

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th July 2012

Report of
Assistant Director, Planning &
Environmental Protection

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Ward: Highlands

Application Number : P12-01395PLA

Category: Other Development

LOCATION: RAYNHAM PRIMARY SCHOOL, RAYNHAM AVENUE, LONDON, N18 2JQ

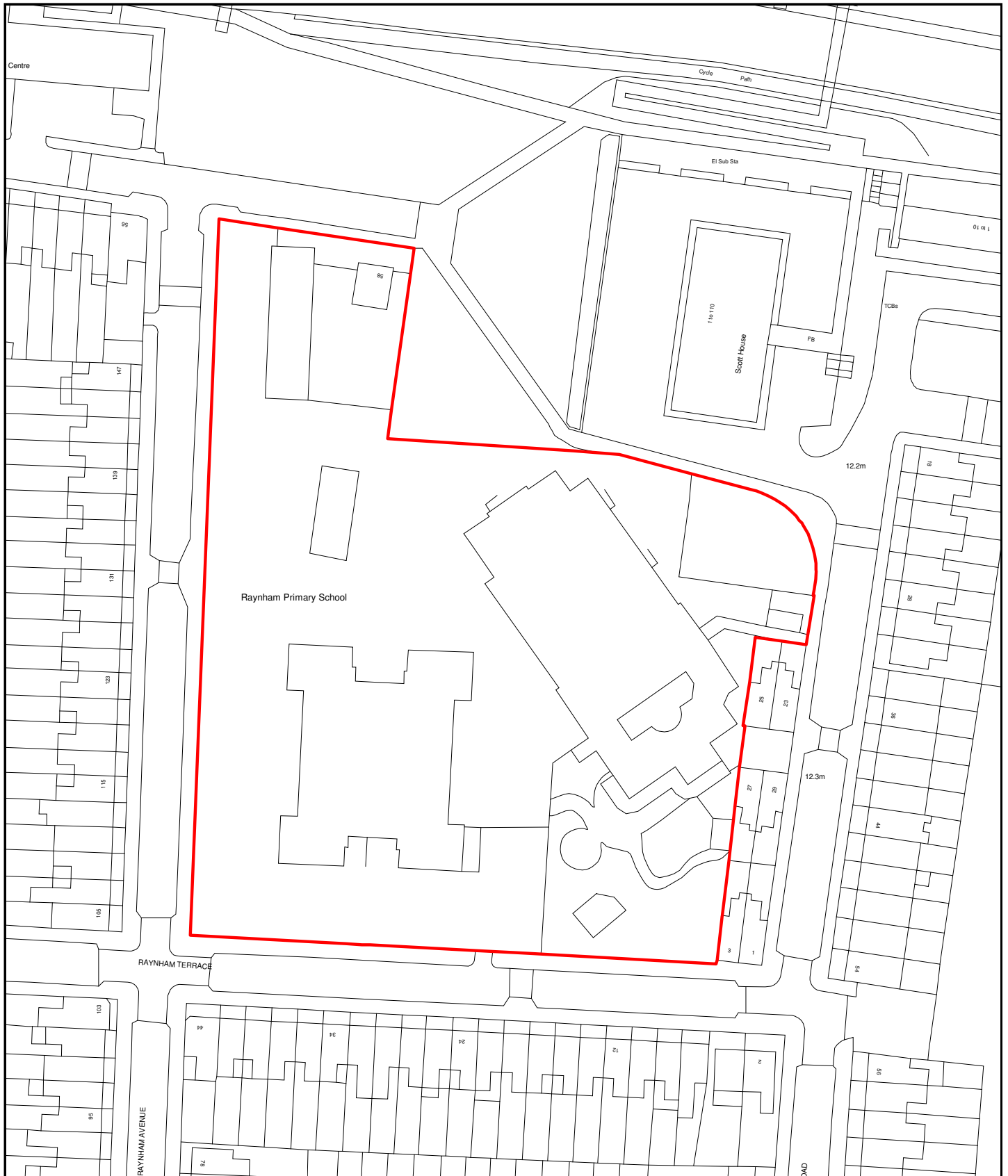
PROPOSAL: Single storey detached music building with ramped access and associated fencing

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



Development Control



Scale - 1:934
Time of plot: 14:17

Date of plot: 05/07/2012

1. Site and Surroundings

- 1.1 Raynham Primary School is located to the north side of Raynham Avenue. The site is bounded by residential development to the east south and west. To the north the site abuts the A406 trunk road.
- 1.2 Vehicular access to the site is limited to Raynham Terrace, with three pedestrian entrances located to Woolmer Road to the east, Raynham Avenue to the west and Raynham Road to the north.

2. Proposal

- 2.1 Permission is sought to temporarily expand the existing school to accommodate a single bulge class for 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 temporary building will not house the additional pupil's proposal who will occupy an existing music room within the main building. This however, will be decanted to this temporary structure. 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 with Raynham Primary returning to its normal capacity of pupils by September 2019
- 2.3 The proposed detached modular installation is set to be located to the south of the site adjacent to the existing car park resulting in the loss of 3 car parking spaces. The modular installation measures 6.5m wide by 9.5m deep and would stand a maximum of 3.16m high with a flat roof, resulting in a 57.05m² teaching space. In addition a ramped access wrapped around the northern and eastern elevations provides level access to the site.
- 2.4 New weld mesh fencing to provide requisite site security will be located to the southern and western elevations bounding the car park area. The new fencing will stand 4m in height. Existing play provision will remain unchanged.
- 2.5 The site is within flood zone 2.

3. Relevant Planning Decisions

- 3.1 LBE/05/0001 – Demolition of existing school hut to facilitate single storey extension to early years unit incorporating internal courtyard and canopy to front and side together with construction of external hard/soft play area to accommodate maximum of 32 additional children – Approved subject to conditions (04/07/05)

4. Consultations

- 4.1 Statutory and non-statutory consultees
 - 4.1.1 Thames Water, Environment Agency, Property and Environmental Health raise no objections

4.2 Public

- 4.2.1 Consultation letters were sent to 19 neighbouring properties. In addition, notice was displayed at the site. No objections were raised

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 The modular unit by its very nature employs a standardised design with timber clad walls and aluminium fenestration. While it is recognised that the installation would not be in keeping with the existing character and appearance of the school, the timber cladding will soften its appearance and enhance its appearance. As such, it is considered that the module would satisfactorily integrate into the main school having regard to Policy CP30 of the Core Strategy.
- 6.2.2 There is no objection in principle to the erection of fencing to enclose the proposed music room. Moreover, the need to provide enhanced security for this community resource is acknowledged.
- 6.2.3 Weld mesh fencing of the colour and style proposed, although 4m in height, has been accepted at other school locations and given the separation of the installation to Raynham terrace afforded by the retained car park as well as the visual permeability and sympathetic colouring of the fencing, it is not considered that it would not appear unduly solid or obtrusive when viewed from the surrounding area.

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 modular room to this island site 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 for the duration of their time at the school. While it is understood that the proposal would not seek to increase parking provision at the site to accommodate the bulge intake (in fact the siting of the modular building results in a loss of 3 spaces), it is considered that the proposal would not lead to any material increase in on street parking when compared with the existing vehicle movements associated with the site.
- 6.4.2 In addition 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 Policy 20 of the Core Strategy recognise 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 CO₂ 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.

6.6 Biodiversity

- 6.6.1 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, 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.
- 6.6.2 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

6.7 Flood Risk

- 6.7.1 In consultation with the Environment Agency, no objection is raised with the Flood Risk Standing Advice is applicable to determine if further consultation is required. The Environment Agency are not required to be consulted and standing advice secure by directive is applicable.

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 CO₂ 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 CO₂ 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 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 CO₂ 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.

Directive

The applicant is advised that the Environment Agency's Flood Risk Standing Advice applies to the development. Selecting the 'More vulnerable development (excluding landfill/waste facilities and caravans) up to 1ha in size' option from cell E5, the applicant is required to follow the advice given. The applicant will need to apply the sequential test to the application then check that the Flood Risk Assessment requirements in the table have been met.

Waste Comments – There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

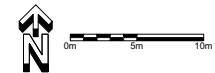
Surface Water Drainage – With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.



Rev: A Date: 06/09/12 Notes: Fence annotations amended



G:\04 File No. C:\Users\jg\PROJECT_SITES\Raynham Primary School\0_E260_Cuba Music Room 2012



Author: J.S.G.
 Drawn: JAW
 Scale: 1:200 @ A1
 Date: May 2012
 Project: Planning

Raynham Primary School
 Music Room 2012
 Proposed Site Plan
 Drawing No: D/E260/003369/AL(0)04

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