

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 27th July 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr S. Newton Tel: 020 8379 3851

Ward: Southbury

Application Number : LBE/10/0023

Category: Other Development

LOCATION: RUSSETT HOUSE SCHOOL, 11, AUTUMN CLOSE, ENFIELD, EN1 4JA

PROPOSAL: Installation of a temporary classroom building to the north of existing block.

Applicant Name & Address:

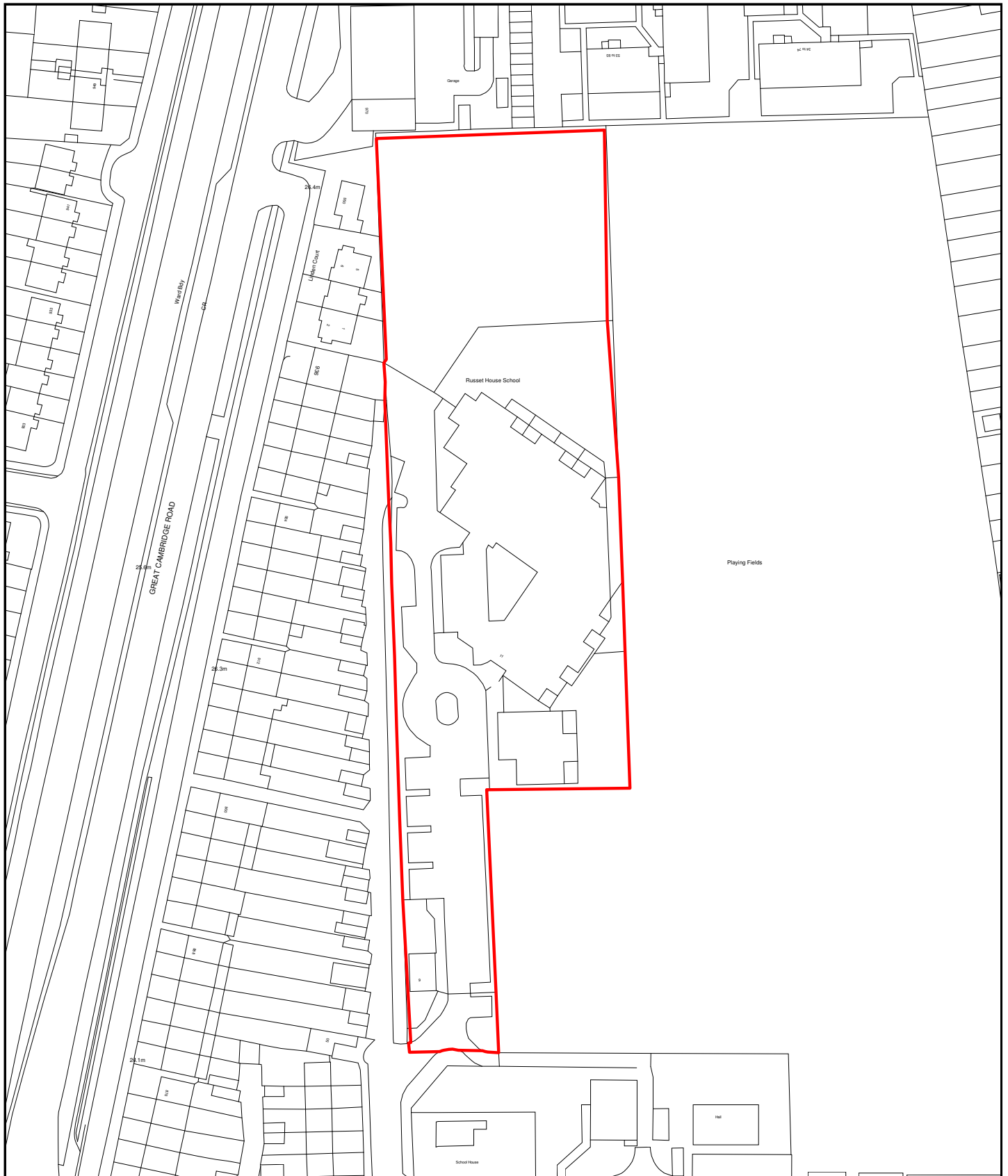
Director of Education,
London Borough of Enfield
Civic Centre,
Silver Street,
Enfield,
EN1

Agent Name & Address:

Mr Tahir Ditta,
Architectural Services
London Borough of Enfield
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 - 1:1250
Time of plot: 09:22

Date of plot: 09/07/2010

1. Site and Surroundings

- 1.1 The School is located behind Carterhatch School, on the north side of Carterhatch Lane. It is accessed via Autumn Close, which runs parallel to the Great Cambridge Road and has residential properties along its western side. The main school buildings are situated between the backs of houses on the Great Cambridge Road, to the west, school playing fields to the south and east, and a petrol filling station and flats, to the north.
- 1.2 The existing development is predominantly single-storey, with some of the core elements of the school complex rising to a two-storey height, to accommodate the school hall, for example, or other ancillary facilities. Most of the lower buildings have mono-pitch roofs rising to just over 4m in height. The taller buildings, which are located in the centre of the site or towards the southern or eastern boundaries, have pitched roofs of which the highest is 10m in height. The taller buildings are situated away from the residential boundaries.

2. Proposal

- 2.1 Permission is sought for the installation of a temporary classroom building to the north of existing block, along the school's eastern boundary.
- 2.2 The proposed building will be approximately 7.9m x 8.5m and to a height of approximately 3.5m to the top of a flat roof.
- 2.3 It is intended that the temporary classroom will be on site and ready for use by the beginning of September 2010, with permission being sought for a 24 month period whilst a permanent extension is constructed.

3. Relevant Planning Decisions

- 3.1 An application for the installation of a temporary building to provide 1 classroom with ancillary facilities (LBE/04/0011) was granted a limited period permission on 29th June 2004, with the permission expiring on 1st October 2005. The application was made in combination with an application for permanent additional classrooms (detailed below).
- 3.2 An application for the erection of single storey extensions to north and south elevations to provide additional classrooms, therapy rooms and associated facilities, together with erection of store to hall (LBE/04/0012) was granted planning permission on 2nd July 2004. These structures have been completed.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation advises that there are no highway objections.
- 4.1.2 Any other comments will reported at the meeting

4.2 Public

- 4.2.1 Consultation letters have been issued to 12 neighbouring and nearby properties. 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
- (I)GD1 Regard to surroundings
- (II)GD1 Appropriate location
- (II)GD3 Aesthetic and functional design
- (II)GD6 Traffic generation

5.3 Local Development Framework

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
- 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

5.4 Other Material Considerations

- PPS1: Delivering sustainable development
- PPG13: Transport

6. Analysis

6.1 Principle

- 6.1.1 The proposed building is a temporary solution to assist the school in meeting with its accommodation requirements whilst a permanent extension to the

school is developed. In this regard, the proposal is considered acceptable in principle and would be consistent with the existing function of the site.

6.2 Impact on Character of Surrounding Area

6.2.1 The single storey building is a typical portacabin-type structure, unremarkable in all facets of its design. Whilst an additional building is in principle acceptable and as such would not detract from the character of the area, the design is only considered satisfactory due to the temporary period for which permission is sought. However, given the need for the building, on balance this approach is considered appropriate.

6.3 Impact on Neighbouring Properties

6.3.1 The nearest affected dwelling to any part of the proposed building is approximately 50m distant. Due to distancing and the low height of the proposed buildings, there will be no impact on neighbouring occupiers in terms of loss of light and outlook. It is therefore considered that there will not be any detrimental harm to the amenities of the adjoining residential occupiers.

6.4 Access and Traffic generation

6.4.1 The development will not generate additional school traffic movements as the proposal is not for the expansion of the school but for temporary accommodation for existing pupils whilst a more permanent extension to the school is developed. Traffic generation would be considered more fully with any school extension application.

6.5 Parking

6.5.1 The development does not generate any requirement for additional car parking and does not itself, impact on parking provision.

7. **Conclusion**

7.1 The development is considered acceptable due to the temporary period for which permission is sought. Approval is recommended for the following reasons:

- 1 The proposed temporary classroom due to its design, size, siting and by virtue of the condition imposed, 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 and (II)CS2 of the Unitary Development Plan, policies 4B.1, 4B.8 of The London Plan, and with PPS1: Sustainable Development.
- 2 The proposed temporary classroom 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.

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. C50A Limited period permission (24months)

ENFIELD
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 icnuoC

Architectural Services
 P.O. Box 50, Silver Street, Enfield EN1 3JA
 Tel: 020 8779 0823

LONDON BOROUGH OF ENFIELD

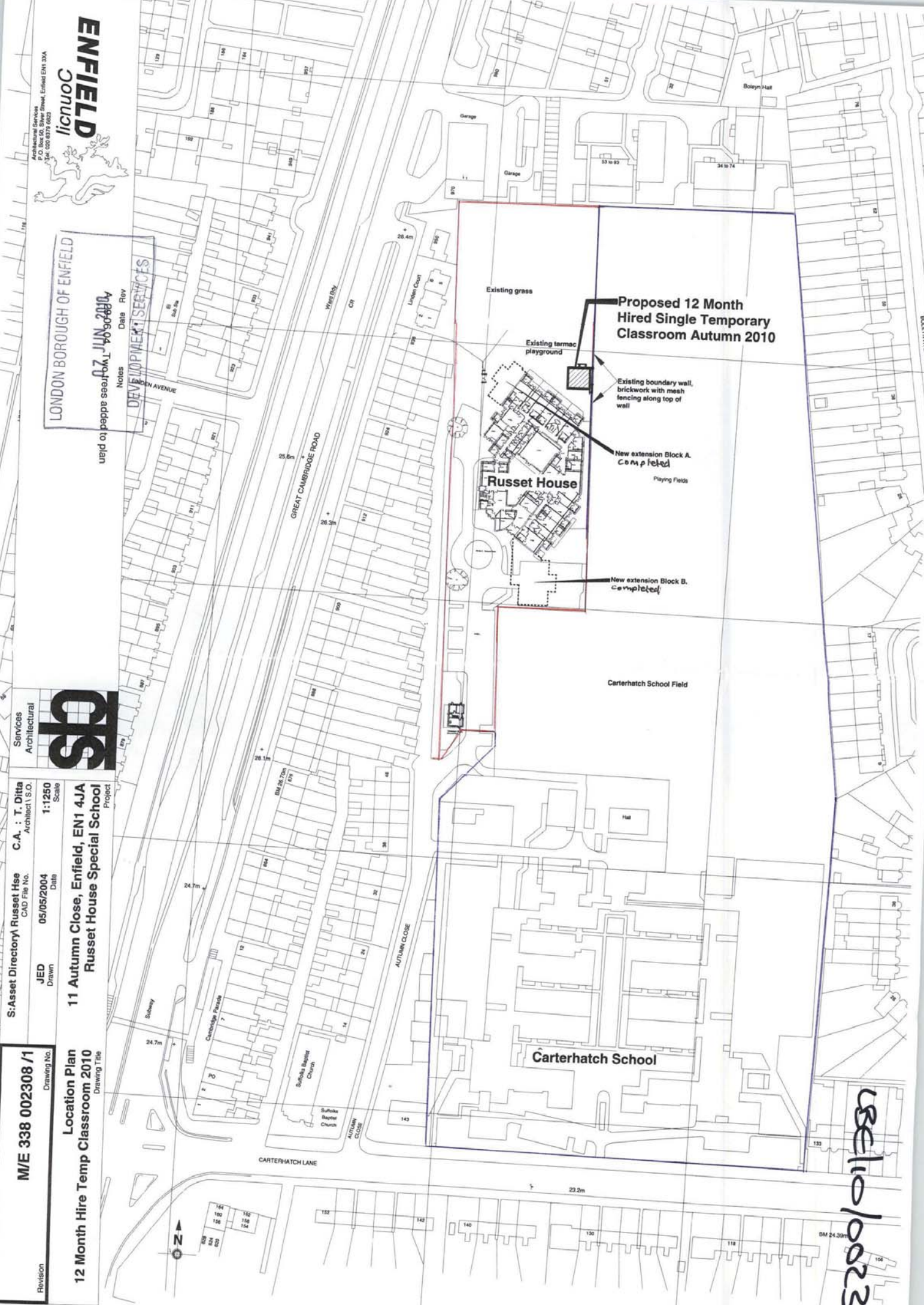
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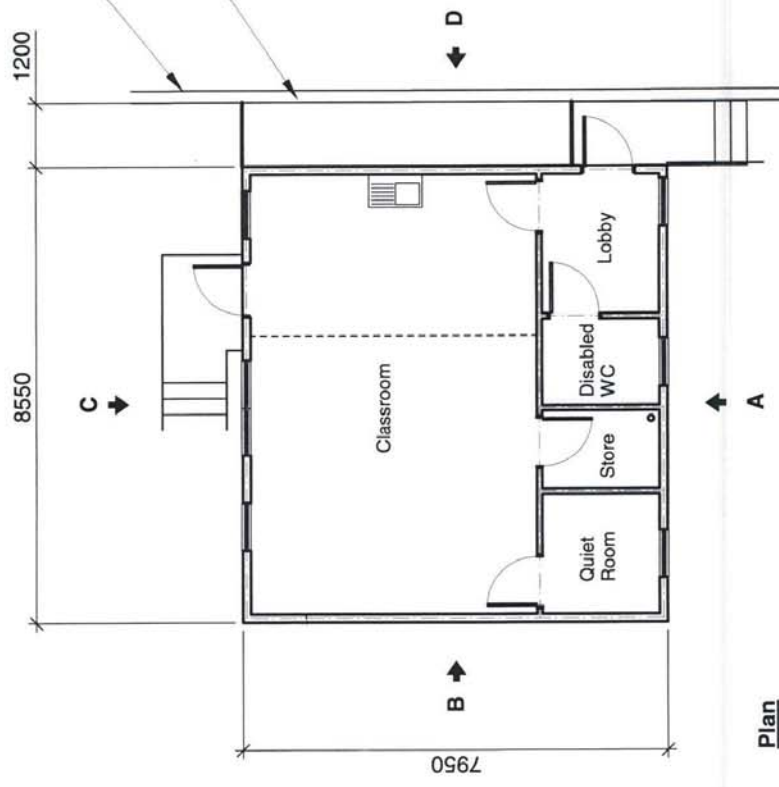
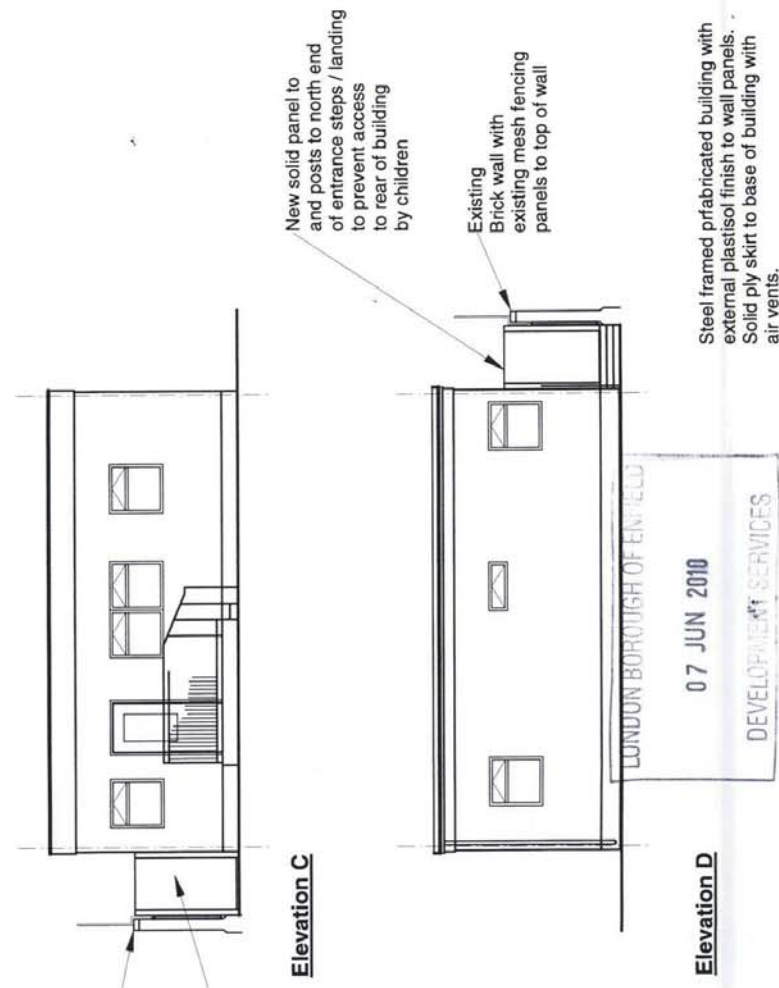
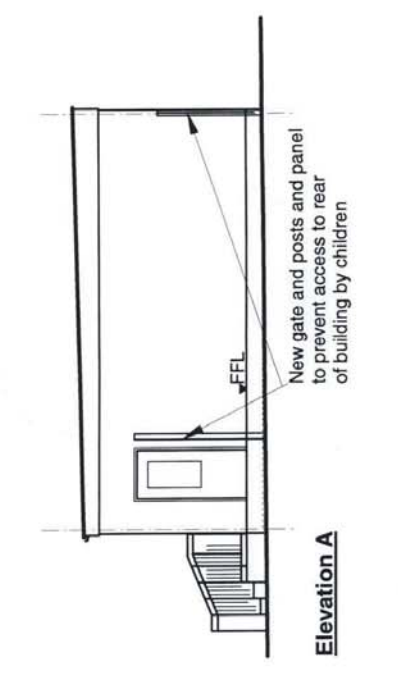
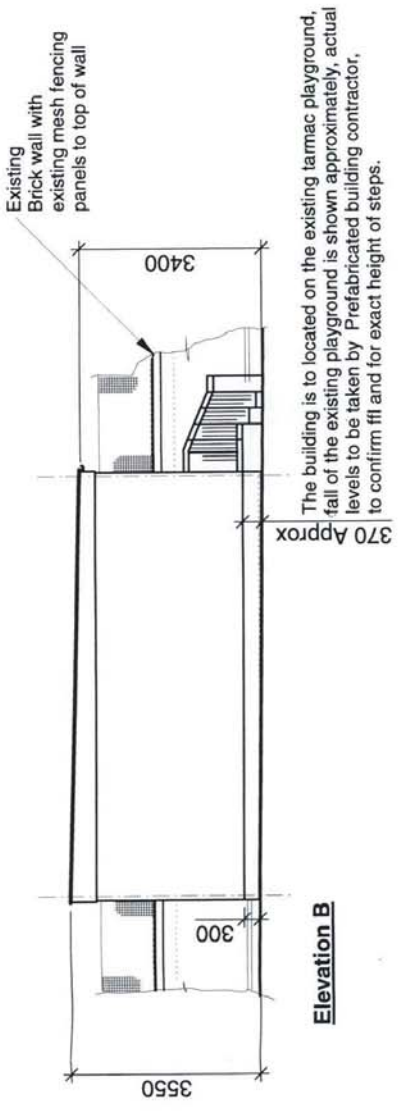
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 C.A. : T. Ditta
 Architect S.O.
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 Russet House Special School
 Project

M/E 338 002308 /1
 Drawing No.
 Location Plan
 12 Month Hire Temp Classroom 2010
 Drawing Title



08/10/0823

UBEL1010023



LONDON BOROUGH OF ENFIELD
07 JUN 2010
DEVELOPMENT SERVICES

Project
Russet House
11 Autumn Close, Enfield, EN1 4JA

Scale
1:100


Architect \ S.O.
CA : T Ditta

Drawing Title
12 Month Hire Temp Classroom 2010
Plan & Elevations

Date
16/04/04

CAD File No.
S:Asset Directory\Russet Hse\

Rev **Date** **Notes**



ENFIELD
Council

Architectural Services
100 Broad Street, Enfield
Tel: 020 8374 4750

Drawing No.
M/E 338/002308/ 2

Revision