

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
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Ward: Lower
Edmonton

Application Number : P12-01773PLA

Category: Other Development

LOCATION: ELDON JUNIOR SCHOOL, ELDON ROAD, LONDON, N9 8LG

PROPOSAL: Erection of a single storey detached building to provide a temporary library.

Applicant Name & Address:

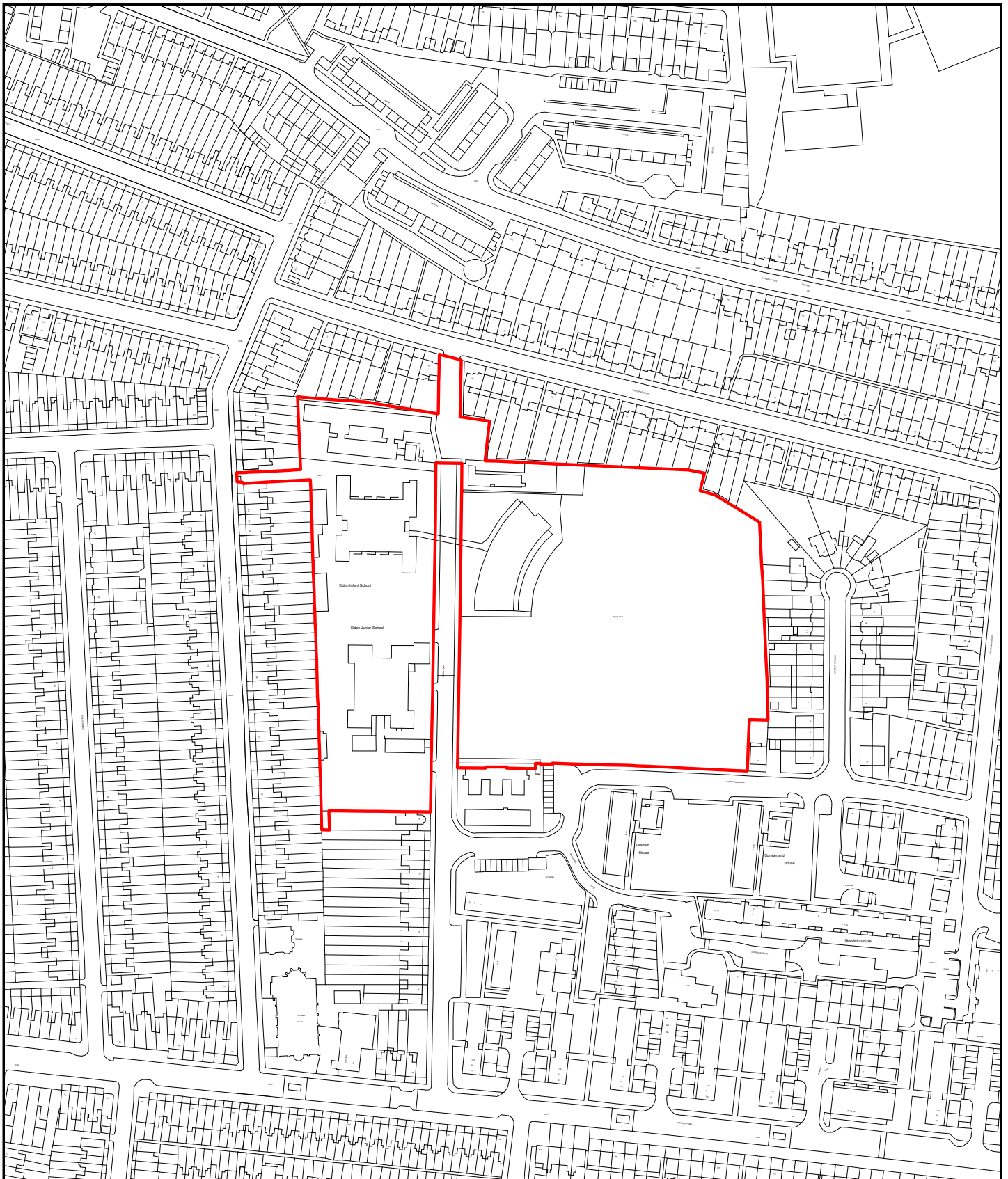
Julie Messer,
Eldon School
C/o Agent

Agent Name & Address:

Jon Moulding,
JLM ARCHITECTURE LIMITED
Rivers Lodge
West Common
Harpenden
Hertfordshire
AL5 2JD

RECOMMENDATION:

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



Development Control



Scale - 1:2500
Time of plot: 09:44

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 Eldon Junior School comprises a mixture of two storey and single storey buildings. It is bounded by Eldon Road to the east and St. Peters Road to the west. The surrounding area is predominately residential in character, with the western boundary common with the rear gardens of properties fronting St Peters Road.

2. Proposal

- 2.1 Planning permission is sought for the erection of a single storey detached building adjacent to the west boundary of the school, sited between existing structures along this boundary. The proposed building would be of a rectangular shape with a width of 8.0 metres, a depth of 6.0m, and a pitched roof with a maximum height of 3.6m, falling to 3.2m at eaves.
- 2.2 The proposed building would provide a temporary library for a maximum of three years.

3. Relevant Planning History

- 3.1 LBE/11/0019 - Erection of single storey prefabricated double classroom unit was approved in October 2011.

4. Consultations

4.1 Statutory and non-statutory consultees

Education and Environmental Health raise no objection

4.2 Public

Consultation letters were sent to twenty surrounding properties. In addition, notice was displayed at the site outside the properties on St Peter's Road who adjoin the development site. No responses have been received.

5. Relevant Policy

5.1 Core Strategy

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

5.2 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

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 issues of consideration are the design, siting, and appearance of the proposed temporary building in relation to the character and appearance of the surrounding area, the impact of the proposed development on the amenities enjoyed at the surrounding properties, and sustainability issues.

6.2 Principle

The proposed structure would provide a library for a temporary period whilst the existing library housed within the main school building is used to provide improved facilities for the pupils attending the school. In principle, therefore, the proposed building and use are considered acceptable.

6.3 Character and Appearance

The proposed temporary building would have height matching the adjacent existing building. It would be contained within the site, with limited visibility from the public domain. Accordingly, the proposed building would have no undue impact on the character and appearance of the wider area.

6.4 Impact on Residential Amenity

The proposed temporary building would be sited adjacent to the rear boundary of the properties Nos 68 and 70 St Peter's Road. The separation between the dwelling houses and the proposed single storey building would be a minimum of 17.5m at ground floor, and a minimum of 18.5m at first floor. These measurements exceed the minimum distancing standards normally sought in such circumstances and it is considered that the distance between the two built forms, along with the relatively limited height of the proposed structure would ensure there would be a negligible impact upon amenity to neighbouring properties.

6.5 Traffic Generation and Parking

The proposed development does not involve any increase in staff or pupils attending the site. Consequently, it would not require any additional parking or lead to any increase in traffic movements associated with the school

6.6 Sustainability

Measures to maximise the sustainable design credentials of this building are still under discussion and an update will be provided at the meeting.

7. Conclusion

- 7.1 Having regard to the above, it is considered that the proposed temporary building would not undermine the character and amenity of the surrounding area nor the amenities of neighbouring properties.
- 7.2 It is therefore recommended that planning permission be granted for the following reason:
- 1 The proposed single storey detached building to provide a temporary library, by virtue its siting, scale, height and design would not result in an undue loss of residential amenity or detriment to the character and appearance of the surrounding area, with regard to policies (II) GD3 of the Unitary Development Plan and Local Plan Policy CP30.

8. Recommendation

- 8.1 That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992 be deemed to be GRANTED subject to the following conditions:.
1. C60: Approved Plans. 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.

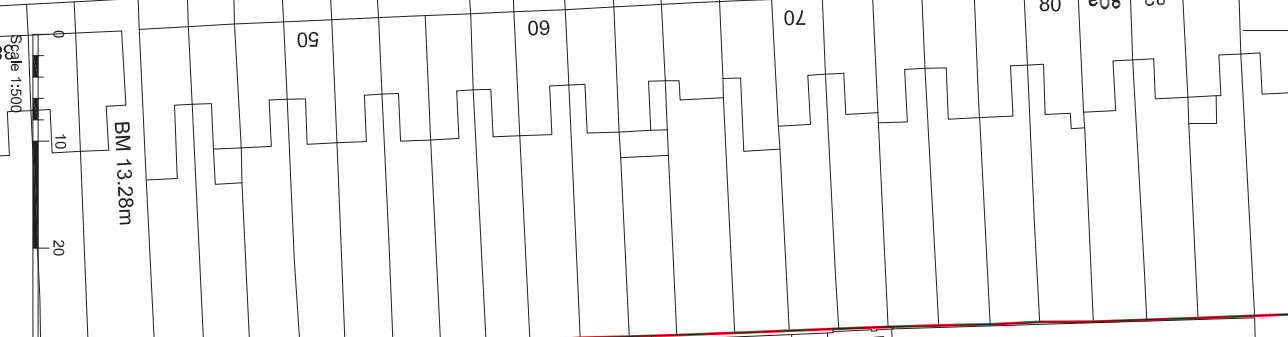
Reason: For the avoidance of doubt and in the interests of proper planning.
 2. Deliveries of construction and demolition materials to and from the site by road shall take place between 08:00 - 18:00 Monday to Friday & 09:00 - 13:00 on Saturday and at no other time except with the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenity of the occupiers of adjoining properties.
 3. Where vehicles are likely to be standing for a significant period of time, engines shall be switched off.

Reason: To safeguard the amenity of the occupiers of adjoining properties.
 4. That this permission shall be for a limited period expiring no later than three years from the date of this decision notice after which the building hereby permitted shall be removed and the land reinstated to its original grassed condition to the satisfaction of the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority

Reason: To regulate the temporary nature and use of the structure.

UNASSURED ACCESS 12.4m




BM 12.85m

proposed unit

Eldon Schools

ELDON ROAD



Working in partnership with
Central Bedfordshire
Council building
control services

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CLIENT/
PROJECT:
DRAWING
TITLE:

Eldon Junior School,
Eldon Road, London. N9 8LG
New 2-Bay Mobile Temporary Library
Block Plan

STATUS:
PLANNING
SCALE: A3 SHEET
1:500
DATE:
June 2012
DRG. No.:
10422-02

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