitary Development Plan

Belt, Cope Policy 33 and Planning Policy Guidance Note 2- Green Belts.

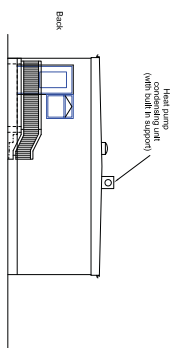
- 3 The temporary building by virtue of its scale and siting will not unduly affect the amenities of nearby residential properties, having regard to Policies (I) GD1 and (II) GD3 the Unitary Development Plan



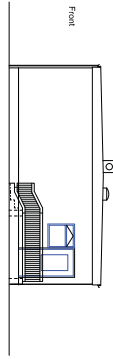
Elevation A



Elevation C



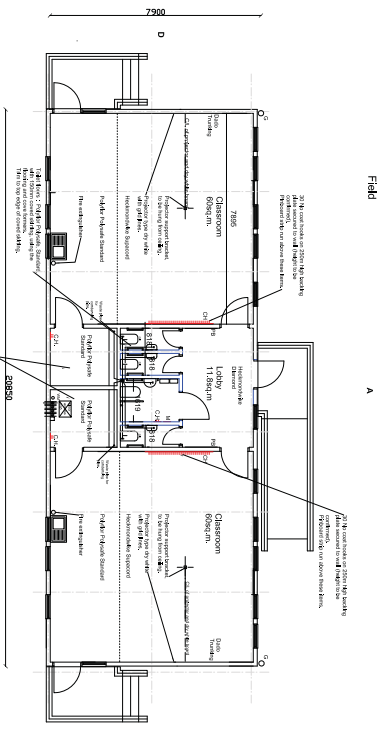
Elevation B



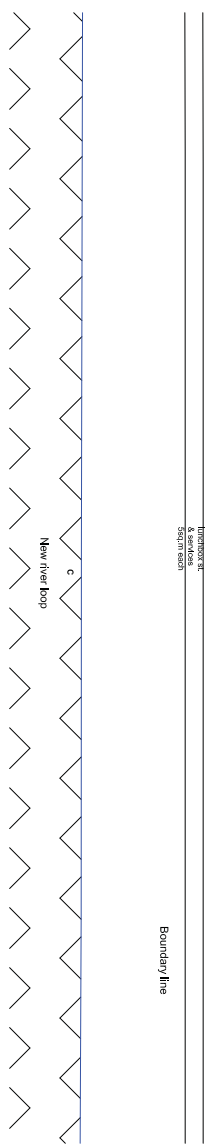
Elevation D



Site Location Plan  
1:1250



Ground Floor Layout



Indicative Foundation Layout

