

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th July 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
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Ward: Haselbury

Application Number : P12-01230PLA

Category: Other Development

LOCATION: CHURCHFIELD PRIMARY SCHOOL, LATYMER ROAD, LONDON, N9 9PL

PROPOSAL: Replacement fencing (RETROSPECTIVE)

Applicant Name & Address:

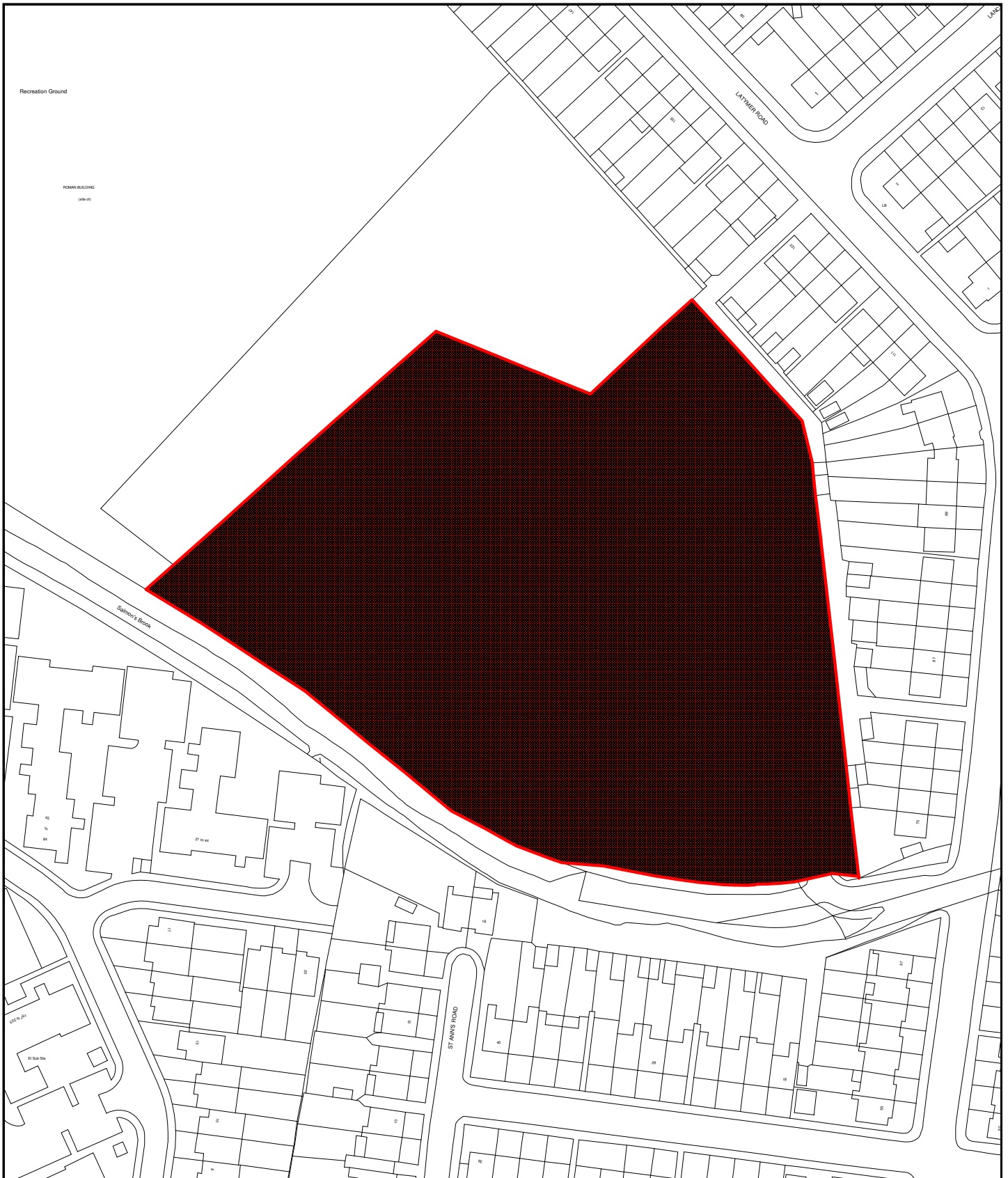
Andrew Fraser,
Director of ECSL
CIVIC CENTRE,
SILVER STREET,
ENFIELD,
EN1 3XA

Agent Name & Address:

Mrs Tasneeh Dhnakaran
CHURCHFIELD PRIMARY SCHOOL
LATYMER ROAD
LONDON
N9 9PL

RECOMMENDATION:

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 10:07

Date of plot: 12/07/2012

1. Site and Surroundings

- 1.1 Churchfield Primary School has recently been extended and comprises of a mixture of two storey and single storey buildings. It is bounded by Latymer Road to the north east and recreation ground to the north west and Salmons Brook to the south west. To the north east are residential properties and in particular, Nos. 111-147 (odd) Latymer Road, the rear gardens of which abut the north eastern boundary.

2. Proposal

- 2.1 Permission is sought for the erection of a new 3m high green-coated weld mesh fence with 450mm hockey posts to house three straining wires all green coated finish along part of the south west, north west and north eastern boundary of the school. The new fence would stretch for a length of approx 106m along the rear boundaries of Nos. 113-147, Latymer Road, 153 metres south west through the recreation ground and 22 metres north east along Salmons Brook.
- 2.2 The fence is a replacement to the already removed 2 metre (approx) high chain link fence

3. Relevant Planning Decisions

- 3.1 None

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Thames Water raise no objection

4.2 Public

- 4.2.1 Consultation letters were sent to seventeen surrounding properties. In addition a site notice was displayed at the entrance of the School. One letter of objection was received raising the following point:

- New fence higher than existing, now clearly visible from residential garden which is an eyesore. New fence not consistent with height of fence retained to rear of adjoining terrace as well as new fence opposite the nursery. Replacement fencing results in loss of screening by way of tree and hedgerow.

5. Relevant Policy

5.1 Local Plan - Core Strategy

- CP8 Education
- CP9 Supporting community cohesion
- CP30 Maintaining and improving quality of built environment

5.2 Saved UDP Policies

- (II) GD3 Aesthetics and functional Design
- (II) GD6 Traffic
- (II) GD8 Servicing
- (II) CS1 Facilitate the work of various community services
- (II) CS2 Siting and design of buildings to accord with the Council's environmental policies

5.3 The London Plan (2011)

- Policy 3.18 Education
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.4 Local Character

5.4 Other Relevant Policies

National Planning Policy Framework (2012)

6. **Analysis**

- 6.1 The main issue for consideration is the impact of the new fence in terms of its height and appearance, on the residential amenities of adjoining properties Nos. 113-147, Latymer Road.
- 6.2 The rear gardens of the Latymer Road properties are approximately 16 m in depth with some of the properties having screening on the boundary in the form of existing trees and vegetation. Where this is not sufficient, a condition is recommended to ensure additional planting. On this basis, it is considered that given the transparent nature of the fence and its sympathetic colour, the proposal would not affect the residential amenities of the adjacent properties.
- 6.3 In addition, the fence which runs along the boundary with the recreation ground and Salmons Brook is sympathetic to its surroundings and does not appear as a visually intrusive feature.

7. **Conclusion**

- 7.1 In light of the above, it is concluded that the proposal is acceptable having regard to applicable policy and the site circumstances. It is therefore recommended that planning permission be granted for the following reasons:
 1. The retention of 3.45m high weld mesh fence on the north eastern boundary of the site by virtue of its siting, size, height and appearance would not impact on the residential amenities of adjoining properties having regard to Policies (II) GD3 of the Unitary Development Plan and Local Plan Policy CP30.
 2. The retention of 3.45 metre high weld mesh fence, due to its siting, size, height and appearance would not detract from the visual amenities of the surrounding area having regard to Policies (II) GD3 of the Unitary Development Plan and Local Plan Policy CP30.

8. Recommendation

8.1 That planning permission be deemed to be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the following conditions:

1. C60 – Development in Accordance with Approved Plans
2. Details of replacement planting shall be submitted to and approved in writing by the Local Planning Authority. The proposed replacement planting shall include the following details:

A) proposed trees: their location, species and size;

B) soft plantings: including grass and turf areas, shrub and herbaceous areas;

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 7.19 & 7.21 of the London Plan 2011. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Notes
1. No dimensions are to be scaled from this drawing



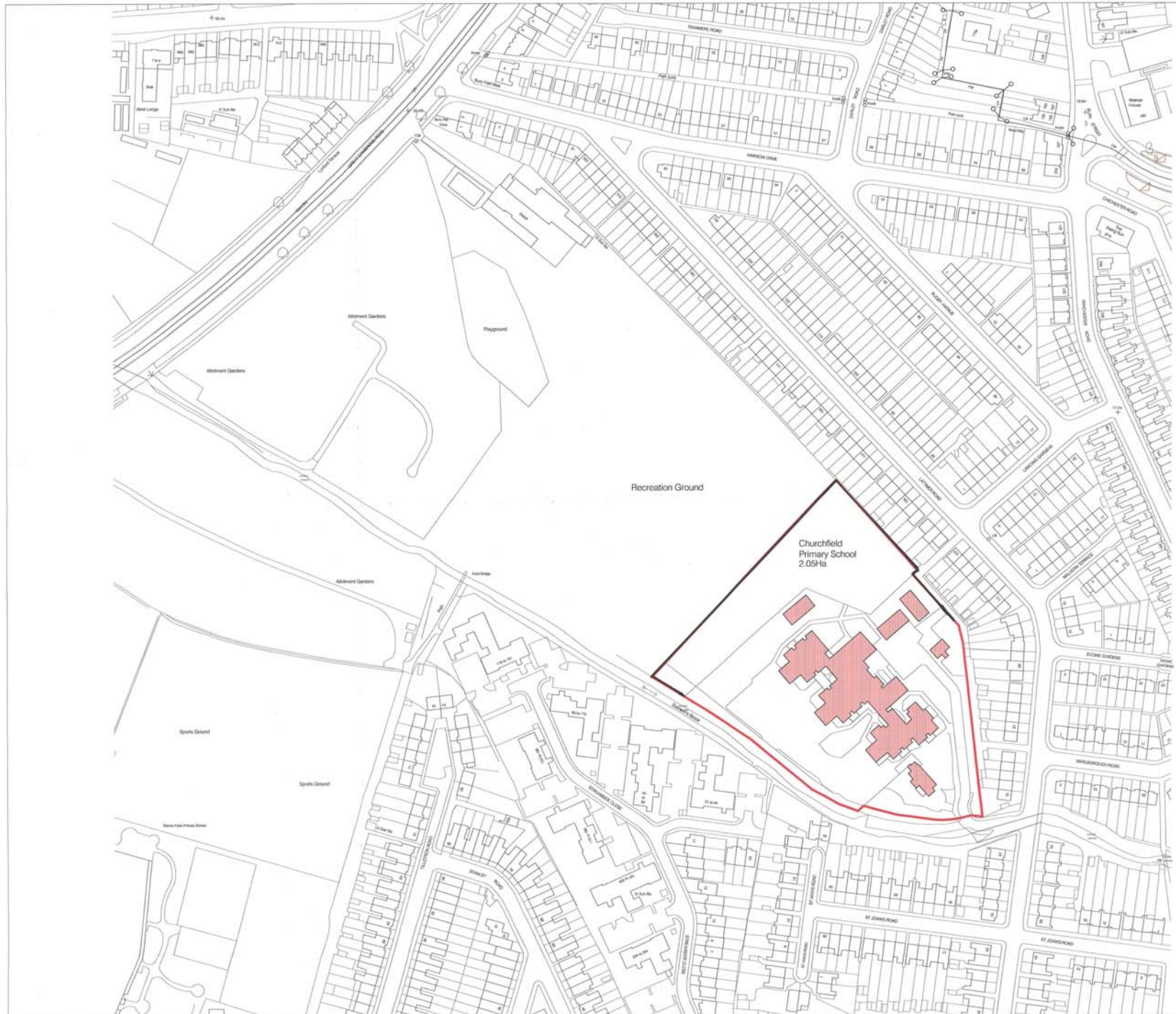
Key
New
Perimeter Fence

LONDON BOROUGH OF ENFIELD
21 MAY 2012
DEVELOPMENT SERVICES

CHURCHFIELD PRIMARY SCHOOL
LATYMER ROAD
EDMONTON
N9 9PL

Drawn	By 1 Churchfield
Date	Scale @ A1 1:1000

SITE LOCATION PLAN
AS EXISTING





12.06.2012



12.06.2012



12.06.2012



12.06.2012