

## 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  
Mr S. Newton Tel: 020 8379 3851

**Ward:** Chase

**Application Number :** TP/10/0390

**Category:** Other Development

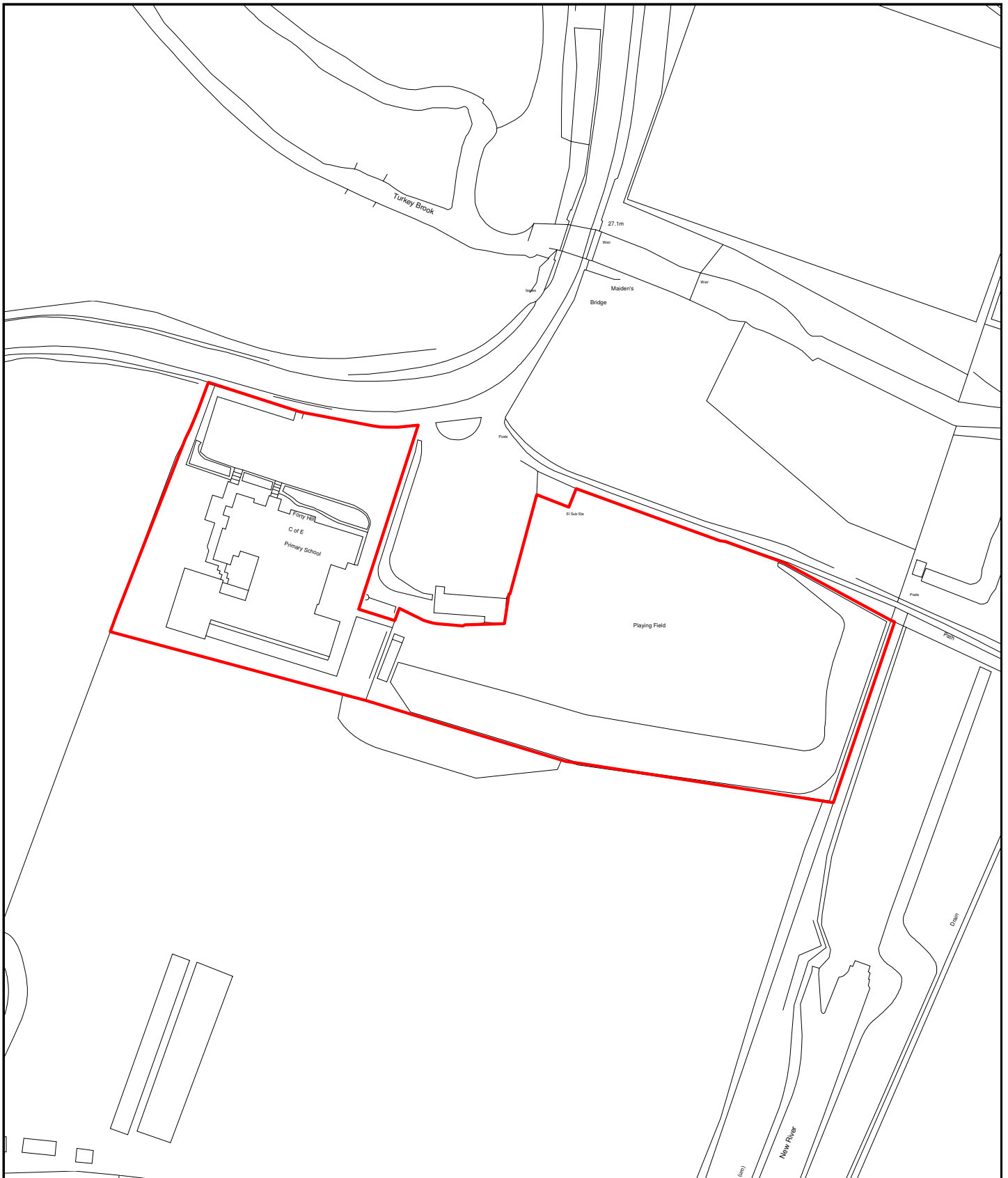
**LOCATION:** FORTY HILL C OF E PRIMARY SCHOOL, FORTY HILL, ENFIELD, EN2 9EY

**PROPOSAL:** Erection of a canopy to outbuilding, including fencing, shingle path and landscaping at rear.

**Applicant Name & Address:**  
Mr Richard Yarwood  
FORTY HILL C OF E PRIMARY SCHOOL,  
FORTY HILL,  
ENFIELD,  
EN2 9EY

**Agent Name & Address:**

**RECOMMENDATION:**  
That planning permission be **GRANTED** subject to conditions.



### Development Control



Scale - 1:1250  
Time of plot: 11:19

Date of plot: 09/07/2010

## **1. Site and Surroundings**

- 1.1 The application site is located on the south side of Forty Hill, just to the west of Maiden's bridge within the Forty Hill Conservation Area, the Green Belt and Area of Special Character. The school is also locally listed.
- 1.2 The proposal is specifically for works around an existing outbuilding which is adjacent to the staff car park and the playing fields.

## **2. Proposal**

- 2.1 Permission is sought for the erection of a standing canopy at the front of an outbuilding at the edge of the school site, a section of fencing and a shingle pathway.
- 2.2 The canopy would have a maximum height of 2.8 metres, have a width of 9 metres and a depth of 3 metres. The canopy would be constructed with a timber frame and a tinted polycarbonate roof. The canopy would be used to provide shelter for the school's children.
- 2.3 The fence would have a height of 1.5 metres and the section would be 16 metres in length, sited in between the outbuilding and the entrance to the staff carpark, enclosing an area which would contain the shingle pathway and entrance to the outbuilding.
- 2.4 The single pathway would be approximately 1.5 metres wide and would be set between the proposed section of fencing and the existing fencing which currently separates the staff car park from the adjacent playing fields. The proposed shingle pathway would provide access from the outbuilding to the staff carpark.

## **3. Relevant Planning Decisions**

- 3.1 There is an extensive planning history relating to the site. The most recent applications are: -
- 3.2 TP/07/1158 – Single storey rear extension to south elevation – Granted at Planning Committee 30-08-2010

- 3.3 TP94/0509- Erection of single storey extension at rear of school building to provide additional classroom accommodation Approved 20-09-94
- 3.4 TP/93/0440 – Erection of single storey extensions to existing school building to provide additional classrooms and associated facilities. Approved 24-08-93
- 3.5 TP/92/0609- Erection of single storey extension for use as new assembly hall and ancillary accommodation. Approved 12-11-92

#### **4. Consultations**

##### 4.1 Public

- 4.1.1 As the site's boundaries have no immediately adjoining neighbours, neighbour consultation letters were not sent out.

##### 4.2 External

- 4.2.1 None

#### **5. Relevant Policy**

##### 5.1 London Plan

3A.24 Education facilities

3D.9 Green Belt

##### 5.2 Unitary Development Plan

(I)GD1 Regard to surroundings

(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)G2 Appropriate uses in the Green Belt

(II)G6 Area of Special Character

### 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

CP33 Green Belt and Countryside

### 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 canopy, fencing and shingle pathway would be sited to the front of the existing detached building but would respect the height of the structure. Although it would marginally increase the proportion of built development on the site, it's siting and scale means would not represent a prominent development 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 the quality of school accommodation.

- 6.1.3 On balance, therefore, it is considered that in principle, the proposed canopy, fencing and shingle pathway would not represent an inappropriate form of development harm 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 proposed canopy, fencing and shingle pathway are considered to be in an appropriate location and compatible with the existing use of the site. Although sited to the front of the existing outbuilding, the taller canopy would be sufficiently set back from the highway, and therefore would not be prominent in the public realm.

- 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 canopy, fencing and pathway are considered satisfactory and being low rise, in keeping with the existing school buildings. It is considered therefore that it does not further harm 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 There are no residential properties located within the proposal's immediately surrounding area. Therefore, it is considered that the works, by reason of separation, would not have a detrimental impact upon residential amenity.

## 7. **Conclusion**

- 7.1. It is considered that the proposed canopy, fencing and shingle pathway would not result in a loss of residential amenity 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 conditions.

- The external finish of the canopy's timber frame and the fencing shall match those indicated on plan numbers A and C

Reason: To ensure a satisfactory appearance.

- C51A – Time limited permission (3 years)

8.2 The reasons for granting planning permission are:

1. The proposed canopy, fencing and shingle pathway, by virtue of their 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, (II) G1 and (II) G6 of the Unitary Development Plan Belt and Planning Policy Guidance Note 2- Green Belts.

TP/10/0390

(B)

School Field

School Playground



LONDON BOROUGH OF ENFIELD  
 12 MAY 2010  
 DEVELOPMENT SERVICES

Scale: 1cm = 1.5m  
 1:150



FORTY HILL



TP/10/0390

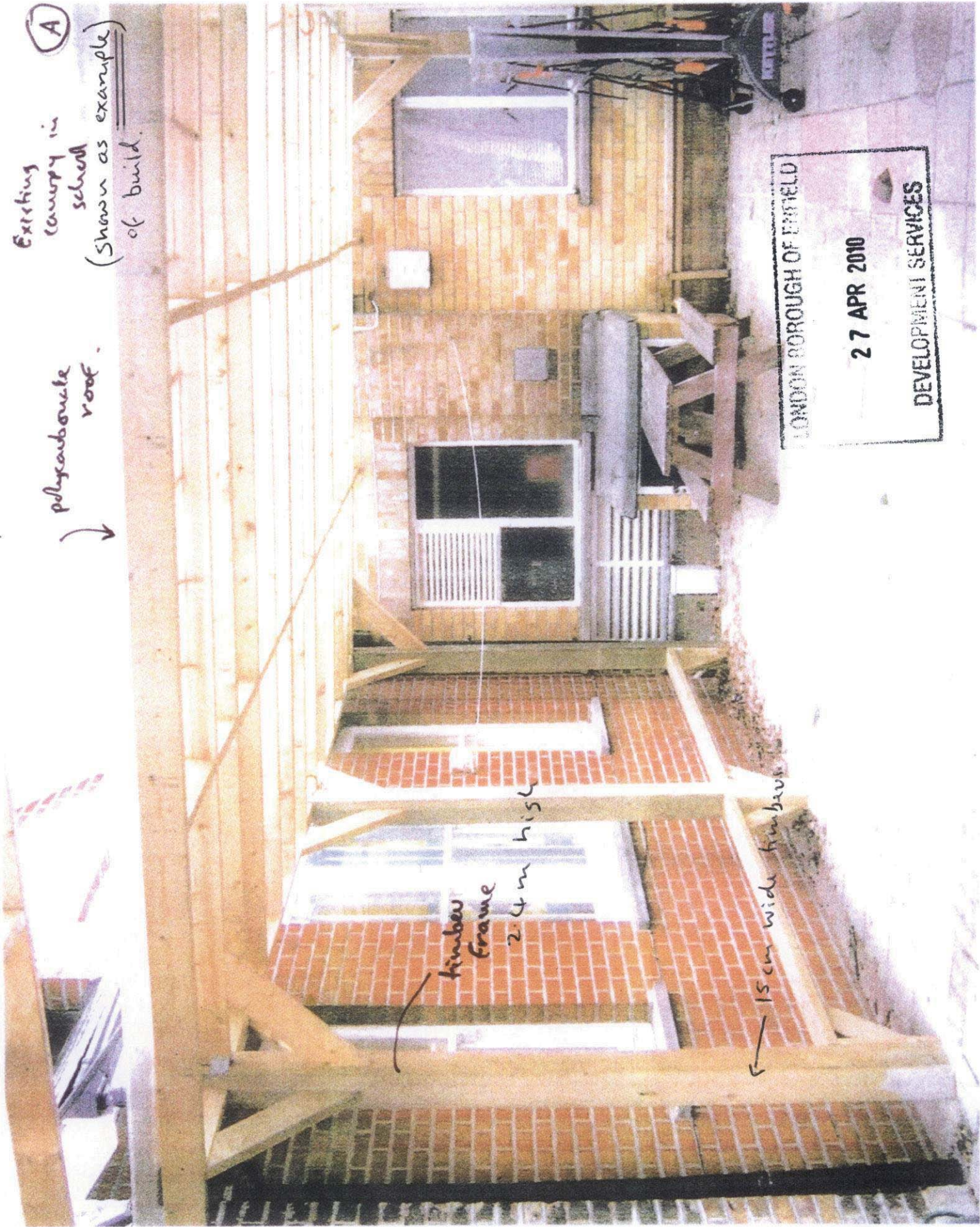
(A)  
Existing canopy in school  
(shown as example)  
of build.

polyarbonate roof.

timber frame  
2.4m high

15cm wide timbers

LONDON BOROUGH OF ENFIELD  
27 APR 2010  
DEVELOPMENT SERVICES





(D1)

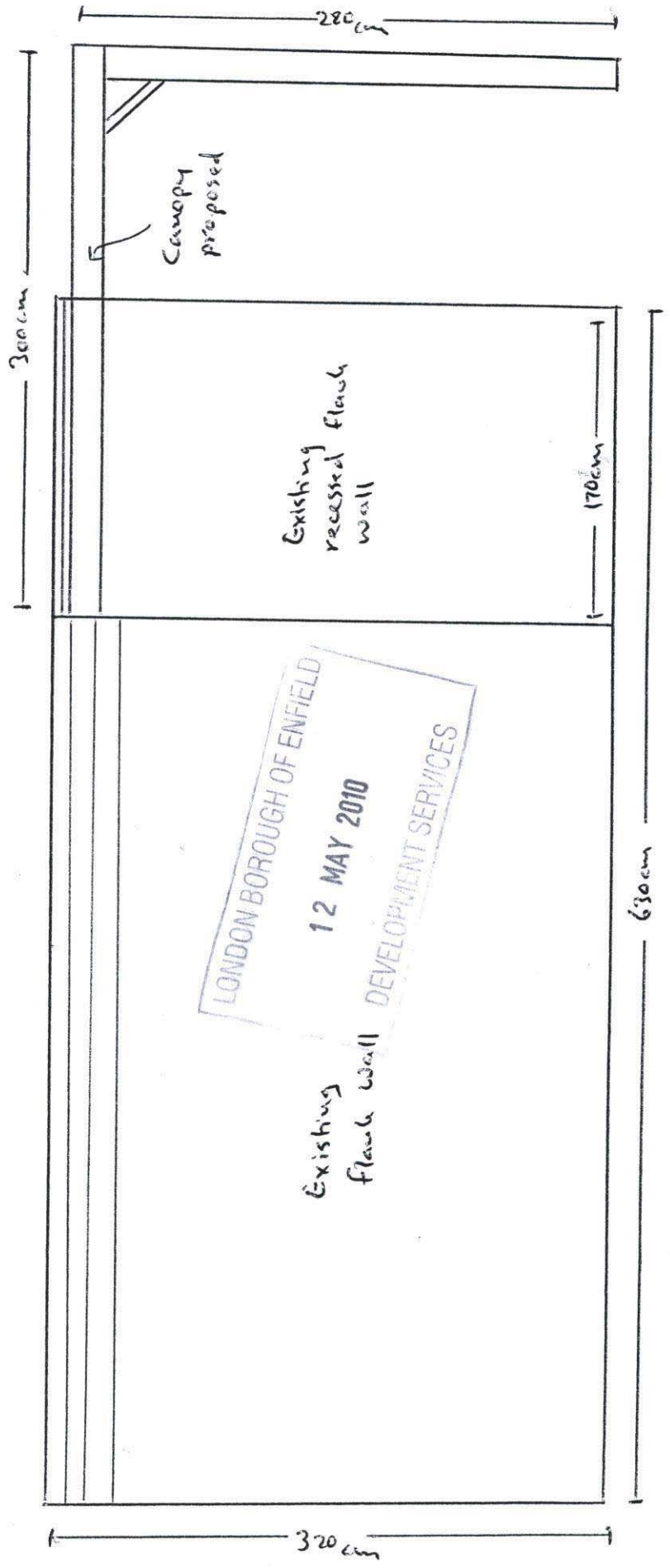
FOREY HILL 'DEN'

View of side of building : East facing

Scale 1:33 (3cm = 1m)



TP/10/0390



D2

Forty Hill 'DEN'

TP/10/0390

View of side of building: West Facing  
Scale 1:33 (3cm = 1m)

N ←

