

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Ward: Haselbury

Application Number : P12-01997PLA

Category: Other Development

LOCATION: HAZELBURY INFANT AND JUNIOR SCHOOL, HASELBURY ROAD,
LONDON, N9 9TT

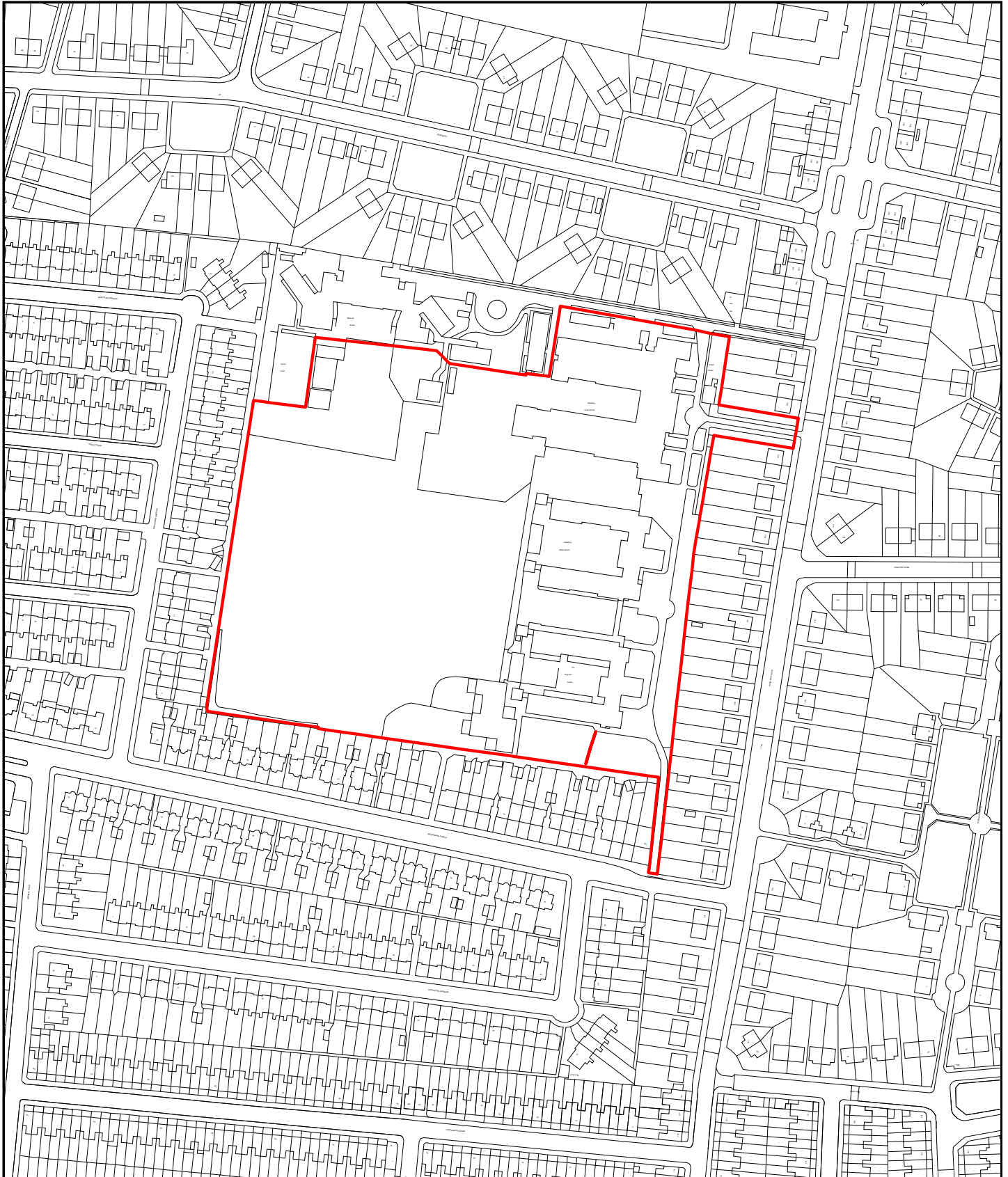
PROPOSAL: Installation of a temporary building to provide two classrooms to south of site with access ramp and relocation / replacement of chain link fence and access gates.

Applicant Name & Address:
HAZELBURY INFANT AND JUNIOR
SCHOOL,
HAZELBURY ROAD,
LONDON,
N9 9TT

Agent Name & Address:
Aaron Freeman,
Barker Associates
Waggoners Court The Street
Manuden
Hertfordshire
Bishops Stortford
CM23 1DW

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: 10:39

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 Hazelbury Infant and Junior School is located on the eastern side of Haselbury Road north of the junction with Haselbury Road and Westerham Avenue and encompasses a relatively large area with a number of buildings, comprising single and two storey buildings together with associated facilities. A significant proportion of the site is covered by play areas and sports facilities. .
- 1.2 The site is primarily surrounded by rear gardens backing onto the site from residential properties on Deansway, Haselbury Road and Westerham Avenue. In the North West corner the site is bounded by a separate school the West Lea School. The surrounding area is pre-dominantly residential, characterised by residential houses with large front driveway spaces and deep rear gardens. However, a noticeable feature of the site is that its boundary line is relatively screened from the residential plots specifically on the east, south and west boundaries. The surrounding area is pre-dominantly residential in character

2. Proposal

- 2.1 Permission is sought for the erection of an additional outbuilding in the south east corner of the site to provide two additional classrooms to accommodate 60 children at nursery level. The increase in children would be phased over the course of the day with 30 children in the morning and 30 children in the afternoon session. There is no increase in staff identified in the submitted application
- 2.2 The proposed modular building would be 12.2 metres wide and 6.5 metres deep with an overall height from ground level of approximately 3.5 metres. The outbuilding would have a flat roof and the facing walls would be clad with horizontal shiplap cladding.
- 2.3 It is proposed to position the modular building in the south east corner on the school site in an area which is currently composed of trees and foliage. It would be approximately 3.5 metres from the boundary with the residential gardens backing onto the sit from Westerham Avenue.
- 2.4 The proposed development seek to provide accommodation and nursery places to address the existing unmet demand within the Borough

3. Relevant Planning Decisions

- 3.1 None Relevant

4. Consultations

- 4.1 Statutory and Non Statutory Consultees

Traffic and Transportation

Although level of trips to the site would increase as a result, it would not be sufficient to warrant refusal and could be mitigated by measures in a renewed school travel plan.

Arboricultural Officer

Any comments will be reported at the meeting

Ecologist

Any comments will be reported at the meeting

4.2 Public

Consultation letters were sent to 31 neighbouring properties. In addition, notice was displayed at the site and published in the local press. No comments were received.

5. **Relevant Planning Policies**

5.1 Local Plan – Core Strategy

CP8:	Education
CP25:	Pedestrians and Cyclists
CP26:	Public Transport
CP30:	Maintaining and improving the quality of the built environment.
CP32:	Pollution

5.2 Saved UDP Policies

(II)GD3	Aesthetics and functional design
(II)GD6	Traffic Generation
(II)GD8	Access
(II)H8	Privacy
(II)H12	Residential Amenity
(II)T13	Site Access
(II)C39	Replacement Trees

5.3 London Plan

Policy 3.18	Education Facilities
Policy 5.3	Sustainable Design and Construction
Policy 6.3	Assessing effects of development on transport capacity
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture

5.4 Other Relevant Policy

National Planning Policy Framework

6. **Analysis**

- 6.1 The principle issues for consideration under this application are the design and scale of the proposed modular building, potential impact in terms of visual and residential amenity to neighbouring properties, impact to the trees and

highway issues associated with the additional intake of school children associated with the proposal.

6.2 Design and Scale of the Proposal

- 6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing. In addition Policy 7.4 of the London Plan states that development should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.
- 6.2.2 This modular building is required to provide additional classroom space for the intake of additional 60 additional nursery children. It would be 165 sq metres with an overall height of 3.5 metres from ground level. In many circumstances this would be regarded as a relatively large outbuilding, however, in this case taking into account the total area of the school site it is considered to be proportionate.
- 6.2.3 It is proposed that the building will be finished with wooden cladding to match in directly with its immediate tree environment. The roof would be flat and in addition the doors would be composed of aluminium and glass material.
- 6.2.4 Overall from the perspective of design and visual appearance the outbuilding is acceptable. Although it would not be composed of traditional finishing materials and would not specifically match in with the existing buildings on the school site, it would be sited in a position on the site that would be relatively secluded from the main street frontage which would aid in mitigating its visual impacts. In addition the design perspective must also be assessed against the functional requirements of the proposal, providing for additional school occupation for the growing needs in the area for the upcoming year and the foreseeable future.
- 6.2.5 Overall the design, scale and appearance of the outbuilding is acceptable having regard to Policies (II) GD3 of the UDP and CP30 of the Local Plan.

6.3 Effects on Residential Amenity

- 6.3.1 Policy (II) GD3 and (II) H8 seek to ensure that developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. In addition Policies 7.4 of the London Plan and CP30 of the Local Plan seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.
- 6.3.2 From the perspective of visual impacts and residential amenity it is considered that there are no significant issues in relation to the neighbouring properties. The proposal would be very well screened to the rear of the properties backing onto the site from Westerham Avenue. In addition it is considered there would no be visual or amenity impacts in relation to the residents of Haselbury Road backing on to the site from the east.

- 6.3.3 From the perspective of noise and general activity it is considered that this additional classroom building although closer proximity to neighbouring properties than other buildings on the school site would not generate any significant additional noise impacts for local residents above the levels that currently exists.
- 6.3.4 Overall it is considered that the proposed classroom outbuilding would not detrimentally impact upon the visual and residential amenity of neighbouring properties in accordance with the relevant Policies CP30 and CP32 of the Local Plan and (II) GD3, (II) H8 and (II) H12 of the Unitary Development Plan.

6.4 Trees and Ecology

- 6.4.1 One of the key issues for consideration regarding the proposed modular building is its proposed location and impact to the trees on the site. The development would clearly result in the loss and coppicing of a number of trees. To this end, the applicant has submitted an arboriculture report along with additional information to justify the reasoning as to why this location has been chosen by the school to site the Pre-School Accommodation.
- 6.4.2 Initially there were concerns in relation to the lack of justification of the proposed location on an established wooded area taking into account the relatively expensive school grounds. In response to these concerns the application has submitted additional information to justify the siting of the pre-school accommodation as follows:
- It is in close proximity to the Schools early years Nursery and Children's Centre that would be working closely together.
 - The logistics of the Construction process can be undertaken relatively easily from the adjoining car park.
 - The proposed location would reduce the need for further works to improve access routes required to the new building. The proposed location can be accessed directly from the main car parking area and more easily from adjoining streets.
 - Installing the building in another location on the school site would require additional costly hard landscaping works, whilst also creating unnecessary noise during the school term time.
 - Making use of the woodland area would create a natural playing area for the children associated with the use.
 - The school playground was not considered as a viable area as the play areas are at a premium and are tightly timetabled to accommodate the existing 460 students at the school.
 - The school share the playing field with 3 other schools, which leaves it very difficult to accommodate and organise amongst the existing pupils without developing on the field.
 - The Arboriculture report has concluded that a number of the trees within the wooded area are of minimal significance, based on where species and types of trees mainly conifers. Additionally a number of the trees within the proposed site area are in relatively poor condition.
 - The school has very good established green initiatives and have been recently granted funding from the Edmonton Regeneration Fund, which has been put towards developing a woodland walk and gardens with further proposals to develop a city farm.

- The school would be willing to replace and replant trees and carry out landscaping works to be agreed by the council's tree officer.

6.4.3 The findings in the Arboriculture report conclude that the proposed area is primarily overgrown and uncared for which has resulted in a number of trees in the Central Area of the proposed location becoming misshapen and overcrowded. In addition the report suggests that the crowded nature of the area has resulted in a number of trees growing at acute angle with a number of them causing potential health and safety risks and in general terms, the arguments of the School are accepted.

6.4.4 The tree officer's comments will be reported at the meeting. However, following a site inspection it is considered the findings, especially in relation damaged and unhealthy tree in the arboriculture report are sound. It must also be noted that the school would look to replace all felled trees in other suitable locations on the school grounds with suitable species which would be secured by condition and agreed by the council's tree officer in accordance with Policy (II) C39 of the UDP.

6.4.5 Overall, subject to conditions and suitable planting of alternative species in other locations on the school grounds the impact to the proposed scheme on the wooded area is deemed acceptable and does not warrant refusing the application.

6.5 Highways Issues

6.5.2 It is considered that the proposal would increase vehicle movements to the site which is likely to have some impact on traffic flow and on-street parking within the area due to the lack of additional parking provision to be made on site. However, any potential increase when offset against the demand for school places within the area is not regarded sufficient to refuse the application. Although no specific transport data or pupil catchment information has been provided given the nature and minor scale of the proposal and the fact the area around this site is primarily residential, it would be reasonable to assume that the majority of additional pupils would originate from the neighbouring vicinity.

6.5.3 In addition, the Council's Travel Plan records for the Hazelbury School suggests that a proportion of parents walk their children to School from the surrounding area and it is likely that a number of school places will go to local children who will also walk to School. Moreover, the sharing of the site between the Infant and Junior Schools is likely to result in school places being filled by children who already have a sibling attending one of the two Schools and this might reduce any increase in vehicle trips to the School as a result of the proposal.

6.5.4 In addition, whilst it is considered that any transport and traffic impact of this proposal can be minimised through effective school travel planning, it is also felt that the updated Travel Plan can only address the traffic issues to some extent and more hard measures will be required. Therefore in order to be deemed acceptable the following measures, which were also part of the previous Travel Plan's Action Plan, should be secured by planning conditions:

-erection of the shelter/shelters for parents- to encourage parents to walk as opposed to driving especially during poorer weather conditions;

-provision of cycle parking for staff- to encourage cycling as a viable mode of transport.

6.5.5 However, overall the probable impacts to highway function and safety as a result of the proposal for 60 additional children (30 am and 30 pm) is likely to be relatively negligible and would not create a significant enough of an impact to warrant refusing the application.

6.6 Sustainability

6.6.1 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.

6.6.2 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. The range of measures will be provided on, near or even off-site and will be negotiated through the planning process.

6.6.3 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.

7. **Conclusion**

7.1 Having regard to the above, it is considered that the proposed development is acceptable in principle as it would not have an adverse impact to the character and setting of the existing school site and surrounding area or to the visual and residential amenity of neighbouring properties. In addition it would provide for much needed additional school accommodation. There have been conditions imposed to help mitigate the impacts of the proposal and primarily to ensure that the replacement landscaping proposals are carried out in an acceptable manner. Therefore the proposal is considered acceptable for the following reasons:

1. The proposed classroom outbuilding would contribute to creating additional primary education facilities in the borough having regard to

Policy CP8 of the Local Plan, 3.18 of the London Plan as well as guidance outlined in the National Planning Policy Framework.

2. The proposed modular classroom outbuilding by virtue of its size, scale, siting and design would not adversely impact upon the character of the existing school site or on the local amenities of adjoining neighbours and surrounding area having regard to Policies (II) GD3, (II) H8, (II) H12 of the Unitary Development Plan and CP30 of the Local Plan as well as guidance outlined under Policy 7.4 and 7.6 of the London Plan.
3. The proposal would not give rise to conditions unacceptable to local on-street parking and prejudicial to the free flow and safety of traffic on the adjoining highways, having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan; Policy 6.3 of the London Plan.

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. 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. The approved outbuilding shall only be used as a facility ancillary to the use of the existing school and shall not be used for any other purpose.

Reason: In order to protect the amenities of surrounding occupiers.

3. Within 3 months of occupation of this additional facility an updated School Travel Plan shall be submitted to the Local Authority for approval. It should include initiatives and options aimed at reducing car usage and promote the use of more sustainable modes of transport, such as walking, cycling and the use of public transport including a school travel plan co-ordinator. The travel plan shall be an ongoing document which will evolve to reflect changes in travel patterns by effective monitoring by the co-ordinator to ensure that vehicle trips to the site are kept to a minimum.

Reason: In the interests of highway safety, ensure that traffic generated from the site is minimized and encourage more sustainable modes of transportation other than the private motor vehicle.

4. The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

5. The development shall not commence until details of the parent waiting shelter originally part of the schools Travel Plan Action Plan have been submitted to and improved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained as a waiting shelter.

Reason: In the interest of sustainable travel and to encourage parents to walk as opposed to driving especially during poorer weather conditions.

6. The development shall not commence until details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:

A: an ecological report detailing how the landscaping scheme maximises the ecological value of the site;

B: proposed replacement trees: their location, species and size; 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.

7. 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.

8. 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 Regulations 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.

9. 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.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ELECTRICAL AND MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS.

Revisions:



Status: Planning Issue

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CM23 1DW

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Client: Hazelbury Infant School

Project: Hazelbury Infant School
Edmonton
N9 9TT

Title: Block Plan

Scale @A3:	Date:	Drawn:	Checked:
1:200	July 2012	ACF	MM
Drawing no.:	Revisions:		
BA / 4130/04/02			

