

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
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Ward: Chase
Side

Application Number : TP/10/0182

Category: Minor Development

LOCATION: Oaktree School, Chase Side, London, N14 4HN

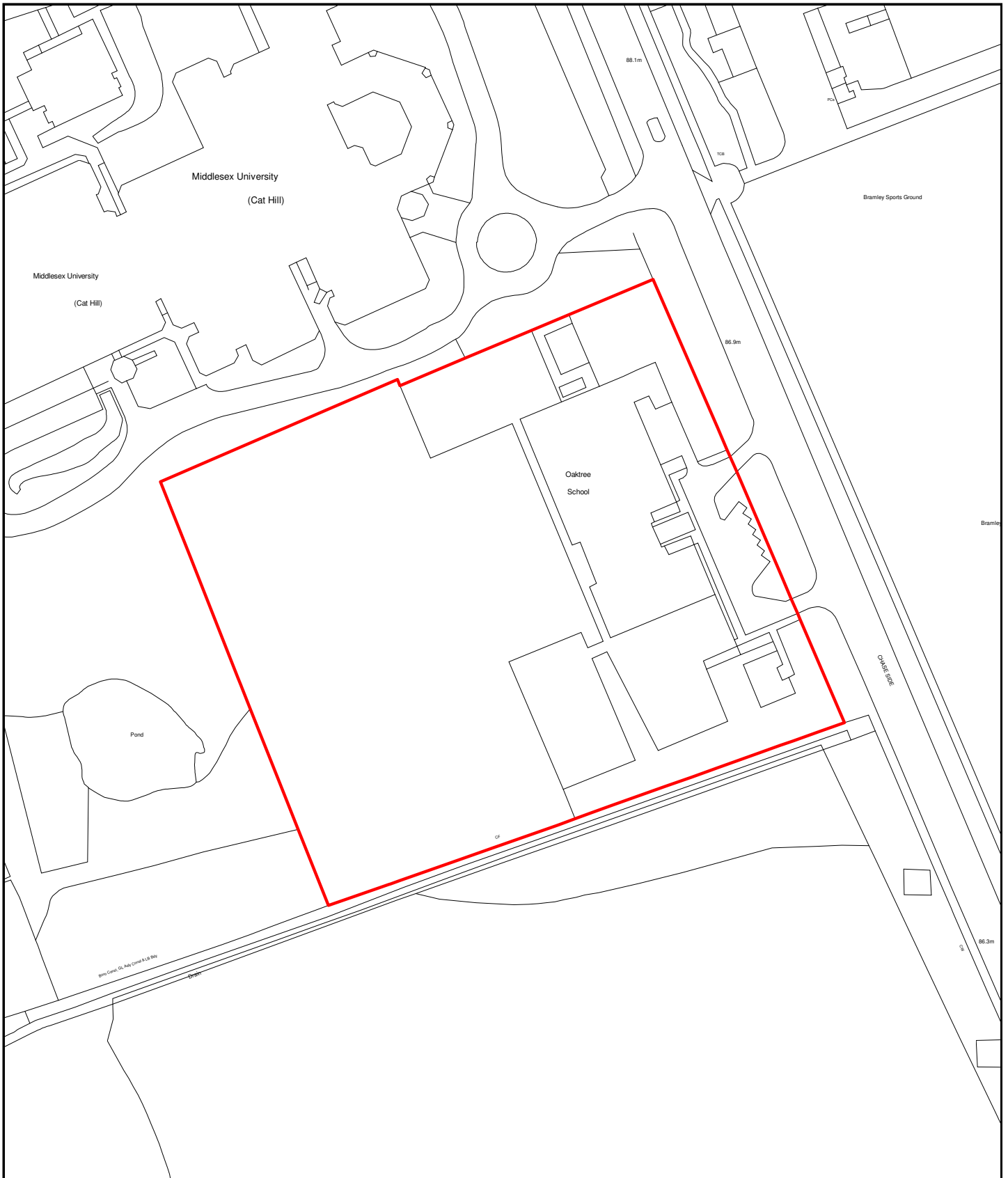
PROPOSAL: Construction of a 9m high airhall to existing rear playground to provide a covered play area.

Applicant Name & Address:
Oaktree School,
Chase Side,
London,
N14 4HN

Agent Name & Address:
Mr Michele Sautschak,
Rennie & Partners,
26, High Road,
East Finchley,
London,
N2 9PJ

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 conditions.



Development Control



Scale - 1:1250
Time of plot: 10:47

Date of plot: 09/07/2010

1 Site and Surroundings

- 1.1 Oaktree School comprises a single storey building located within a mixed use area, on the western side of Chase Side, south of Cat Hill roundabout. The main access to the school is from Chase Side. To the north and west of the site is the Cat Hill campus of Middlesex University whilst to the south is open space. Opposite are Chicken Shed Theatre and the Bramley Road Sports Ground. The Borough boundary with Barnet runs along the western and southern boundaries of the site.

2 Proposal

- 2.1 Permission is sought for a 9m air hall situated to the side and rear of the main school building on an existing hardcourt area.
- 2.2 The school is a mixed day-school for pupils with a range of complex needs, including social, emotional and behavioural difficulties linked to their learning. It provides for pupils aged 7-19, but the school's emphasis has begun to move towards the older children. Consequently, there is a need for additional facilities catering for the needs of these older age groups. There would be no increase in pupil numbers and staff numbers would also remain the same, with additional staff only required in response to individual child needs, in line with current practice.

3 Relevant Planning Decisions

- 3.1 None

4 Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Environmental Health raises no objections
- 4.1.2 Barnet raises no objections

4.2 Public

- 4.2.1 A consultation letter has been sent to Middlesex University. No comments have been received.

5 Relevant Policy

5.1 Unitary Development Plan

- | | |
|----------|--|
| (I)GD1 | New development to have appropriate regard to its surroundings |
| (I)GD2 | New development to improve the environment |
| (II) GD1 | New developments are appropriately located |
| (II) GD3 | Aesthetic and functional designs |
| (II)GD6 | Traffic implications |
| (II)GD8 | Access and servicing |
| (II)CS1 | Facilitate work of various community facilities |

- (II)CS2 Siting and Design of Community Facilities to comply with Council policies
- (II)CS3 Community facilities which are responsibility of Council to be provided in optimal locations and provide an effective and efficient use of land

5.2 London Plan

- 3A.21 Education Facilities
- 3C.23 Parking strategy
- 4A.14 Sustainable drainage
- 4B.8 Respect Local Context and Character

5.3 Local Development Framework

- 5.3.1 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

- PPS1 Delivering Sustainable Development
- PPG13 Transport

6 **Analysis**

- 6.1 Situated to the rear of the main single storey school building, adjacent to the southern boundary the western boundary of the site, the air hall would be 18.6m wide, 33.6m long and 9m high. The proposal therefore represents a significant structure which will project above the height of the existing school. which the existing buildings will only partially screen. However, the site does benefit from significant mature tree screening along all boundaries including albeit it is not as thick along the Chase Side frontage. Nevertheless, and taking into account that fact that the building would be 55 metres back from the road frontage with the tree screen offering limited perspectives, its impact on the visual amenity and character of the area is considered to be limited.
- 6.2 In arriving at this conclusion, the fact that Barnet as the adjoining authority, have raised no objection on visual grounds, is also noted
- 6.3 Whilst the proposal would result in the loss of the outdoor hardcourt area, given that the proposal provides an indoor play area; there is no net loss of play facilities for the school. Furthermore the school would retain ample outdoor space and the proposed air hall would provide a more functional use in all weather conditions. Therefore the proposal is not considered to harm the school's ability to provide adequate play space for its pupils.
- 6.4 Due to the size and siting of the proposed air hall and the distance to the nearest neighbouring site, the proposal is not considered to harm neighbouring occupier's amenities.

7 Conclusion

- 7.1 In the light of the above, although the proposal would be a large structure, the benefits to the facilities on offer at this school outweigh any perceived visual effects.

8 Recommendation

- 8.1 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. The external appearance shall accord with that described on the submitted plans and application form.

Reason: To ensure a satisfactory appearance.

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

- 8.2 The reasons for granting planning permission are:

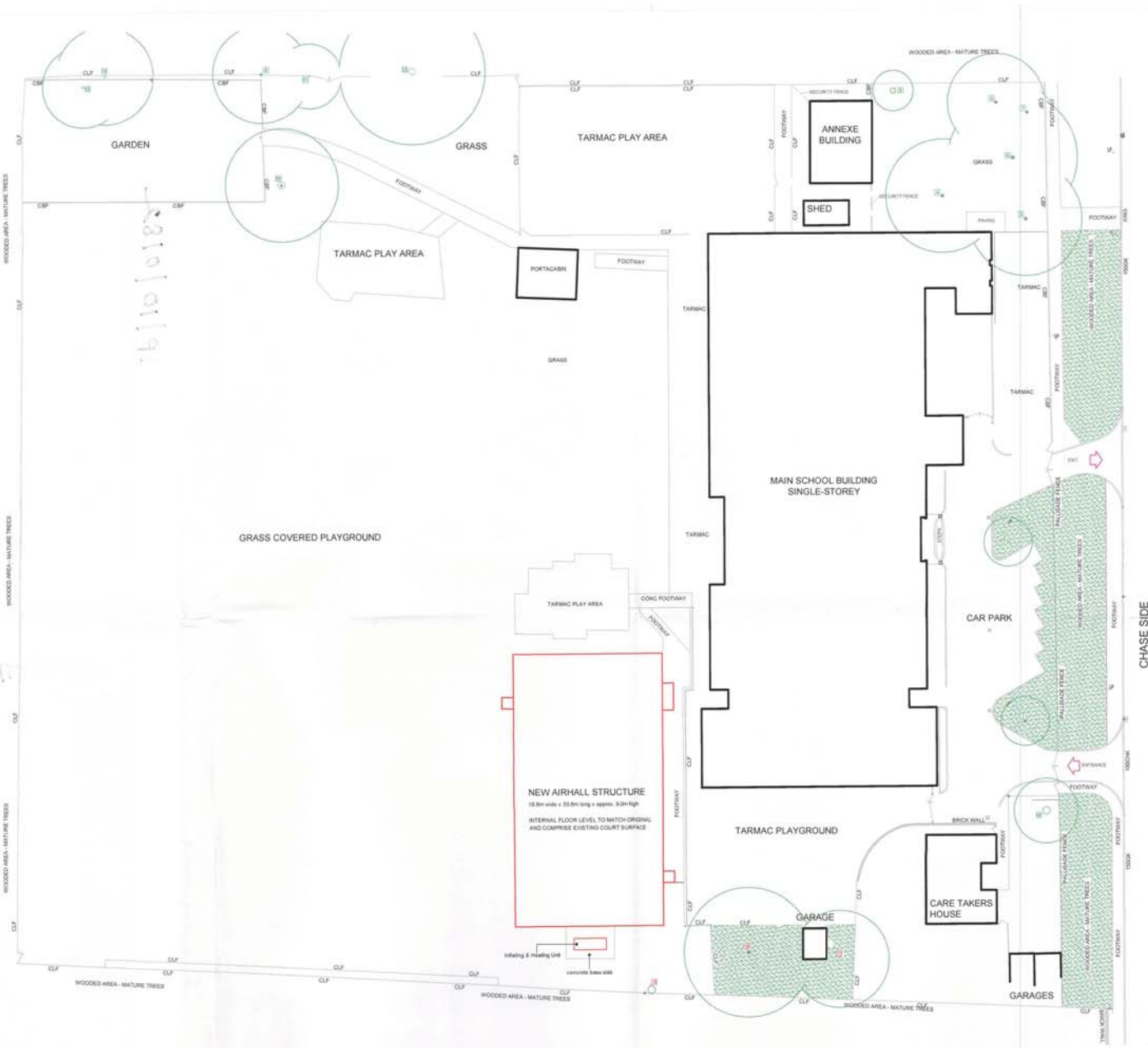
1. The proposed air hall actively contributes to the enhanced provision of educational facilities and thus is compatible of Policies (II) CS1, (II) CS2 and (II) CS3 of the Unitary Development Plan; 3A.17 and 3A.24 of the London Plan; and, PPS1: Sustainable Development.
2. The proposed air hall does not detract from the character and appearance of the surrounding area and would not serve to undermine residential amenity to neighbouring properties having regard to Policies (I) GD1, (I) GD2, (II) GD1 and (II) GD3 of the Unitary Development Plan.

TREE SCHEDULE			
No.	Species	Grth	Sp
1	S BIRCH	0.6	3
2	S BIRCH	0.6	3
3	LELANDI	0.7	2.5
4	CHERRY	1.4	7
5	TREE	1.4	7
6	TREE	1.4	8
7	TREE	0.5	3
8	TREE	0.7	6
9	OAK	8x0.6	6
10	OAK	2.7	7
11	OAK	0.55	4
12	OAK	0.8	10
13	CHERRY	0.7	5
14	OAK	3.8	6
15	TREE	3.0	Stump
16	TREE	1.3	9
17	TREE	1.3	6
18	TREE	Stump	4

Key:

- MH Manhole
- CL Cover Level
- L Invert Level
- SW Surface Water Sewer
- FW Foul Water Sewer
- GL Ground Level
- BT British Telecom
- EB Electricity Manhole
- W/C Water Stop Cock
- WU Water Meter
- GSC Gas Stop Cock
- HYD Hydrant
- CTV Cable TV Telephone
- LP Lamp Column
- TP Telegraph Pole
- SNP Street Name Plate
- SG Sign
- TL Traffic Light
- G Gully
- WG Water Gully
- XNG Vehicle Crossing
- PC Plain Crossing
- CK Concrete Kerb
- CHK Channel Kerb
- GX Gravel/Grass
- BOLL Bollard

- CSF Chain Strand Fence
- CCF Chain Chain Fence
- CLF Chain Link Fence
- BWF Barbed Wire Fence
- PWF Post & Wire Fence
- DELAP Deconstructed Fence



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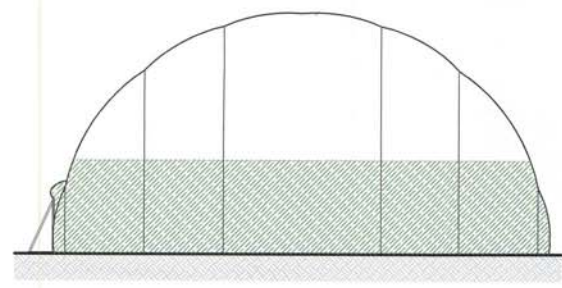


LONDON BOROUGH OF HAVINGHAM
 11 FEB 2010
 DEVELOPMENT SERVICES

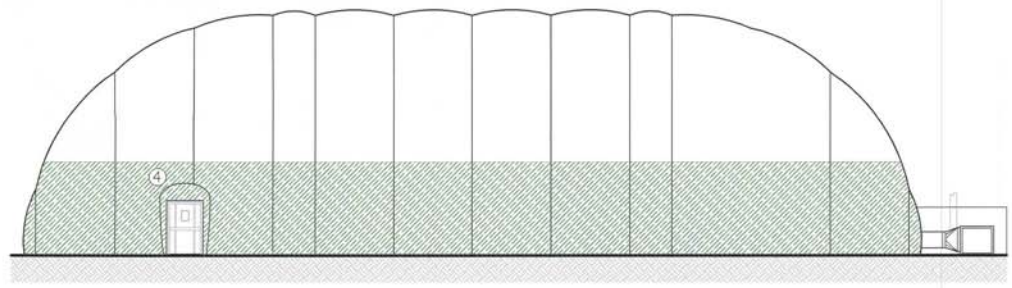
Project: OAKTREE SCHOOL CHAISE SIDE SOUTHGATE N14 4HN	Drawn by: MS Checked by:
Client: OAKTREE SCHOOL CHAISE SIDE SOUTHGATE	Date: Nov 2009 Scale: 1:250 @ A1
Title: PLANNING SUBMISSION PROPOSED SITE PLAN NEW AIRHALL STRUCTURE	Drawing No: P05

RENNIE & PARTNERS
26 HIGH ROAD
EAST FINCHLEY
LONDON N2 9PJ

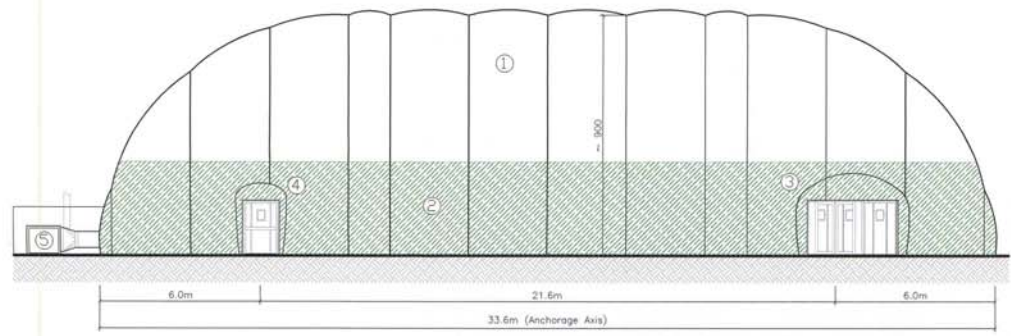
TEL: 020 8444 7191
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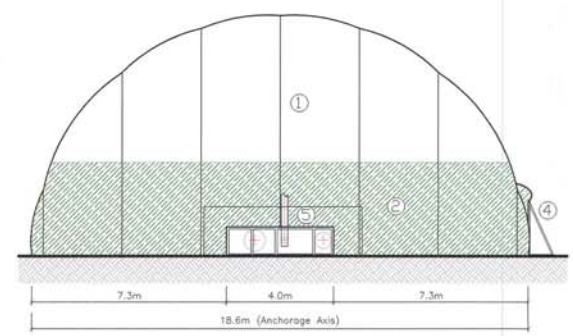
SIDE ELEVATION



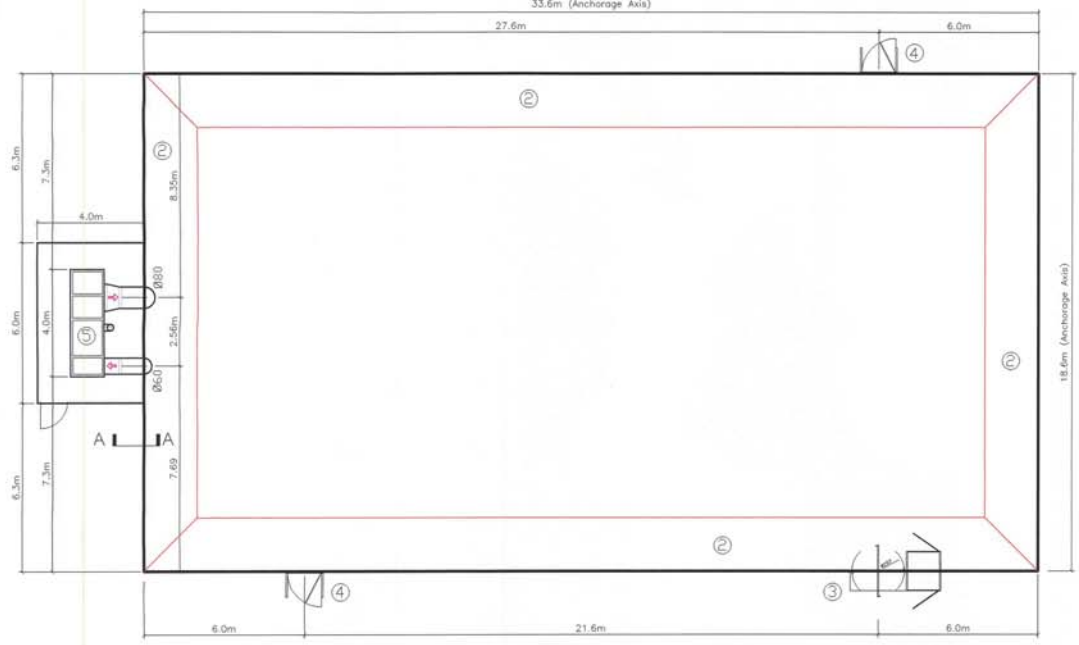
REAR ELEVATION



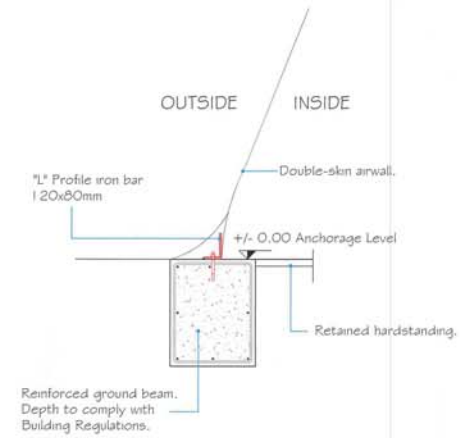
FRONT ELEVATION



SIDE ELEVATION



PLAN



SECTION A-A

GENERAL
Construction of double-skin airhall, sized 33.6m long x 10.0m wide x circa 9.0m high.

FOUNDATIONS
Reinforced concrete ringbeam to perimeter of structure, minimum 600mm wide x 1000mm deep. Ringbeam to be finished level with internal floor level. Ringbeam foundation to comply with Building Regulations.

GROUNDWORKS
Existing grass embankment to the front of the proposed Airhall to be dug out and replaced with a 140mm thick concrete block/kerb retaining wall (blockwork to be laid based one side) and 1200mm wide concrete path, linking the existing school playground hardstanding to the Airhall main entrance and front fire escape doors.

Rainwater collected off the Airhall to discharge into a perimeter french drain connecting into the existing soakaway system.

GROUND SLAB
Existing court hard-standing is relatively new and in good condition. The hard-standing is to be retained.

AIRHALL MEMBRANE
Double-skin membrane.

Bottom section marked (2) within elevations to be green colour inside and outside.

Upper section marked (1) within elevations to be white colour inside and outside.

ACCESS
Main entrance door marked (3) within drawing to be a revolving door designed for wheelchair access with green colour housing.

Two emergency exit doors, marked (4) within drawing to be 1.2m wide x 2.1m high with green coloured housings.

HEATING/HEATING UNIT
Inflation of Airhall is by centrifugal electric fan which blows hot or cold air dependent on the season. Heating is controlled by a thermostat which keeps internal area at constant 10 degrees C.

Heating burner, marked (5) within drawing to be Höpfling K130 unit. Burner to be gas operated. The air within the Airhall to be changed after 3 times an hour, keeping it fresh and free from stale or "greenhouse" effect in summer.

All the components, which regulate the heating and ventilation systems to be provided with back-up systems, which automatically cut in should any aspect of the machinery fail.

The unit is to be positioned on a reinforced concrete ground slab - to side elevation, within a galvanneal housing, containing:

1. Main centrifugal fan operated by 7.5kw three phase electric motor;
2. Statically balanced motor and oil tank;
3. Control board for monitoring and control thermostat for heating;
4. Stainless steel chimney flue.

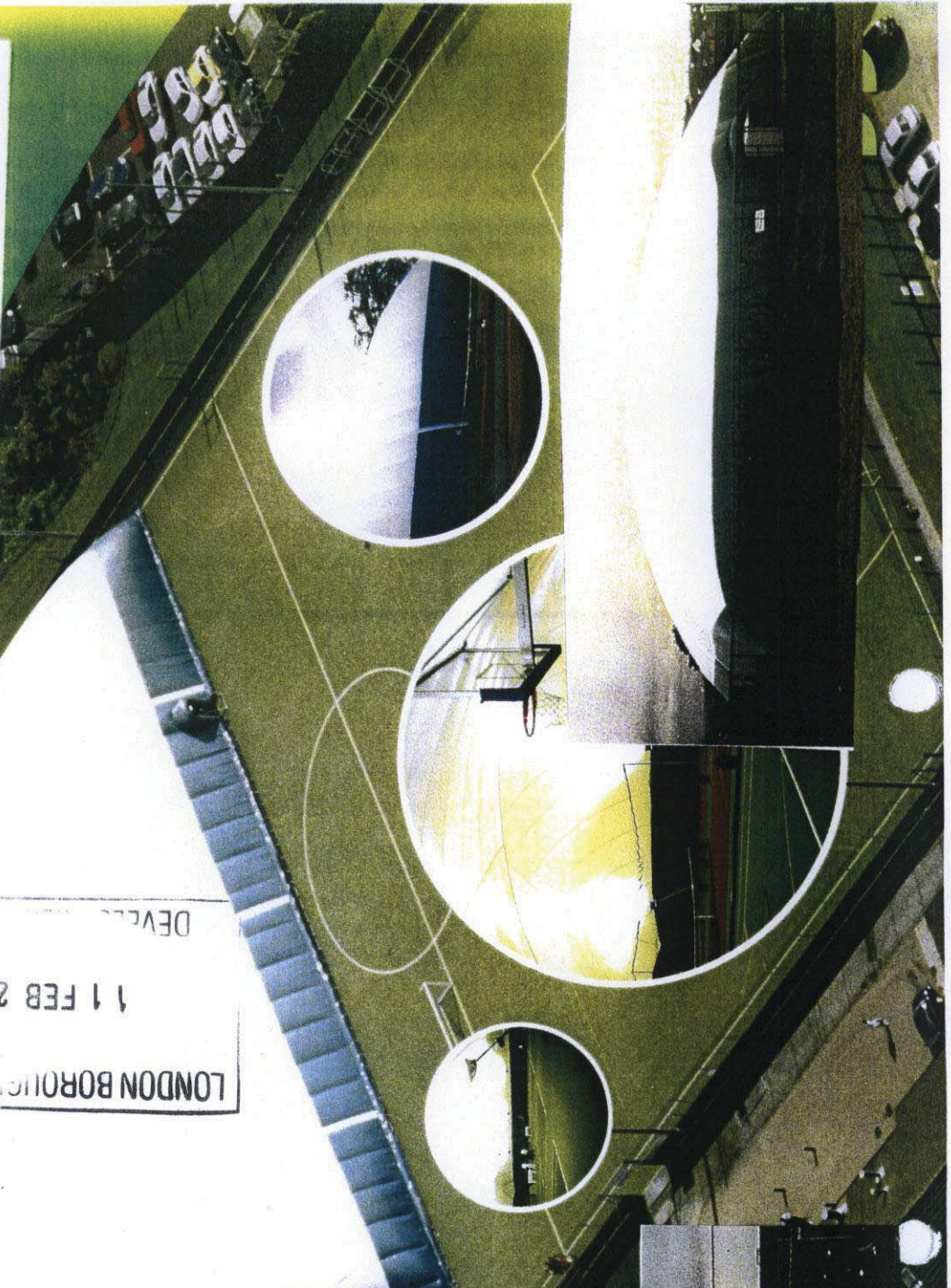
Slab supporting airblowheating unit to be 4000mm wide x 6200mm long x 200mm thick reinforced concrete floor slab. Concrete grade C30, reinforced with 2 x 4 layers of A325 3 main, with minimum 50mm cover.

Unit to be fenced off with 1.2m high timber panelled fence and 1m wide timber gate, positioned on the perimeter edge of the floor slab.

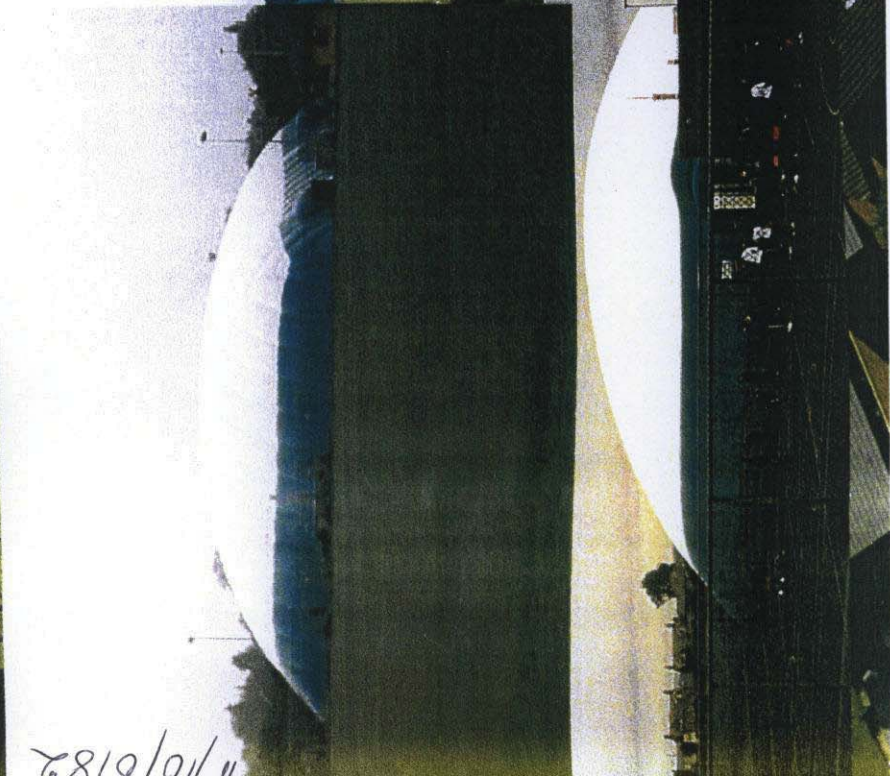
9.0m

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11 FEB 2010
DEVELOPMENT SERVICES

Property:	OAKTREE SCHOOL CHASE SIDE SOUTHGATE N14 4HN	Date:	November 2009
Client:	OAKTREE SCHOOL CHASE SIDE SOUTHGATE	Scale:	PLAN: 1:100 @ A1 ELEVATIONS: 1:10 @ A1 SECTION A-A: 1:10 @ A1
Title:	PLANNING SUBMISSION NEW AIRHALL BUILDING	Dwg. No.	P04



LONDON BOROUGH OF ENFIELD
11 FEB 2010
DEVELOPMENT SERVICES



11/01/08