

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 27th July 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Ward: Turkey
Street

Application Number : LBE/10/0022

Category: Other Development

LOCATION: HONILANDS PRIMARY SCHOOL, LOVELL ROAD, ENFIELD, EN1 4RE

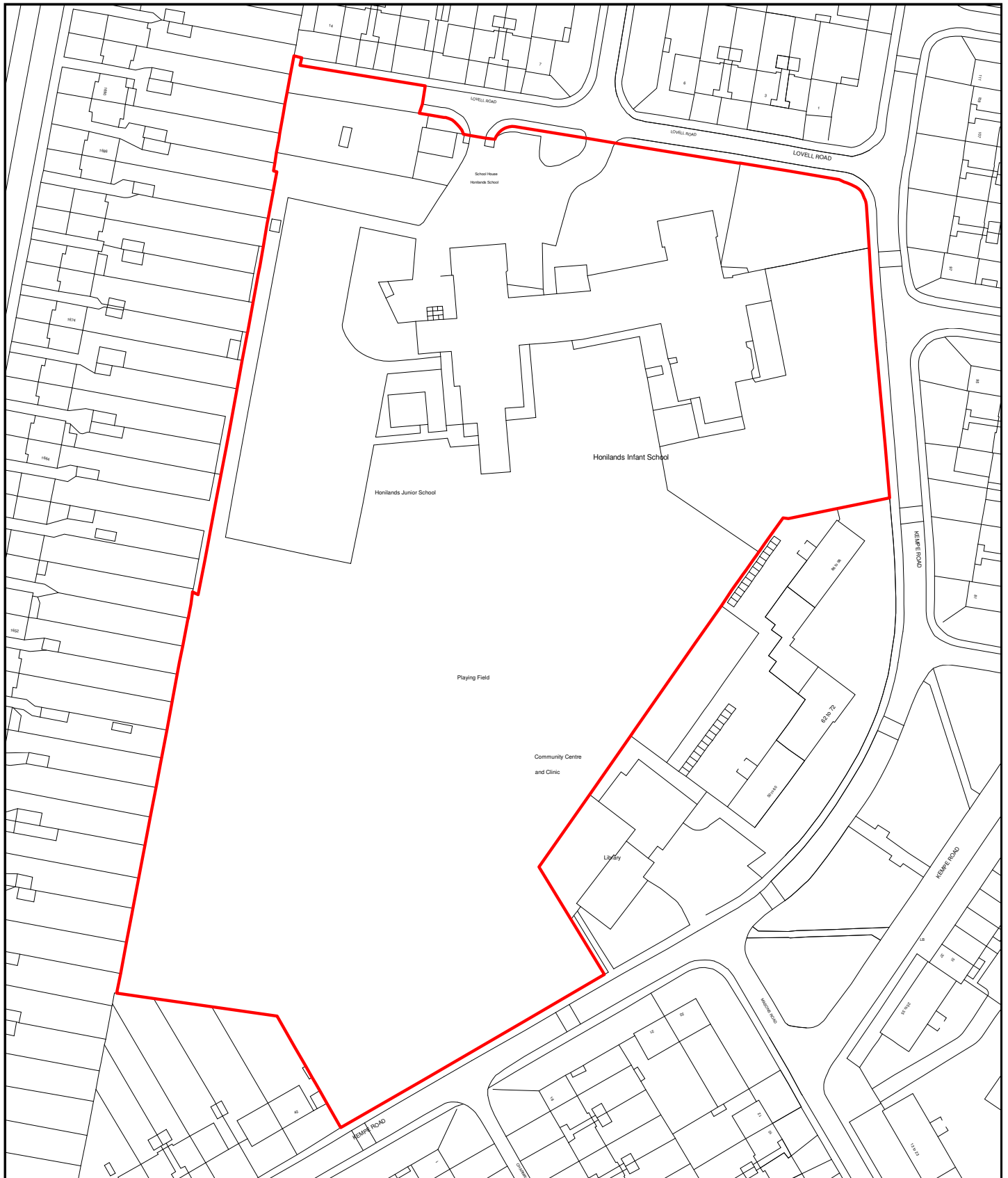
PROPOSAL: Erection of a single storey detached building to south east of site to provide a Nursery with canopy to both sides and front and new pedestrian and vehicle access to Kempe Road and 5 parking bays adjacent to existing Library.

Applicant Name & Address:
Education,
Children's Services & Leisure Education
Asset Management,
Civic Centre,
Silver Street,
Enfield,
EN1 3XQ

Agent Name & Address:
John Wilkinson,
Architectural Services
PO Box 50,
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 - 1:1250
Time of plot: 10:59

Date of plot: 09/07/2010

1. Site and Surroundings

- 1.1 The south east corner of an existing school campus situated on the south side of Lovell Road to the west of Kempe Road on the Bullsmoor Estate. The surrounding area is predominantly residential in character. The site is bounded by the rear gardens of semi-detached houses fronting the Great Cambridge Road to the west and to the southeast by three-storey flats and an associated community hall and library.
- 1.2 There are small terraced houses to the north fronting Lovell Road and to the east, fronting Kempe Road.
- 1.3 A screen of mature trees separates the site of the proposed building from Nos.50 -96 Kempe Road, a 3-storey flat development, a community centre and library.

2. Proposal

- 2.1 Permission is sought for the erection of a single storey detached building to the south east of the existing school site to provide a nursery/ children's centre, new pedestrian and vehicle access to Kempe Road and 5 parking bays adjacent to existing library.
- 2.2 The proposed building will have a maximum length of approximately 36m, a maximum depth of approximately 19m, and a height of approximately 3m to the top of a flat roof. Total floor area provided is 545sqm.
- 2.3 The main entrance will be sited on the east elevation, facing Kempe Road, and will have a curved canopy up to a maximum height of 3m and projecting 7.6m from the entrance door. Immediately to the north of the canopy, a 'buggy canopy' is to be provided.
- 2.4 The north elevation will feature a canopy running along the entire length of that elevation, and projecting to a maximum depth of approximately 7.4m.
- 2.5 The proposed parking area will be located south of the existing library, with a new vehicular access onto Kempe Road. Parking provision is made for five parking spaces, inclusive of one disability bay.
- 2.6 The site, inclusive of the proposed parking area, will be enclosed by weld mesh fencing up to a maximum height of 1.8m, and with secure gated access separating the nursery building and grounds from the primary school.
- 2.7 The proposed development is part of a planned expansion of the school from a 2-form entry to a 3-form entry, with the existing 30-place nursery, within the existing school buildings, enlarged to 45 FTE places. The existing nursery will become a Reception Class as part of the future expansion programme. The Children's Centre element will operate separately from the school and nursery, and will operate outside of school hours for use by children of the local community.

3. Relevant Planning Decisions

- 3.1 An application for a single storey infill extension to provide additional offices and staffroom (TP/05/0804) was granted planning permission on 24th June 2005.
- 3.2 A single storey extension to school building to provide welfare/medical room and office (LBE/93/0015) was approved on 20th July 1993.
- 3.3 A temporary classroom to the east of the site (LBE/09/0017) was granted a limited period permission (expiring on 24th June 2014) to provide teaching space whilst building works are completed to the main school building.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation advise that there are no objections.
- 4.1.2 Environmental Health advise that there are no objections.
- 4.1.3 Sport England raise no objection.
- 4.1.4 Thames Water raise no objection but advise that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. With regard to sewerage and water infrastructure, there are no objections to the proposal.
- 4.1.5 Enfield NHS Primary Care Trust raise no objection

4.2 Public

- 4.2.1 Consultation letters have been sent to 92 neighbouring and nearby occupiers. No comments have been received.

5. Relevant Policy

5.1 London Plan

- Policy 2A.1 Sustainability criteria
- Policy 3A.17 Addressing the needs of London's diverse population
- Policy 3A.18 Protection and enhancement of community infrastructure and community facilities
- Policy 3A.24 Education facilities
- Policy 3C.23 Parking strategy
- Policy 4A.3 Sustainable design and construction
- Policy 4B.1 Design principles for a compact city
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.8 Respect local context and communities

5.2 Unitary Development Plan

- (I)CS1 Provision of community services
- (II)CS2 Community services and the effective use of land
- (II)CS3 Facilities provided in the optimum location
- (I)GD1 Regard to surroundings
- (II)GD1 Appropriate location

- (II)GD3 Aesthetic and functional design
- (II)GD6 Traffic generation

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:

- SO1: Enabling and focusing change
- SO2: Environmental sustainability
- SO3: Community cohesion
- SO5: Education, health and wellbeing
- SO8: Transportation and accessibility
- SO10: Built environment
- CP8: Education
- CP9: Supporting community cohesion
- CP25: Pedestrians and cyclists
- CP30: Maintaining and improving the quality of the built and open environment
- CP40: North east Enfield

5.4 Other Material Considerations

- PPS1: Delivering sustainable development
- PPG13: Transport

6. **Analysis**

6.1 Impact on Character of Surrounding Area

6.1.1 Designed to have a life expectancy of 20-60 years, the single storey building is a typical portacabin-type structure, functional in terms of its design and appearance. Responding to the identified educational needs, an additional building in this location is in principle acceptable and noting that the overall poor external appearance is alleviated to a small extent by the provision of the curved canopies, which do serve to draw attention away from the long flat roof, and also by the additional height provided over the module that forms the entrance, it is considered, the proposal is satisfactory.

6.2 Impact on Neighbouring Properties

6.2.1 The nearest residential units are within the 3-storey block approximately 25m to the south east. Whilst the nursery would operate largely within school hours, the proposed use as a community facility would extend the normal school hours. Therefore, whilst there should not be any detrimental harm to the amenities of the adjoining residential occupiers, a restriction on opening hours should be imposed on any approval to restrict the hours of use in order to safeguard the existing residential amenities. The applicant seeks permission for the building to be open between the hours of 08:00 to 18:00 hours Monday to Friday only.

6.2.2 Due to distancing and the low height of the proposed building, there will be no impact on neighbouring occupiers in terms of loss of light and outlook.

6.3 Traffic Generation and Highway Safety

6.3.1 The submitted Transport Assessment (TA) suggests that there would be a negligible increase in traffic as a result of the proposed development/ expansion of the nursery. However, the TA does not differentiate between those trips for the primary school and the nursery. This has an impact upon assessing the modal splits for the nursery children. It should be assumed that the majority of pupils would live within walking distance.

6.4.2 The existing nursery accommodates a total of 60 children, divided evenly between morning and afternoon sessions. There is therefore the potential, as a worst-case scenario, for a total of 120 vehicle movements per day, increasing to 180 potential movements per day should the application be approved. Whilst the additional movements may not be highly noticeable, a meeting between the Transport Consultants (JMP) and residents/ parents, highlighted the issue of existing congestion whereby delivery/ servicing vehicles for the school and emergency vehicles are unable to pass due to cars parked on the street on Lovell Road.

6.4.3 It would be reasonable to assume that the majority, if not all, Nursery traffic will be concentrated onto Kempe Road, thus increasing noise and disturbance to those residents. However, as stated above, it is expected that the majority of those attending the Nursery would live within walking distance. Therefore, whilst there may be some increase in vehicular traffic on Kempe Road, it should not be to a level that would be detrimental to existing residential amenity.

6.4.4 The proposed car park access is considered acceptable. A condition could be imposed to secure 'School Keep Clear' yellow zigzag markings around the proposed access.

6.4.5 With regard to the proposed pedestrian access point near to the proposed vehicular access, a metal pedestrian barrier could possibly be erected near to the road's edge to prevent children from running straight out onto the road. The barrier would be similar to that which is already in situ outside the existing pupil entrance to the north of the block of flats. A condition could be imposed to secure the barrier.

6.5 Parking

6.5.1 The development will provide for 5 parking spaces (inclusive of x1 disability space), with access off a new footway crossing onto Kempe Road. The car park is not for general visitors or parents to pick up/ drop off pupils as the gates will remain locked out of hours and monitored. Nevertheless, the level of parking provision proposed is considered acceptable.

6.5.2 With regards to cycle parking, the TA correctly identifies that the minimum standard is x1 space per 10 members of staff or pupils. The two cycle spaces proposed, in addition to the existing 20 spaces within the main school campus, would therefore meet with the minimum standard. There is the potential to secure additional cycle parking through an appropriately worded

condition, particularly should the building be used for use outside of school hours.

6.6 Sustainable Design and Construction

6.6.1 The London Plan stipulates that an Energy Assessment must form part of any major proposal. The assessment should demonstrate expected energy and carbon dioxide emission savings (20%) from energy efficiency and renewable energy measures incorporated into the development (Policy 4A.4).

6.6.2 Whilst the nursery building is not considered a 'major scheme', it is a permanent new building that is part of an expansion programme at the school and therefore should demonstrate a commitment to sustainable design and construction.

6.6.3 A Sustainability Assessment Form has been submitted. Proposed Energy saving measures includes the following:

- Trickle vents;
- The installation of a Heat exchange system;
- Insulation of hot water pipes and tanks;
- Insulation for walls, roof and under-floor to meet with minimum building regulations requirements;
- Time controlled lighting

6.6.4 A condition will be imposed on any approval to require written confirmation that the measures identified are implemented.

6.7 Trees

6.7.1 A tree survey has been conducted of the site, with plans provided indicating the species, BS categorisation (quality of the tree), those that are to be retained, the root protection area radius, and tree protection.

6.7.2 There is no direct loss of trees associated with the current scheme, thus providing a significant amount of screening to the residential units, community centre and library immediately to the south east of the site. A condition would be imposed to ensure that the retained trees are protected in accordance with the submitted details.

7. **Conclusion**

7.1 The proposed development will improve facilities at the school and potentially allow for community use outside of school hours. Whilst the design is unremarkable, there is a pressing educational need for the development. On balance, the proposal is considered acceptable and approval is recommended for the following reasons:

1. The proposed development due to its size, siting and having regard to the educational need for the building, does not unduly detract from the character and appearance of the surrounding area having regard to policies (I)GD1, (I)GD2, (II)GD3, (I)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan and policies 4B.1, 4B.8 of The London Plan.

2. The proposed development having regard to its design, size and siting does not unduly affect the amenities of adjoining or nearby residential properties having regard to policies (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan and with Policy 4B.8 of The London Plan.
3. The proposed development should not lead to conditions prejudicial to the free flow and safety of traffic, including pedestrian traffic, on the adjoining highways. In this regard, the proposal is considered to comply with policies (II)GD6 and (II)GD8 of the Unitary Development Plan.

8. Recommendation

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

1. C06 Details of phasing of construction
2. C07 Details of materials
3. C09 Details of hard surfacing
4. C10 Details of levels
5. C11 Details of enclosure
6. C12 Details of parking and turning facilities
7. C14 Details of access and junction
8. C16 Private vehicles only – Parking areas
9. C17 Details of landscaping
10. C18 Details of tree protection
11. C21 Construction servicing area
12. C22 Details of construction vehicle wheel cleaning
13. NSC1 Details of construction methodology
Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:
 - i. Details of construction access and vehicle routing to the site.
 - ii. Arrangements for vehicle turning and servicing areas.
 - iii. Arrangements for the parking of contractors vehicles.
 - iv. Arrangements for the storage of materials.
 - v. Hours of work.
 Reason: In order to protect the amenities of nearby residential properties and to ensure access does not prejudice the free flow and safety of traffic and pedestrians along the adjoining highways.
14. C25 No additional fenestration
15. C38 Restricted hours – Opening (08:00-18:00 Monday to Friday only)
16. C41 Details of external lighting
17. C48 Restricted use
18. NSC2 Waiting restrictions
The development shall not commence until such time as a scheme to provide waiting restrictions outside of the proposed vehicular and pedestrian access points onto Kempe Road has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation.

Reason: To ensure that the development does not lead to conditions prejudicial to the free flow and safety of traffic on the adjoining highway.

19. NSC3

Pedestrian barrier

The development shall not commence until such time as details to provide a pedestrian barrier outside of the proposed pedestrian access points onto Kempe Road has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation.

Reason: In the interest of pedestrian safety.

20. C57

Sustainability assessment

21. C59

Cycle parking

22. C51A

Time limited permission



Rev: Date: Notes:

CAD File No.



PO Box 51, Civic Centre,
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Tel: 020 8273 9100

Architect's ID:	Project:
Scale:	Honilands Primary School
Date:	Expansion Feasibility
Nov 08	Drawn By:
Rev 01	Site Plan
Revision:	Existing
	Drawing No:
	D/E245/001696 11 L

