

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 24<sup>th</sup> July 2012

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
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**Ward:** Highlands

**Application Number :** P12-01298PLA

**Category:** Other Development

**LOCATION:** GRANGE PARK PRIMARY SCHOOL, WORLDS END LANE, LONDON, N21 1PP

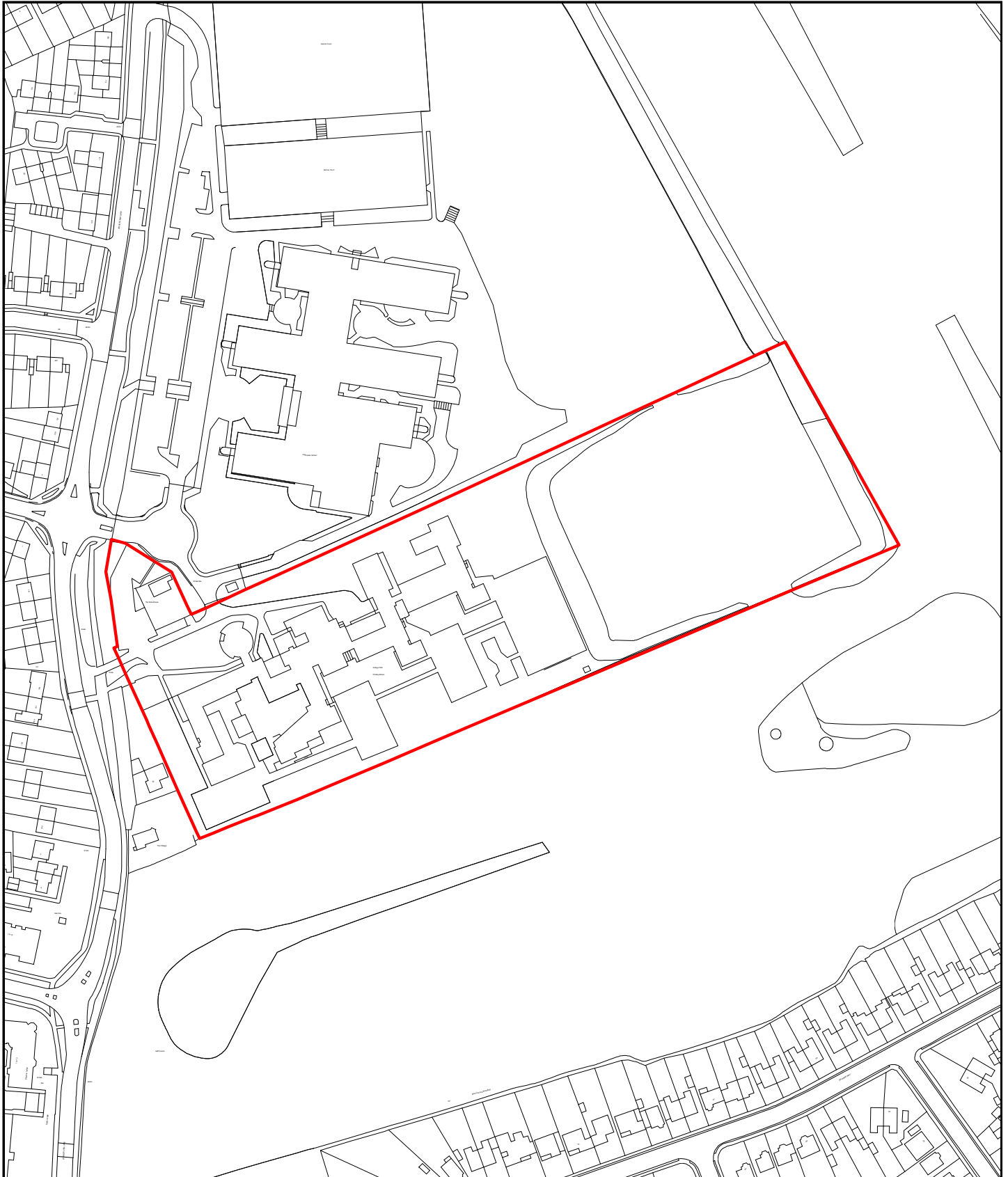
**PROPOSAL:** Erection of single storey temporary classroom unit with integral toilets and emergency access stairs with associated fencing

**Applicant Name & Address:**  
Director of Education Childrens Services  
and Leisure  
London Borough of Enfield  
PO BOX 50, CIVIC CENTRE  
SILVER STREET,  
ENFIELD,  
EN1 3XA

**Agent Name & Address:**  
Architectural Services  
London Borough of Enfield  
PO BOX 50, CIVIC CENTRE  
SILVER STREET,  
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### 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 conditions



**ENFIELD**  
Council



**Development Control**



Scale - 1:2500  
Time of plot: 14:10

Date of plot: 05/07/2012

## **1. Site and Surroundings**

- 1.1 Grange Park Primary School is located to the east side of the classified Worlds End Lane. The site is bounded by residential development to the west, namely Highlands Village with Highlands School to the north. The Grange Park Golf surrounds the remainder of the site.
- 1.2 The sole entrance to the site is from Worlds End Lane for both vehicular and pedestrian traffic.

## **2. Proposal**

- 2.1 Permission is sought to temporarily expand the existing school to accommodate a single bulge class from the oncoming academic year containing a maximum of 30 pupils to provide temporary accommodation in response to the current demand for primary places across the Borough. Following the progression of the bulge class to this academic year group through the school, the school will revert to current pupil numbers.
- 2.2 The proposed detached modular installation is set to be located to a central courtyard already occupied by two detached temporary classroom areas. The modular installation measures 10.95m wide by 8.11m deep and would stand a maximum of 4.2m high with a flat roof, resulting in a reception teaching space of 83.05m<sup>2</sup>. In addition a fire escape located to the southern elevation sees the installation of a staircase 1.9m wide by 5.14m deep and stands some 1.87m high with balustrade.
- 2.3 As a result of works, no additional parking facilities are proposed
- 2.4 Existing play provision to the south-eastern periphery of the site will remain unchanged.
- 2.5 The proposal does not represent a permanent expansion of the school but will provide flexible accommodation to meet the projected demand for places in the area for the current academic year. Grange Park Primary returning to its normal capacity of pupils by September 2019.

## **3. Relevant Planning Decisions**

- 3.1 TP/06/0674 – Single storey extension to provide an additional learning suite – Approved subject to conditions (21/06/06)

## **4. Consultations**

### **4.1 Statutory and non-statutory consultees**

- 4.1.1 Thames Water, Property and Environmental health raise no objections

### **4.2 Public**

- 4.2.1 Consultation letters were sent to 21 neighbouring properties. In addition, notice was displayed at the site. One resident from the surrounding area objected to the proposal on the following basis:

- Increased congestion to Worlds End Lane.

- Additional parking requirements

## 5. Relevant Policy

### 5.1 Local Plan – Core Strategy

CP8: Education

CP9: Supporting community cohesion

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

### 5.2 Unitary Development Plan

(II)GD3 Aesthetic and functional design

(II)GD6 Traffic generation

(II)GD8 Access & servicing

(II)C35 Protection to trees of significance

(II)C37 Good Arboricultural practice

(II)C38 Loss of trees with acknowledged public amenity value

(I)CS1 Community services

(II)CS1 To facilitate through the planning process the work of various community services

(II)CS2 To ensure development for community services complies with the Council's environmental policies

(II)CS3 Optimum use of land

### 5.2 London Plan

Policy 3.1 Ensuring equal life chances for all

Policy 3.18 Education facilities

Policy 5.3 Sustainable design and construction

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

### 5.4 Other Material Considerations

National Planning Policy Framework (NPPF)

## 6. Analysis

### 6.1 Principle

- 6.1.1 The principle of development for educational purposes on this site is considered to be acceptable as it is in keeping with the existing use and sympathetic to the residential character of the surrounding area. Moreover, the proposed works are also consistent with Policy CP8 of the Core Strategy, Policies 3.1 and 3.18 of the London Plan as well as guidance contained in the NPPF.

### 6.2 Effect on Character of Surrounding Area

- 6.2.1 In terms of the works covered by this application, the modular unit by its very nature employs a standardised design with flat aluzing steel roof, plasticol coated steel walls and aluminium windows and doors. While it is recognised that the installation would not be in keeping with the existing character and

appearance of the school, given its siting, the presence of other similar buildings and the fact that it will be completely shielded by existing built form ensures that the module will not be discernible from the public realm having regard to Policy CP30 of the Core Strategy

### 6.3 Impact on Neighbouring Properties

6.3.1 Due to the nature of the site and its relationship to the surrounding area, the location of the proposed extension to the central courtyard area ensures that any and all impact is contained within the existing built form and therefore would not impact upon residential amenity.

### 6.4 Highway Safety

6.4.1 The net increase in pupil numbers compared to the existing levels for this singular bulge intake is 30 pupils. While it is understood that the proposal would not increase parking provision at the site it is considered that the proposal would not lead to any significant increase in on street parking when compared with the existing vehicle movements associated with the site.

6.4.2 In addition to this duration being short, it is considered within the overall context of the site that the increase of 30 pupils is considered unlikely to result in a high generation of traffic, and therefore mitigation measures are unlikely to be required. Moreover, from the information provided in the transport statement, it is suggested that the additional intake would have a local catchment (within a mile of the school) and hence it is likely that a number of the pupil movements would be on foot and hence potentially limit the impact of the bulge attendance yet further.

6.3.3 However, to reinforce this position and minimise the potential impact, the development needs to be supported by a travel plan to ensure sustainable transport is encouraged throughout the school. This will be secured through a planning condition. On this basis, as the access to the site is not changing and the increase in pupils is relatively low, there is no objection raised by Traffic and Transportation

### 6.5 Sustainability

6.5.1 Policy 5.3 of the London Plan seeks to ensure that new development in London achieves the highest standard of design and construction. Based on the specification provided by each of the potential suppliers, it is clear that the constraints inherent in the utilisation of prefabricated construction technique, while ensuring efficient delivery would be unable to significantly exceed current building regulations.

6.5.2 However, Policies 5.2 & 5.3 of the London Plan and Core policy 20 recognises that not all developments are capable of achieving significant improvements over building regulations, and makes provision to mitigate for any shortfall through agreed allowable solutions. In this regard, and following negotiations, the applicant is committed to develop a package of mitigating measures to compensate for any shortfall identified while retaining the overall intention to achieve a minimum 8% improvement over Building Regulations and will feature as a requirement throughout the tendering process. The range of measures will be provided on, near or even off-site and will be negotiated through the planning process.

6.5.3 The agreed package of measures will be secured by condition and will be reported at committee. As a preliminary measure, it has been agreed that a condition should be attached requiring the submission of an Energy Statement following the practical completion of works which would demonstrate the energy efficiency of the development and shall seek to maximise energy efficiency where practicable demonstrating the viability of providing for no less than 8% improvement in total CO<sub>2</sub> emissions. If it is proven and justified, given the constraints of the construction methodology, that an 8% improvement cannot be achieved, the identified shortfall will be delivered via enhancements to other Council led modular expansion schemes currently the subject of planning applications across the borough.

## 6.5 Biodiversity

6.5.1 The National Planning Policy Framework stipulates that protecting and enhancing the natural, built and historic environment as a component of sustainable development. Although there is no material impact on issues of biodiversity given the utilisation of this brownfield site, it has been identified that there is scope to enhance the biodiversity and ecological value of the site commensurate with and overarching imperative to secure exemplar sustainable design and construction credentials for Council led developments, and in accordance with wider legislative and NPPF requirements. To a large degree this will serve to mitigate for identified shortfalls inherent in utilising modular construction of this type with limited potential to enhance its potential to contribute to SD&C requirements. This has been agreed with the applicant and forms a package of measures to enhance the credentials of development across each of the new modular proposals currently the subject of several planning applications within the borough.

6.5.2 The proposed enhancements will be reported at committee but are likely to include:

- the development of a wildlife area for use as a learning resource,
- provision of allotments for use as a learning resource
- associated landscaping enhancements to the main entrance of the site to discourage informal parking on grass verges and to enhance the visual appearance of the sole entrance of the site

## 7. **Conclusion**

7.1 The proposal would serve to enhance the facilities offered by the school to the benefit of the children that utilise the site while also contributing to the availability of primary school places across the Borough to meet identified shortfalls. The proposal is also considered compatible with the overarching objectives of planning policy including the emerging objectives of the Core Strategy of the Local Development Framework; in terms of children and young people. Moreover, in relation to the built form, the design size and siting of the proposed extension would integrate into the main building and would not impact upon residential amenity.

7.2 It is considered therefore, that the proposals are acceptable for the following reasons:

- 1 The proposed single storey temporary classroom and associated enhancement of this school actively contributes to the provision of education services for the wider community and thus is compatible of Policies (II)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan; Core Policies 1 and 16 of the Core Strategy of the Local Development Framework; 3.1 and 3.18 of the London Plan; and, PPS1: Sustainable Development.
- 2 The proposed single storey temporary classroom 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 Policy CP30 of the Core Strategy and (II)GD3 of the Unitary Development Plan.
- 3 The proposed development, having regard to its scale and the nature of the development, should not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways or prejudice the availability of existing parking, having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policy 6.13 of The London Plan.
- 4 The proposed development, having regard to the package of measures to adapt and mitigate for climate change adequately addresses the strategic objectives of Council for Sustainable Design and Construction consistent with Strategic Objective 2 and Policies CP20, CP21 & CP36 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan and the NPPF.

## **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 C60 – Drawing numbers
  - 2 Prior to the occupation of the proposed modular buildings, a detailed scheme detailing the proposed ecological and educational resource enhancements, as outlined on Drwg No. ???????? shall be submitted to and approved in writing by the Local Planning Authority.  
  
Reason: To ensure that the development protects and enhancing the natural, built and historic environment in accordance with the National Planning Policy Framework.
  - 3 Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.  
  
Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

- 4 The development shall not commence until a detailed 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall seek to maximise energy efficiency where practicable demonstrating the viability of providing for no less than 8% improvement in total CO<sub>2</sub> emissions arising from the operation of a development and its services over Part L of Building Regs 2010. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, building management services and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter. Following practical completion of works a final Energy Performance Certificate shall be submitted to and approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

- 5 C59 Cycle spaces.

- 6 Prior to the commencement of the development hereby permitted, a travel plan shall be submitted to and approved in writing by the local planning authority. The travel plan, as submitted, shall follow the current school travel planning guidance issued by TfL and will include:

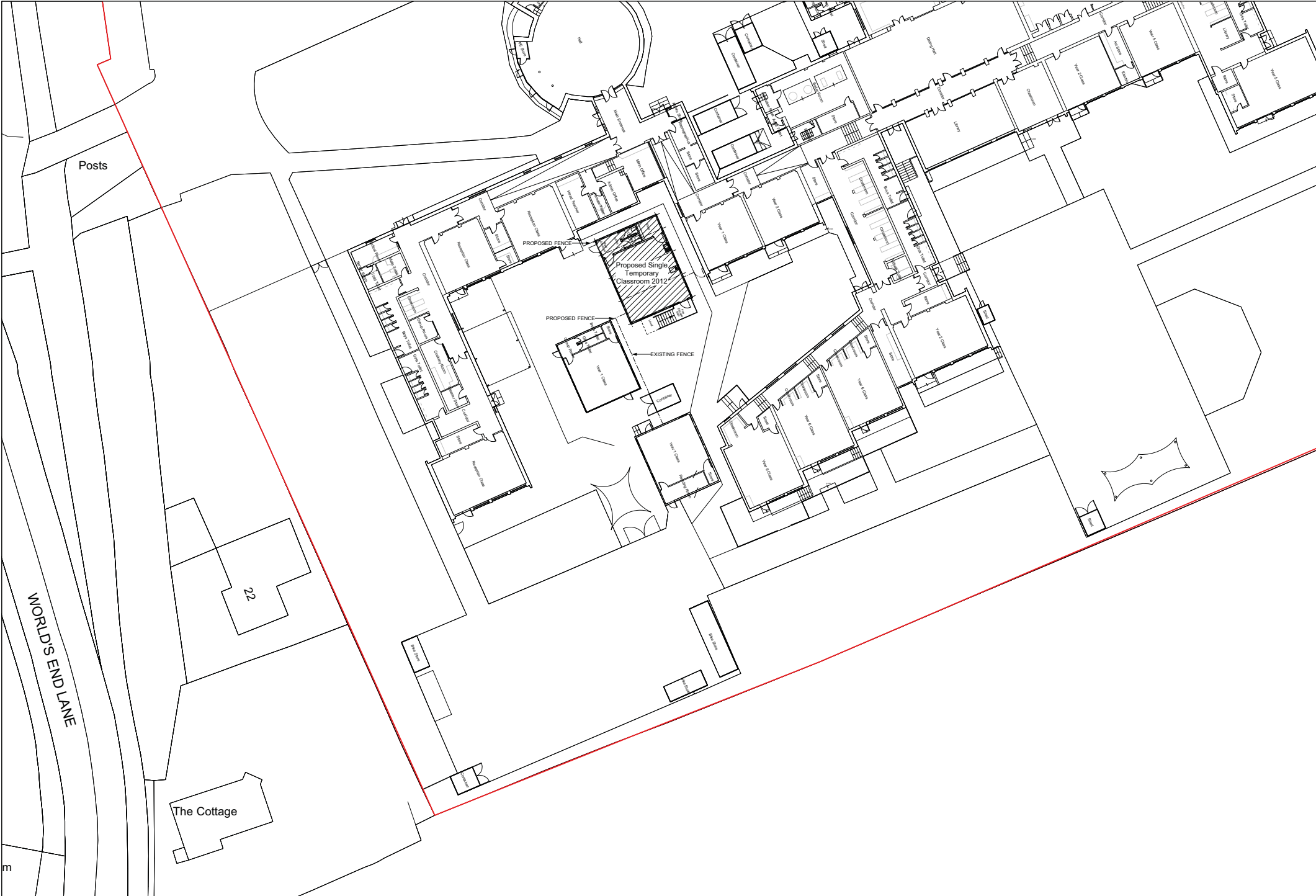
(1) Targets for sustainable travel arrangements.

(2) Effective measures for the ongoing monitoring of the travel plan.

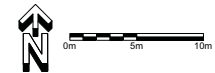
Reason: To ensure that the development does not prejudice the free flow of traffic or pedestrian safety.

- 7 C51A – Time limited permission.

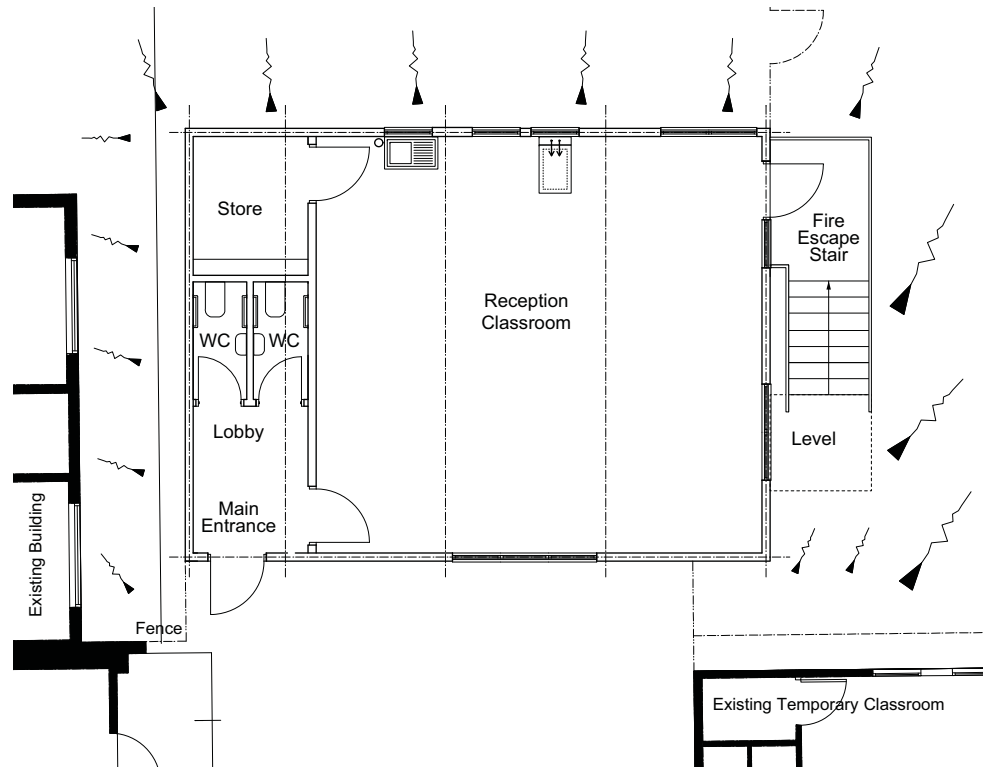




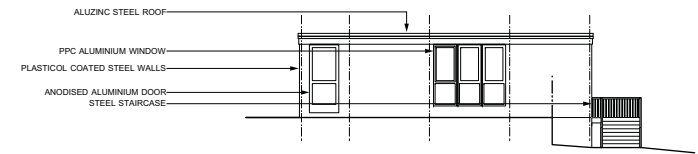
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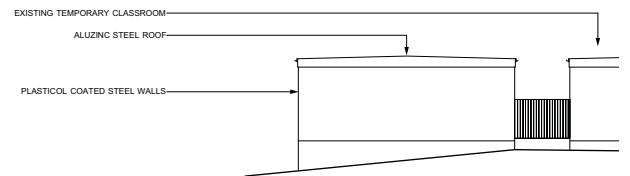
PROJECT: B.O. <b>JAW</b> Scale: 1:200 @ A1 DATE: May 2012 DRAWN: JR CHECKED: JR	Project: <b>Grange Park Primary School</b> <b>Hired Single Temporary Classroom 2012</b> Drawing Title: <b>Proposed Site Plan</b>
Drawing No: <b>Planning</b>	Drawing No: <b>D/E238/003350/AL(0)04</b>



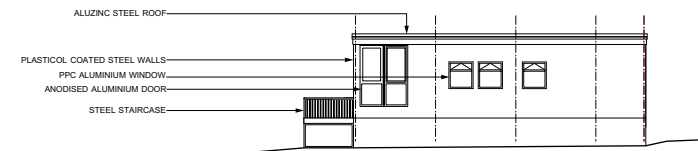
GROUND FLOOR PLAN



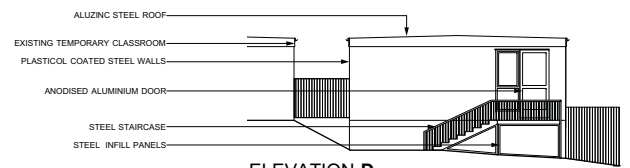
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

