

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 27th July 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Andy Higham Tel: 020 8379 3848
Mr R.W. Laws Tel: 020 8379 3605

Ward: Southgate
Green

Application Number : LBE/10/0025

Category: Other Development

LOCATION: GARFIELD PRIMARY SCHOOL, SPRINGFIELD ROAD, LONDON, N11 1RR

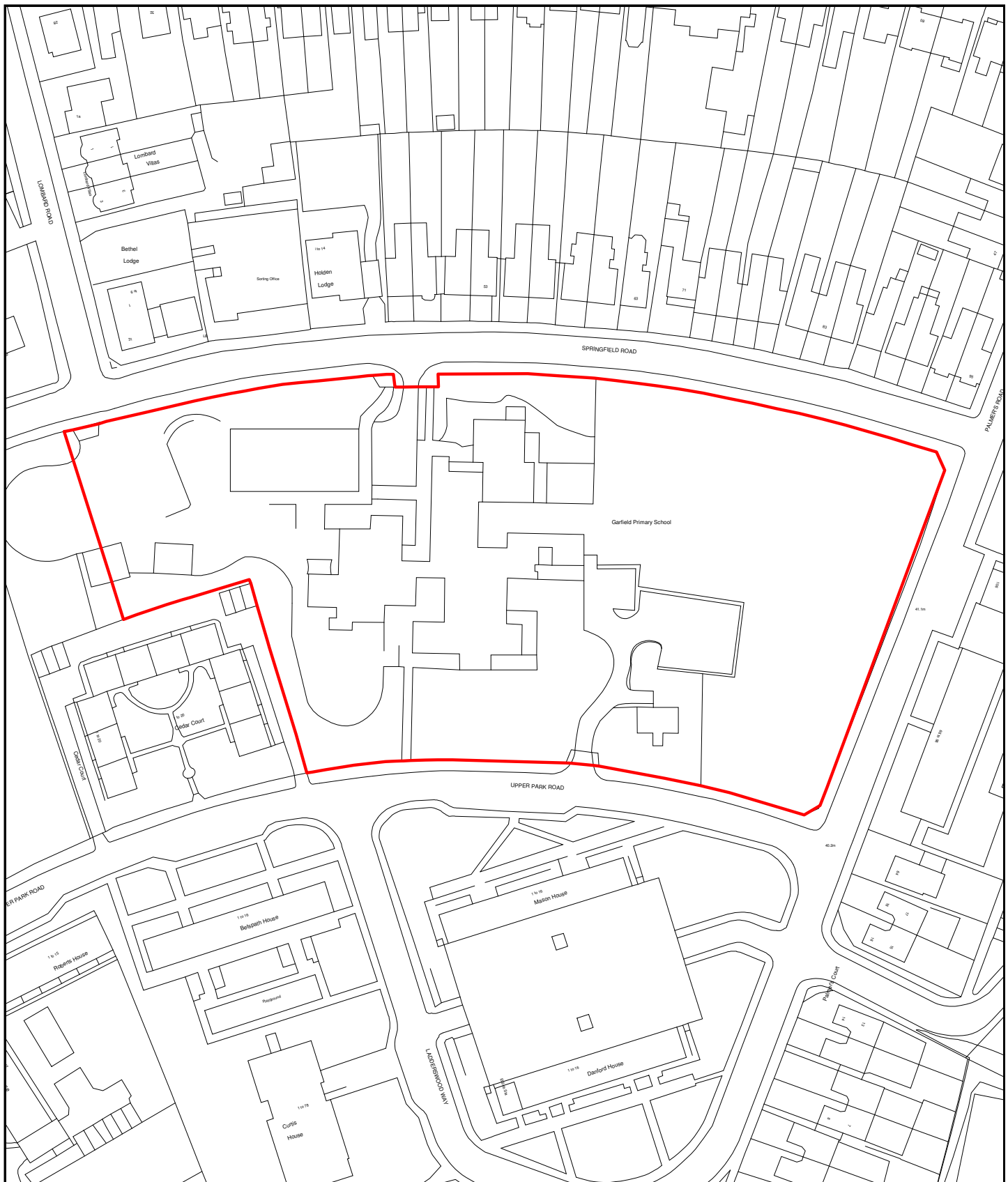
PROPOSAL: Extension to provide office and reception area to the west of the main hall.

Applicant Name & Address:
Head Teacher
GARFIELD PRIMARY SCHOOL,
SPRINGFIELD ROAD,
LONDON,
N11 1RR

Agent Name & Address:
Mr Peter Kersey,
London Borough of Enfield
P.O.Box 51,
Civic Centre
Silver Street
Enfield
EN1 3XB

RECOMMENDATION:

That in accordance with Regulations 3 of the Town and Country Planning General (Regulations) 1992, Planning Permission be deemed to be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 09:49

Date of plot: 09/07/2010

1. Site and Surroundings

- 1.1 The school occupies land to the west of Palmer's Road bounded by Springfield Road to the north and Upper Park Road to the south. The main entrance is via Springfield Road.
- 1.2 The school complex comprises a series of linked, predominantly single storey buildings formed around the central school hall. The immediate surrounding area is residential in character.

2. Proposal

- 2.1 Permission is sought two small single storey extension additions to the western side of the school. The first measuring 5m x 5m, provides a secure reception area while the second measuring 4m x 3m provides additional office accommodation. At 2.95m high with a flat roof, both extensions would replicate that of the original building.

3. Relevant Planning Decisions

- 3.1 TP/08/0534 An extension to provide office and reception area to west of the main hall was approved in July 2008

4. Consultations

4.1 Statutory and non statutory consultees

- 4.1.1 Any response received will be reported at Committee.

4.2 Public

- 4.2.1 Consultation letters were sent to 20 neighbouring properties. No objections have been received.

5. Relevant Policy

5.1 Unitary Development Plan

- (I)GD1 Regard to surroundings
- (I)GD2 Development to improve the environment
- (II)GD3 Aesthetic and functional design
- (I) CS1 Community services

5.2 London Plan

- 3A.24 Education Facilities
- 4B.6 Safety, security and fire protection
- 4B.8 Respect local context and communities

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:

CP8 Education

CP9 Supporting community cohesion

CP30 Maintaining and improving the quality of the built and open environment

6. Analysis

6.1 Impact on Character of Surrounding Area

6.2.1 These are two relatively modest extensions to the existing building which would have minimal presence when viewed within the street scene. Thus, having regard to their siting, design and appearance, it is considered that the two extensions would not adversely impact on the surrounding street scene and would satisfactorily assimilate in with the existing school building complex..

6.3 Impact on Residential Amenity

6.3.1 The nearest residential properties are located on the opposite side of Springfield Road. At a minimum distance of 35 metres, the proposed extensions would have no adverse impact on the residential amenities of these properties

6.4 Parking /Access

6.4.1 The extensions do not result in any increase in staff or pupils. In addition, they do not affect the existing access off Springfield Road, or the parking provision in the adjoining staff and visitor car park. Consequently, it is considered that the proposal will have no significant impact on vehicular or pedestrian safety.

7. Conclusion

7.1 The proposed two small extensions to the school would have no effect on the residential amenities of surrounding properties or would satisfactorily integrate into the street scene. Accordingly it is recommended that planning permission be granted for the following reason.

1. The proposed extensions due to their size, design and siting would not unduly affect the amenities of adjoining or nearby residential properties, the appearance of the street scene or the character of the surrounding area having regard to Policies (I) GD1, (I) GD2 and (II) GD3 of the Unitary Development Plan.
2. The proposed extensions provide additional space to be used in conjunction with and supportive of the existing school use in accordance with Policies (II) CS1 and policy 3A.24 of the London Plan.

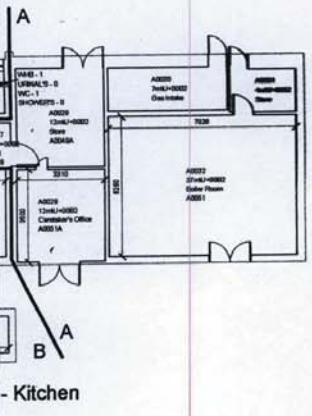
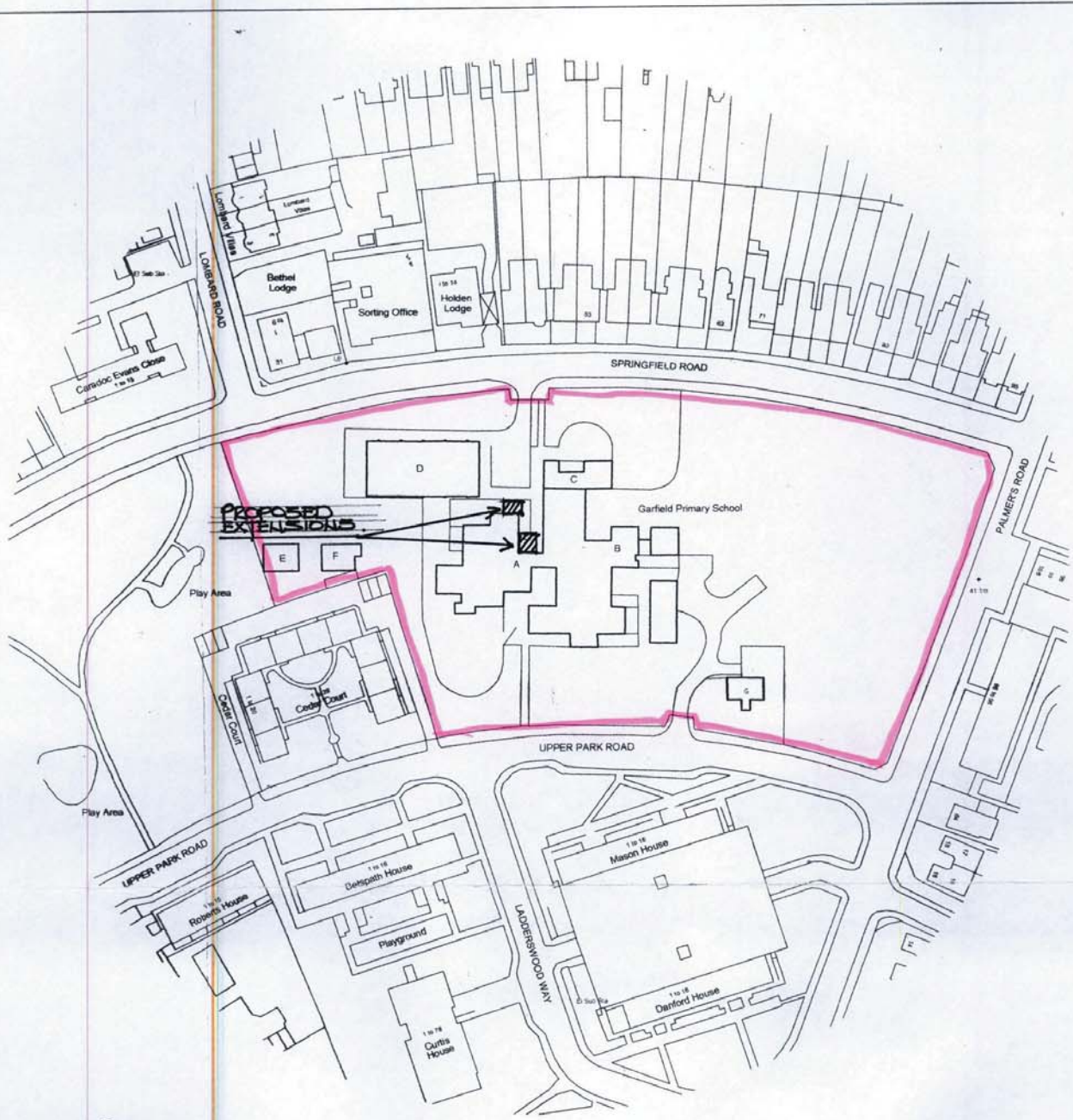
8. Recommendation

8.1 That in accordance with Regulations 3 of the Town and Country Planning General (Regulations) 1992, Planning Permission be deemed to be GRANTED subject to the following conditions:

1. C8- Materials to Match

2. C51 A- Time Limit

LS/E/10/0025



Location Plan
Scale 1:1250

GARFIELD PRIMARY SCHOOL PROPOSED MODIFICATIONS TO MAIN ENTRANCE.

DRG. N° GPS/PK/13.

LONDON

05 MAR 2010

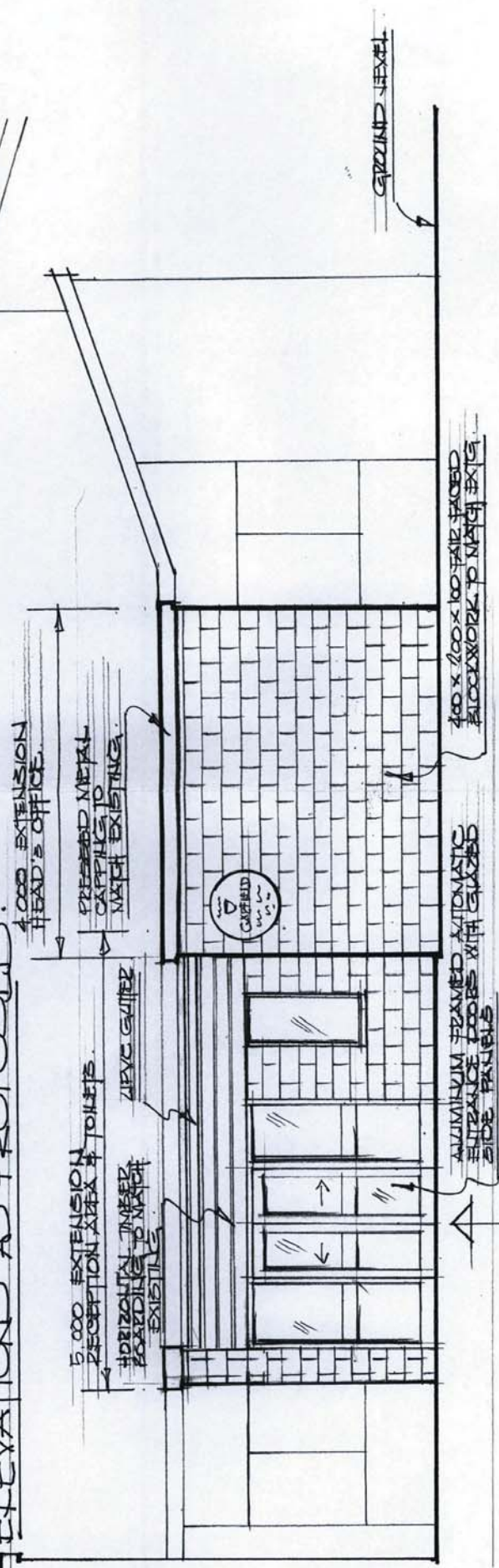
DEVELOPMENT SERVICES

LS/E/19/0025

DRG. N° GPS/PK II.

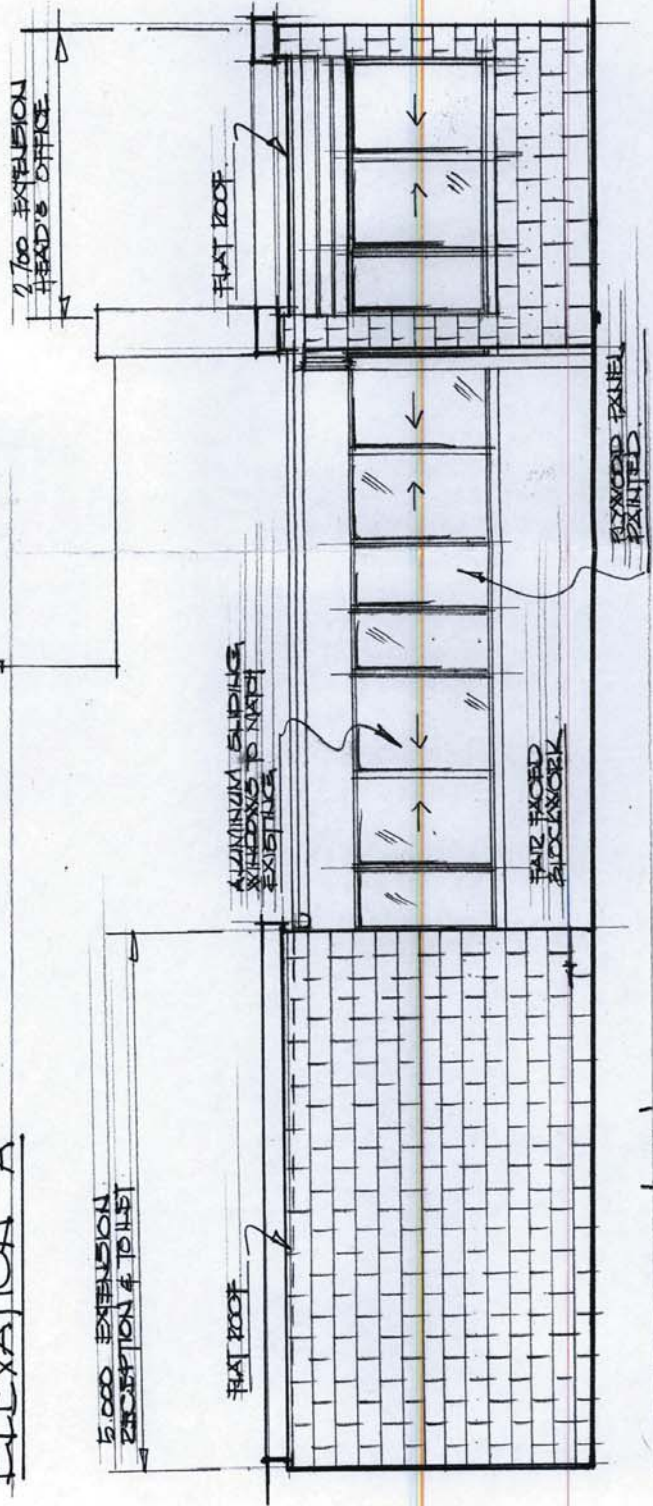
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GARFIELD PRIMARY SCHOOL
PROPOSED MODIFICATIONS TO MAIN ENTRANCE
ELEVATIONS AS PROPOSED



ELEVATION 'A'

LONDON BOROUGH OF ENFIELD
05 MAR 2010
DEVELOPMENT SERVICES

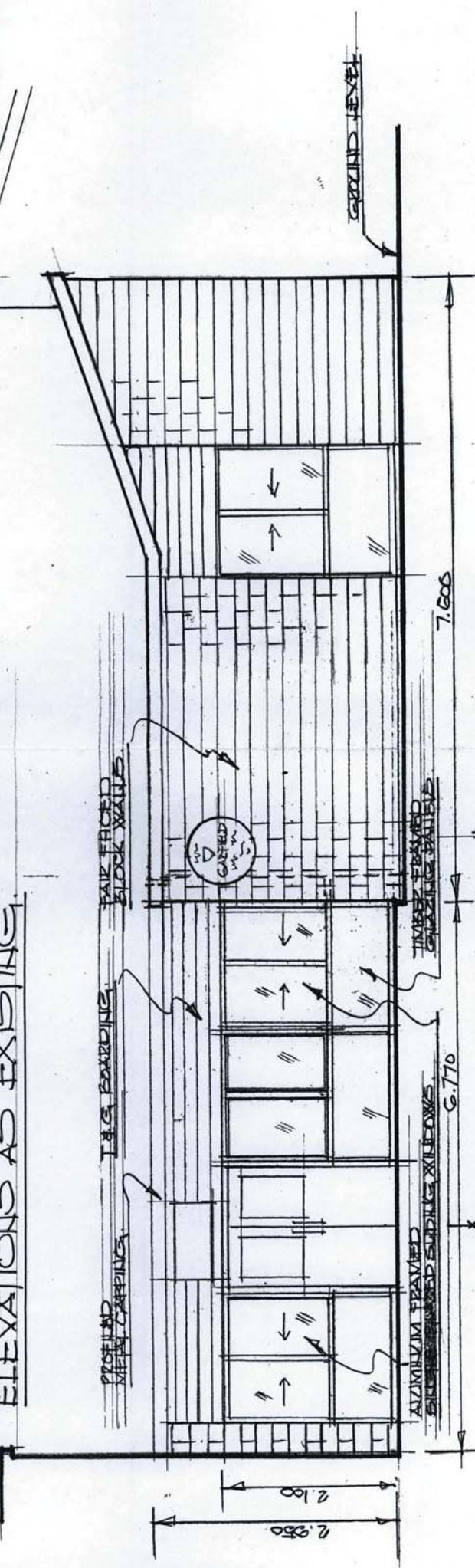


ELEVATION 'B'

LBE/10/0025
DRA. N° GP5/PK/10.

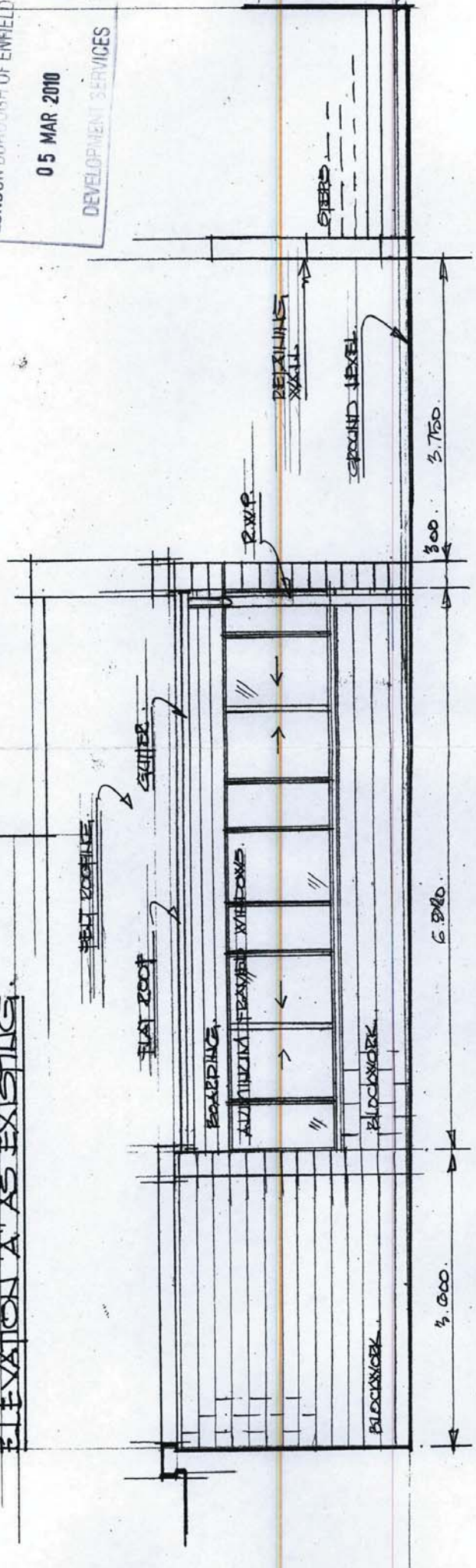
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GARFIELD PRIMARY SCHOOL
PROPOSED MODIFICATIONS TO MAIN ENTRANCE.
ELEVATIONS AS EXISTING.



MAIN ENTRANCE
ELEVATION 'A' AS EXISTING.

LONDON BOROUGH OF ENFIELD
05 MAR 2010
DEVELOPMENT SERVICES



ELEVATION 'B' AS EXISTING.