

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
Mrs S.L. Davidson Tel: 020 8379
3841

Ward: Ponders
End

Application Number : TP/10/0752

Category: Other Development

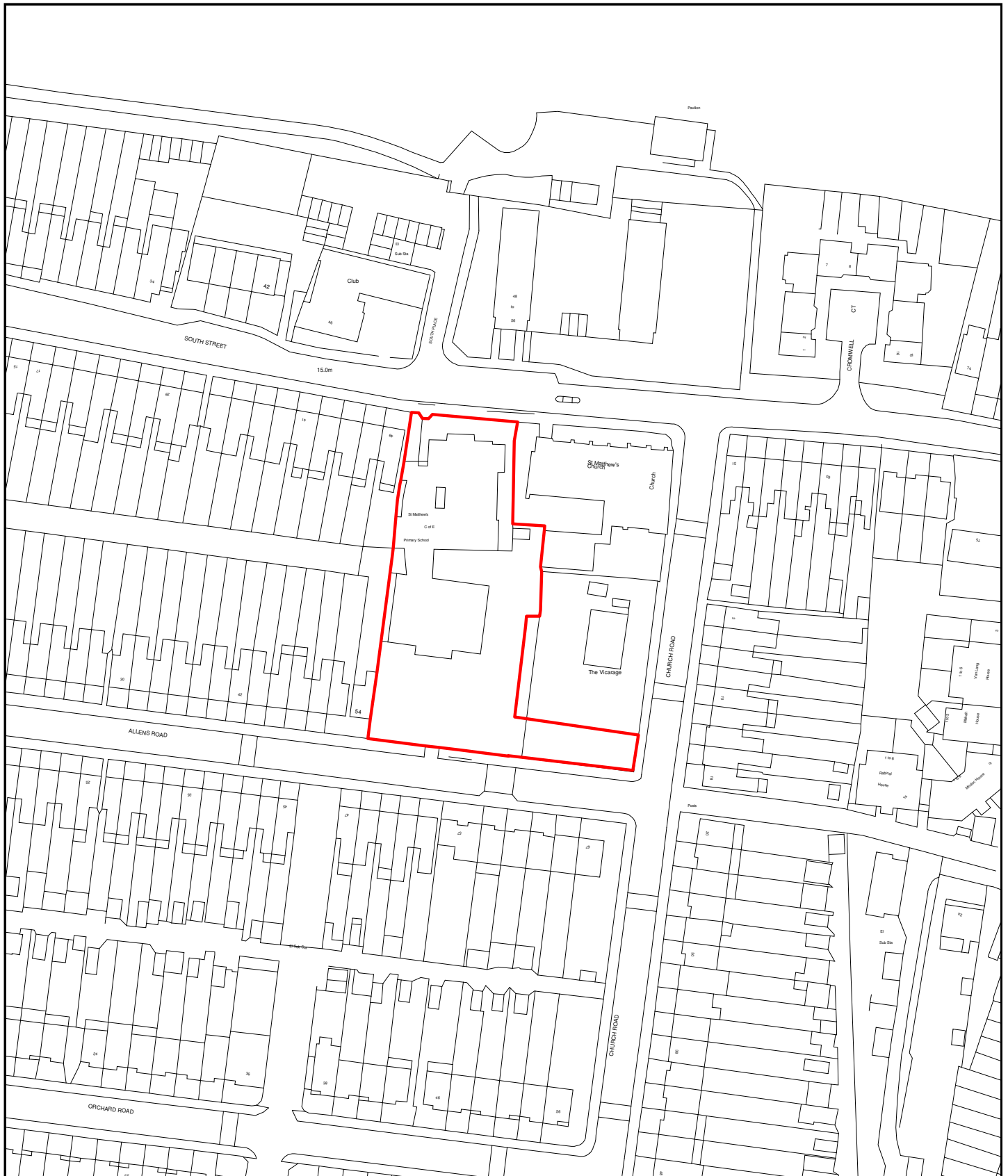
LOCATION: ST MATTHEWS C OF E PRIMARY SCHOOL, SOUTH STREET,
ENFIELD, EN3 4LA

PROPOSAL: Erection of 2 free standing canopies to provide play shelters.

Applicant Name & Address:
Mr Stefan Roos
ST MATTHEWS C OF E PRIMARY SCHOOL,
SOUTH STREET,
ENFIELD,
EN3 4LA

Agent Name & Address:

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



Development Control



Scale - 1:1250
Time of plot: 11:49

Date of plot: 09/07/2010

1 **Site and Surroundings**

- 1.1 St. Matthews C of E Primacy School is located on the south side of South Street. The main buildings are positioned towards the South Street frontage with the play area and gardens to the rear but with a frontage to Allens Road. The surrounding area is predominantly residential

2 **Proposal**

- 2.1 This application proposes the erection of two free standing canopies to provide play shelters, within the play/garden area which fronts Allens Road. The canopies would be open sided, with powder coated steel frames and a polycarbonate roof. They would stand a maximum 3.8m above ground level and cover an area of 50 sq.m.

3 **Relevant Planning Decisions**

- 3.1 None

4 **Consultation**

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Consultation letters have been sent to the occupiers of 25 nearby residents. In addition a notice has been posted on site. No responses have been received.

5 **Relevant Policy**

5.1 London Plan

4B.8 Respect Local Context and Character

5.2 Unitary Development Plan

- | | |
|---------|---|
| (I)GD1 | New development to have appropriate regard to its surroundings |
| (I)GD2 | New development to improve the environment |
| (II)GD3 | Design |
| (I)CS1 | Community services |
| (II)CS2 | Design/siting of community service buildings |
| (II)CS3 | Council provided community services to represent an efficient and effective use of land and buildings |

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

CP8 Education

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

5.4 Other Material Considerations

PPS1 Delivering Sustainable Development

6 Analysis

6.1 Effect on the Character and Appearance of the Area

6.1.1 The proposed development is an open lightweight structure. Due to its size, design and siting, it would have little impact on the character and appearance of the street scene and the wider area.

6.2 Effect on Residential Amenities

6.2.1 The nearest residential properties are located opposite the site, on the opposite side of Allens Road. Given the size and scale of the proposed structure, it would have no impact on the occupiers of these properties, in terms of light or outlook.

7 Conclusion

7.1 The proposed structure provides an area of shelter from the elements for pupils at the school. Its design is functional and acceptable in the context of the area, having limited impact beyond the curtilage of the school. Approval is recommended for the following reason:

- 1 The proposed structure, having regard to its size, siting and design, has appropriate regard to its surroundings, the amenities of the area and those of nearby residents. In this respect the development complies with Policies (I)GD1 and (II)GD3 of the Unitary Development Plan.

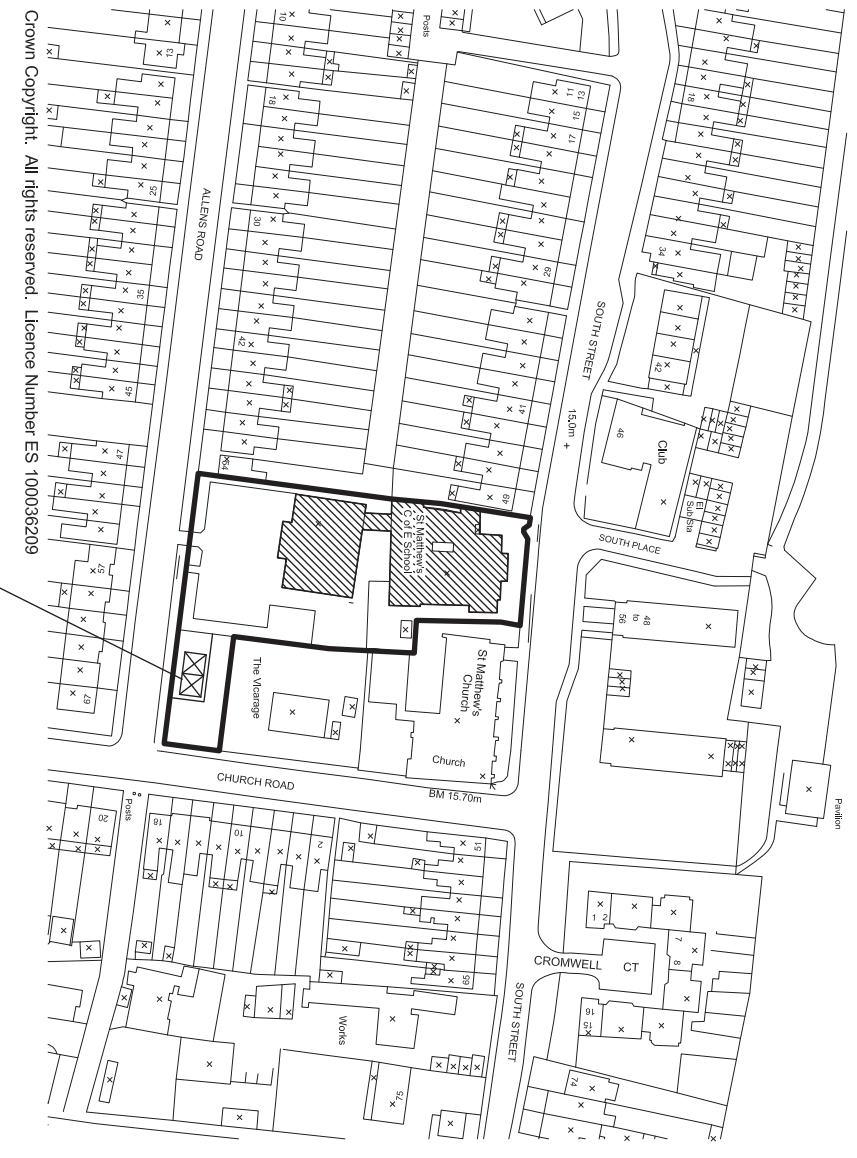
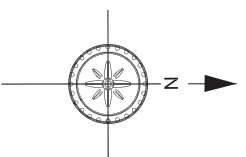
8 Recommendation

8.1 That planning permission GRANTED subject to the following condition:

1. 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.

ALL WORKING DIMENSIONS TO BE CHECKED ON SITE. FINISHED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS. ANY DISCREPANCIES BETWEEN DIMENSIONS ON DRAWING SCALES AND DIMENSIONS ON SITE SHALL BE TAKEN AS EVIDENCE OF AN ERROR IN THE DRAWING AND NOT BE RESPONSIBLE TO THE SUPPLEMENTARY OFFICE FOR COPYRIGHT RESERVED.



Crown Copyright. All rights reserved. Licence Number ES 100036209

Proposed location of
new play shelter

<p>Project Management, Architecture & Surveying</p>		<p>Registered Architect</p>	
<p>Project Name: 178 St Andrew Road, Sutton 15106, Essex, CE9 3JW Tel: 01776 510001 Fax: 01776 510009 Email: info@wibbyburnett.co.uk</p>		<p>Drawn By: RIBBA</p>	
DATE	APRIL 2010	CHECKED BY	REVISION
SCALE	1:1250 at A3	DRAWING NO.	21659/P/15

PROJECT
ST MATTHEW'S CE SCHOOL
SOUTH STREET
PONDERS END
ENFIELD

CLIENT
THE GOVERNORS

DETAIL
SITE LOCATION PLAN

PROPOSED NEW
PLAYGROUND SHELTER

General Notes



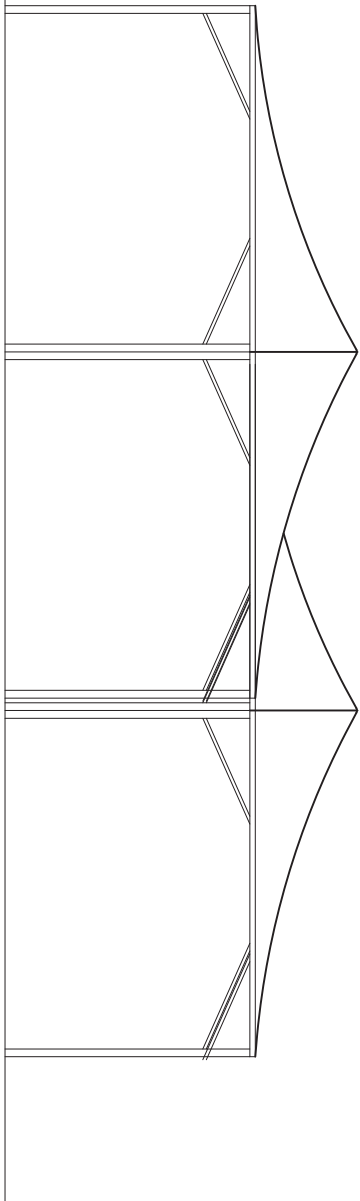
No	Revision/Issue	Date

**5X5
CLUB
MANTTA**

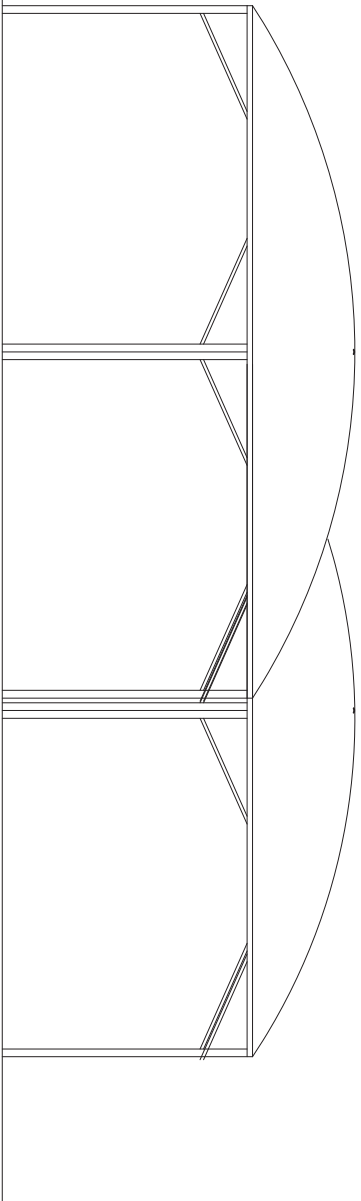
DALLO

Zac du bel air
rue Gustave Eiffel
78120 Rambouillet FRANCE
tel : 01 30 46 55 55
fax : 01 30 41 08 73
Email : info@dallo.com

VUE A 45 DEGRES



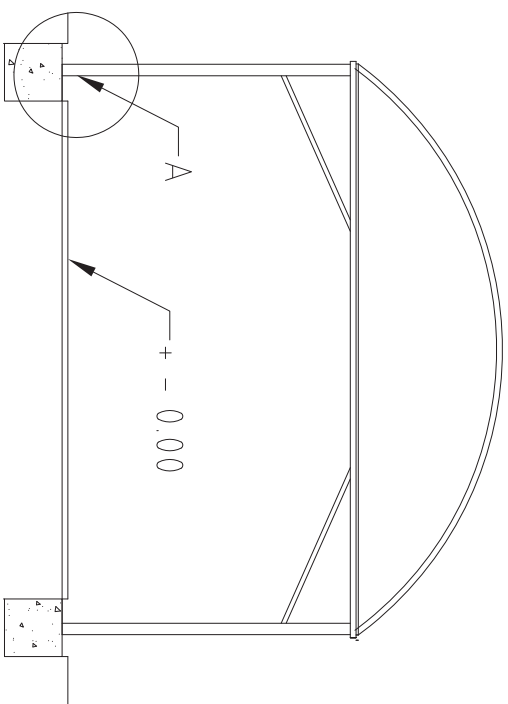
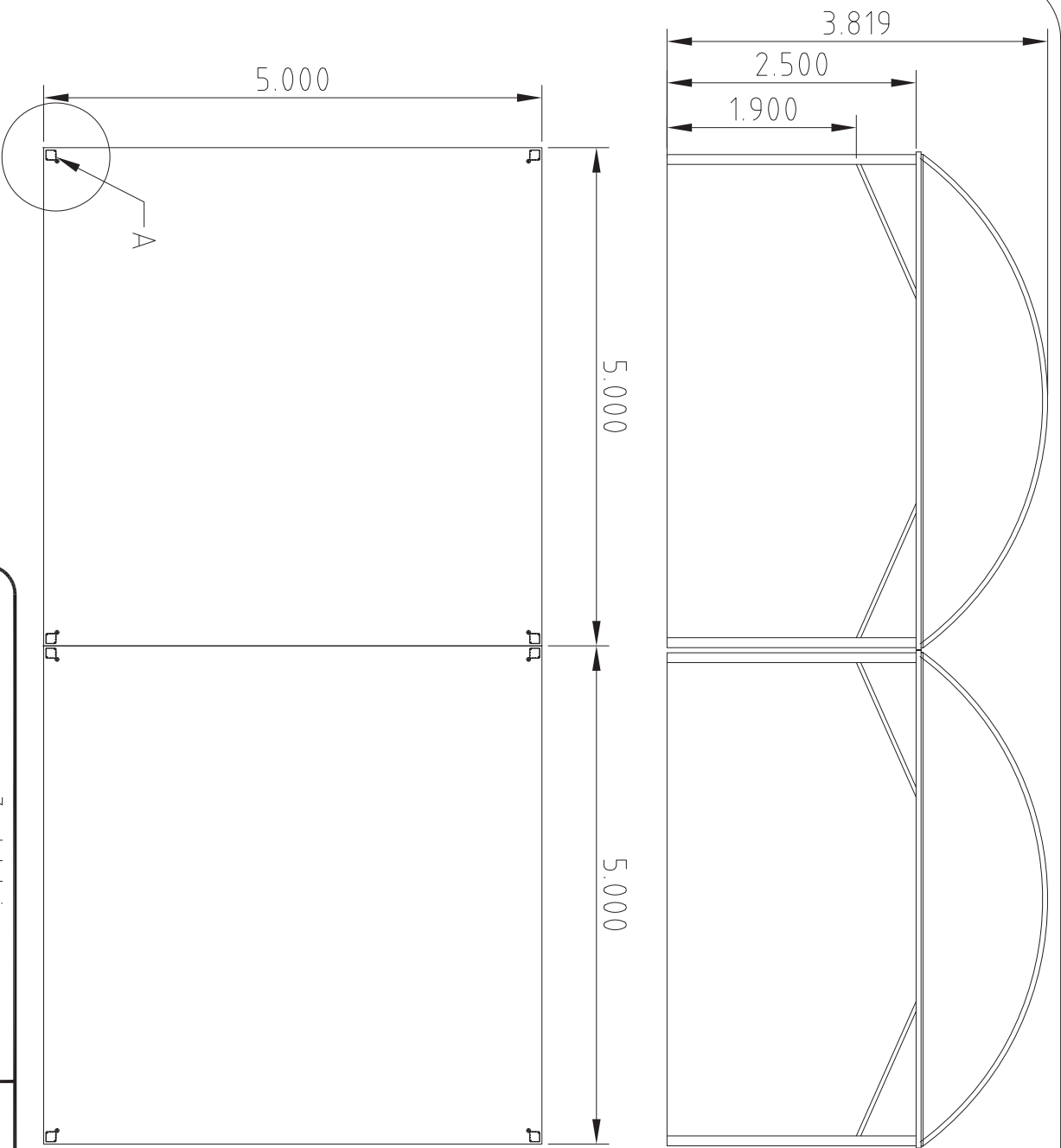
VUE A 45 DEGRES



cotation du plan : mm

Date indice
 A1

Echelle /



Zac du bel air
 rue Gustave Eiffel
 78120 Rambouillet FRANCE
 tel : 01 30 46 55 55
 fax : 01 30 41 08 73
 Email : info@dallo.com

Club 5x5 Manta

cotation du plan : m

Date

indice

Echelle

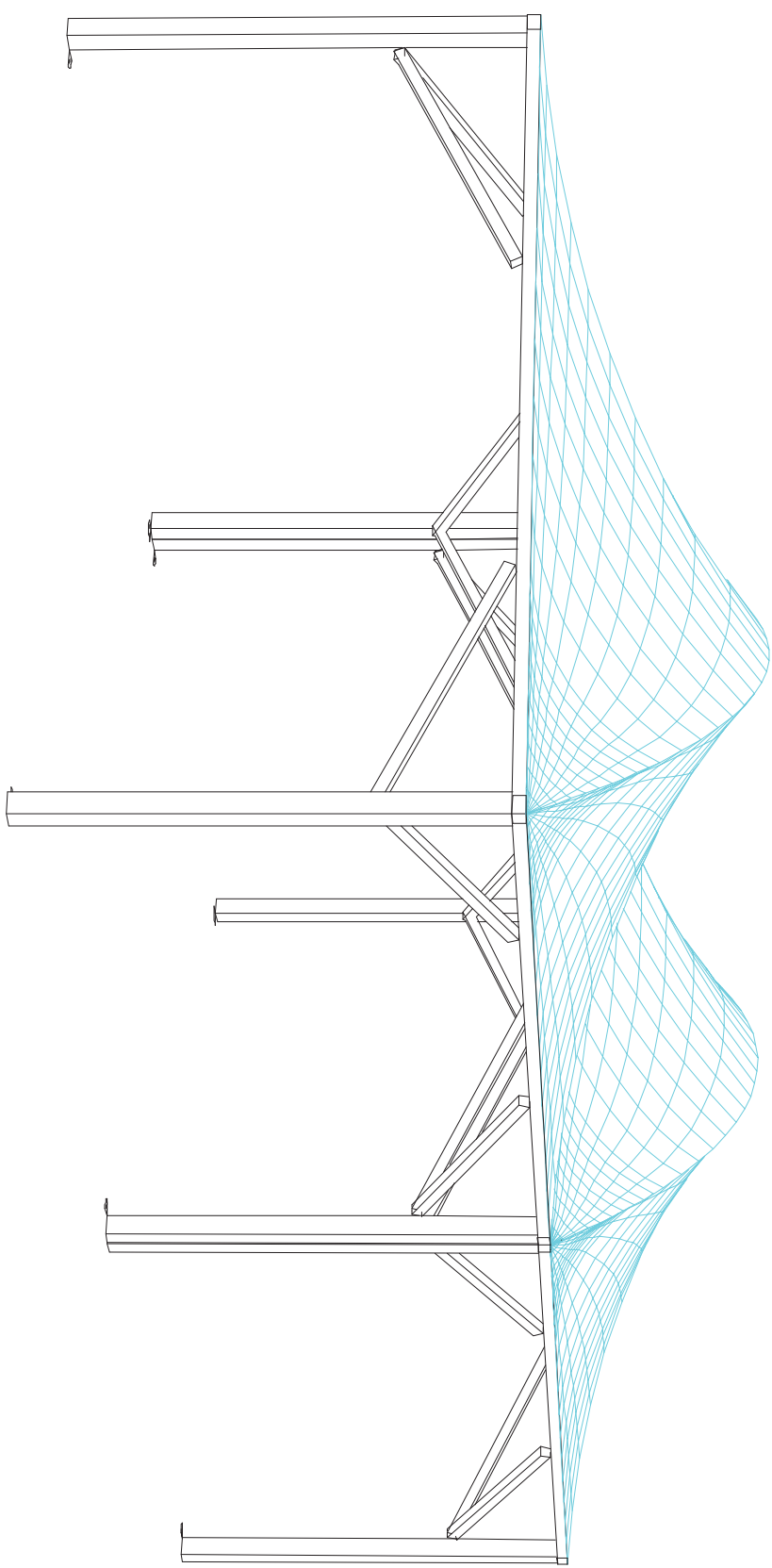
General Notes



No	Revision/Issue	Date

**5x5
CLUB
MANTA**

DALLO
Zac du bel air
rue Gustave Eiffel
78120 Rambouillet FRANCE
tel : 01 30 46 55 55
fax : 01 30 41 08 73
Email : info@dallo.com



cotation du plan : mm

Date	indice	A1
Echelle	.../...	