

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr S. Newton Tel: 020 8379 3851

Ward: Southbury

Application Number : P13-00581PLA

Category: Other Development

LOCATION: RUSSETT HOUSE SCHOOL, 11, AUTUMN CLOSE, ENFIELD, EN1 4JA

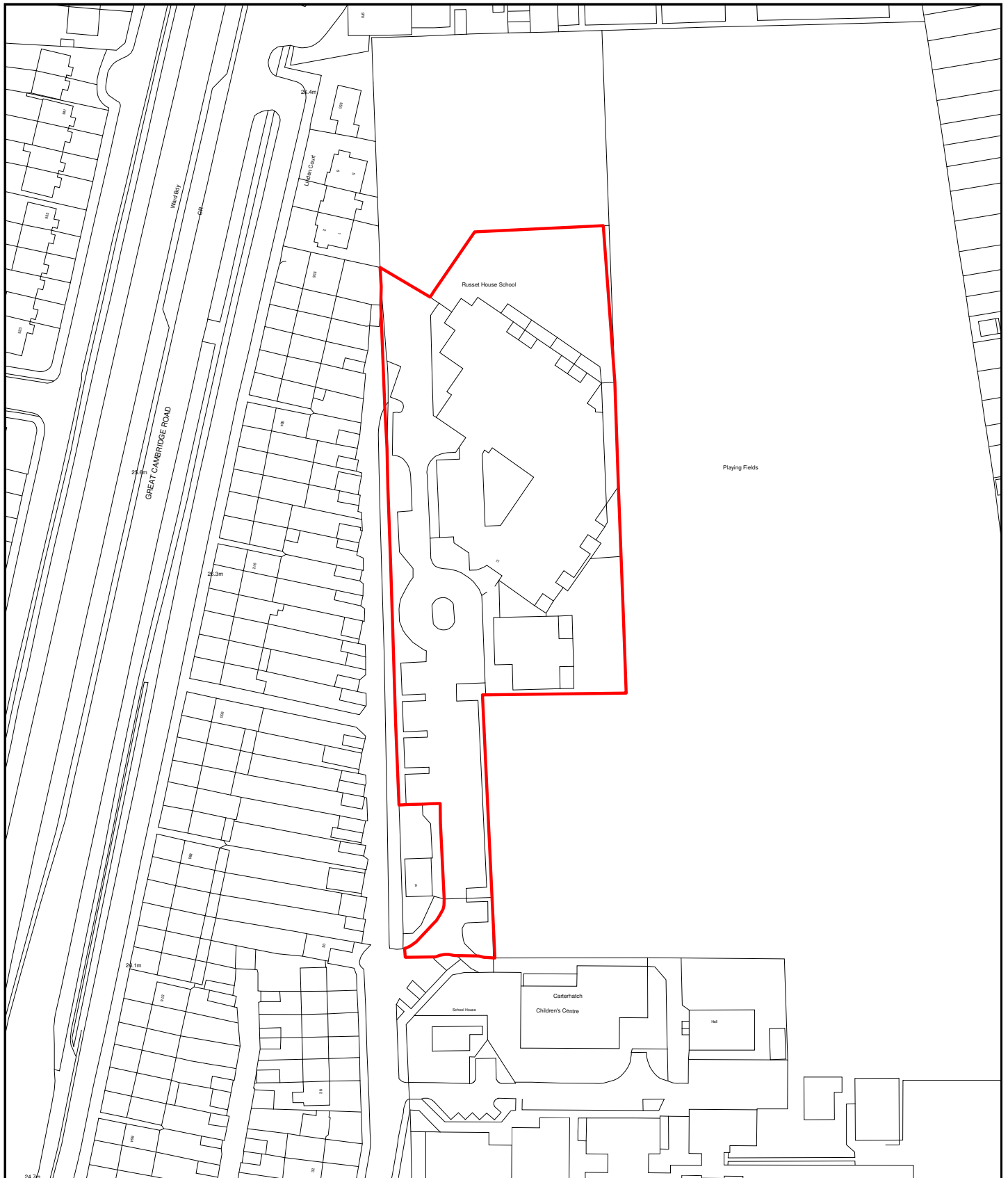
PROPOSAL: Retention of existing classroom building together with link canopy to the north of existing block.

Applicant Name & Address:
Director Schools & Childrens Services,
Enfield Council
CIVIC CENTRE,
SILVER STREET,
ENFIELD,
EN1 3XA

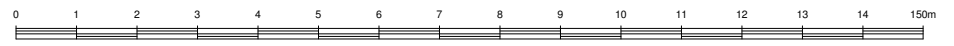
Agent Name & Address:
T Nadaraju,
Enfield Council
CIVIC CENTRE
SILVER STREET
ENFIELD
EN1 3XA

RECOMMENDATION:

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



Development Control



Scale - 1:1250
Time of plot: 11:08

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The Special Needs School is located behind Carterhatch School, on the north side of Carterhatch Lane. It is accessed via Autumn Close, which runs north off Carterhatch Lane and parallel to the Great Cambridge Road (A10), with residential properties between the A10 and the application site. The main school buildings are situated between the backs of houses on the Great Cambridge Road, to the west, school playing fields to the south and east, and a petrol filling station and flats, to the north.
- 1.2 The existing development is predominantly single-storey, with some of the core elements of the school complex rising to a two-storey height.

2. Proposal

- 2.1 Permission is sought for the retention of a temporary classroom building to the north of existing block, along the school's eastern boundary together with a link canopy.
- 2.2 The building is approximately 7.9m x 8.5m and to a height of approximately 3.5m to the top of a flat roof.

3. Relevant Planning Decisions

- 3.1 In May 2011, Committee resolved to grant planning permission (ref: LBE/11/0010) for a part single, part 2-storey extension to provide a classroom block, dining room and kitchen with a plant room at first floor level, pick up and drop off bay at front, relocation of fence to southern boundary between Russett House School and Carterhatch School and new car parking area and associated landscaping and formation of a Multi Use Games Area (MUGA) with 8m high lighting columns to Carterhatch School playing fields. This permission has been implemented.
- 3.2 An application for the installation of a temporary classroom building to the north of the existing block (ref: LBE/10/0023) was approved at Committee in July 2010. Due to the building being a temporary solution to assist the school in meeting with its accommodation requirements whilst a permanent extension to the school was developed, permission was granted for a limited period of 2 years, expiring on 27 July 2012.
- 3.3 An application for the installation of a temporary building to provide 1 classroom with ancillary facilities (LBE/04/0011) was granted a limited period permission on 29th June 2004, with the permission expiring on 1st October 2005. The application was made in combination with an application for permanent additional classrooms (detailed below).
- 3.2 An application for the erection of single storey extensions to north and south elevations to provide additional classrooms, therapy rooms and associated facilities, together with erection of store to hall (LBE/04/0012) was granted planning permission on 2nd July 2004. These structures have been completed.

4. Consultations

4.1 Statutory and non-statutory consultees

Traffic and Transportation

- 4.1.1 The Head of Traffic and Transportation advises that there are no objections.

Property Services

- 4.1.2 No comments have been received from the Director of Property Services.

4.2 Public response

- 4.2.1 Notification to 13 neighbouring and nearby occupiers. No comments have been received.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

Policy 3.16	Social infrastructure
Policy 3.18	Education facilities
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure

Policy 5.16	Waste self-sufficiency
Policy 5.18	Construction, excavation and demolition waste
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.7	Better streets and surface transport
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 6.14	Freight
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.19	Biodiversity and access to nature

5.5 Local Plan – Core Strategy

CP8:	Education
CP9:	Supporting community cohesion
CP11:	Recreation, leisure, culture and arts
CP20:	Sustainable energy use and energy infrastructure
CP21:	Delivering sustainable water supply, drainage and sewerage infrastructure
CP22:	Delivering sustainable waste management
CP24:	The road network
CP25:	Pedestrians and cyclists
CP26:	Public transport
CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP32:	Pollution
CP40:	North east Enfield

5.6 Saved UDP Policies

(II)CS1	Land requirements for facilities and services
(II)CS2	Community services and the effective use of land
(II)CS3	Facilities provided in the optimum location
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic generation
(II)GD8	Site access and servicing
(II)T1	To ensure development takes place in locations which have appropriate access to transport networks
(II)T16	Adequate access for pedestrians and people with disabilities
(II)T19	Needs and safety of cyclist

5.7 Submission version DMD

DMD17	Protection of Community Facilities
DMD37	Achieving High Quality and Design-Led Development
DMD42	Design of Civic/Public Buildings and Institutions

DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD49	Sustainable Design & Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD54	Allowable Solutions
DMD55	Use of Roof Space/Vertical Surfaces
DMD56	Heating and Cooling
DMD59	Avoiding and Reducing Flood Risk
DMD61	Managing Surface Water
DMD68	Noise

5.8 Other Relevant Policy Considerations

National Planning Policy Framework

6. **Analysis**

6.1 Principle

6.1.1 The building was initially erected as a temporary solution to assist the school in meeting with its accommodation requirements. The school has since implemented a permission to provide additional classroom facilities (ref: LBE/11/0010) and would now like to retain the building permanently to provide flexibility of use of teaching space.

6.1.2 Whilst the principle of the building is accepted, consideration must be given to its design and sustainability as a permanently retained structure.

6.2 Impact on Character of Surrounding Area

Design

6.2.1 The building is a typical portacabin-type structure, unremarkable in all facets of its design. Due to the temporary nature of the original permission sought, some flexibility was given in terms of the design. A building intended to be retained permanently should be more appropriately designed in terms of its appearance and sustainability credentials.

6.2.2 Policy 42 of the Submission version DMD confirms that civic buildings, institutions and other buildings providing services to the public, such as educational facilities must be designed to a high standard. This lends weight to the need to have a purpose-built building rather than to continue with the temporary building. It is therefore considered appropriate to recommend a further temporary permission for two years whilst a permanent structure is designed and implemented, should the school still wish to continue with the additional space that the building provides.

Height / Massing / Proximity to Boundaries

6.2.2 All elements of the proposal are appropriate to the context of the site and surroundings.

6.3 Impact on Neighbouring Properties

Distancing

- 6.3.1 The nearest affected dwelling to any part of the proposed building is approximately 50m distant. It is therefore considered that there will not be any detrimental harm to the amenities of the adjoining residential occupiers.

Loss of Light / Outlook

- 6.3.2 Due to distancing and the low height of the proposed buildings, there will be no impact on neighbouring occupiers in terms of loss of light and outlook.

6.4 Highway Safety

Access and Traffic generation

- 6.4.1 The development would not generate additional school traffic movements as the proposal is not for the expansion of the school or pupil numbers but for the retention of the existing building to allow flexibility of space.

Parking

- 6.4.2 The development does not impact on parking provision.

6.5 Sustainable Design and Construction

- 6.5.1 Policy 49 of the Submission version DMD confirms that all new developments must achieve the highest sustainable design and construction standards. It also requires all developments to include measures capable of mitigating and adapting to climate change. Core Policy 20 of the Core Strategy requires that all new developments address the causes and impacts of climate change by minimising energy use, supplying energy efficiently and using energy from renewable sources.
- 6.5.2 The building does not meet with the appropriate standards for sustainable design and construction for a permanent structure. This is considered to lend weight to a temporary permission.

7. Conclusion

- 7.1 Whilst the principle of the building is accepted, due to its poor design and sustainability credentials, it is considered inappropriate to retain the building on a permanent basis.
- 7.2 A temporary permission for a further two years is considered more appropriate to enable the school to make use of the space which it affords and to enable the school to have a more appropriately designed permanent building implemented.
- 7.3 Having regard to all of the above, Approval is recommended for the following reasons:
1. The retention of the temporary classroom by virtue of the limited period condition imposed, will not unduly detract from the character and appearance of the surrounding area having regard to Policies

(II)CS2, (II)CS3, (II)GD3 and (II)H8 of the Unitary Development Plan, Core Policies 8 and 30 of the Core Strategy, Policies 37 and 42 of the Submission version DMD, and with Policies 7.1 and 7.4 of The London Plan.

2. The proposed temporary classroom having regard to its design, size and siting does not unduly affect the amenities of adjoining or nearby residential properties having regard to Policies (II)GD3 and (II)H8 of the Unitary Development Plan, Core Policy 30 of the Core Strategy Policy 68 of the Submission version DMD.

8. Recommendation

- 8.1 That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to the following condition:

1. C50A Limited period permission (24months)



Revisions



Project
**Permanent Use Prefab Classroom
 Russett House School**

Scale
1:500 @ A1

Date
14.01.13

Architect
TN

Architect (S.O.)
TN

Drawn
TN

CAD File No.

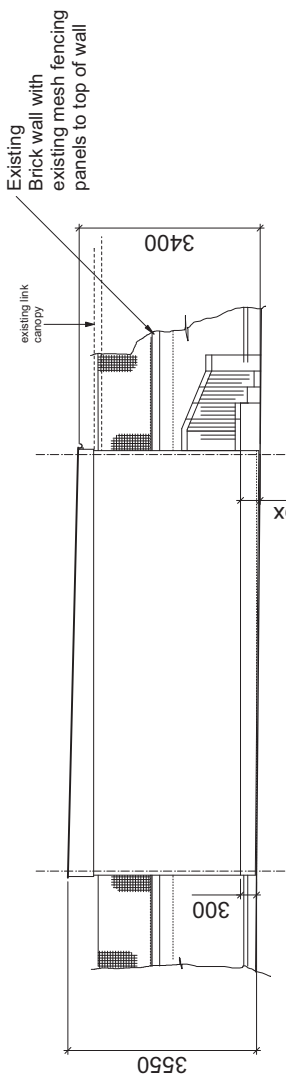
Drawing Title
Existing Site Layout

Drawing No.
M/E338/002308 AL(0)PL02

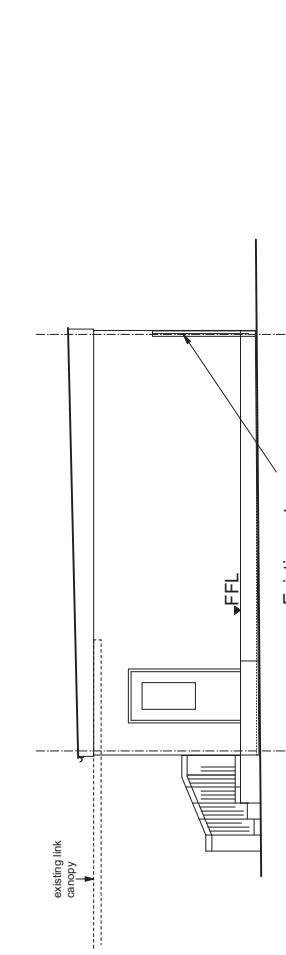
Revision

Construction Technical Services
 Arlington House, 79 High Street, Ponders End EN4 6EN
 Tel: 020 8379 6705

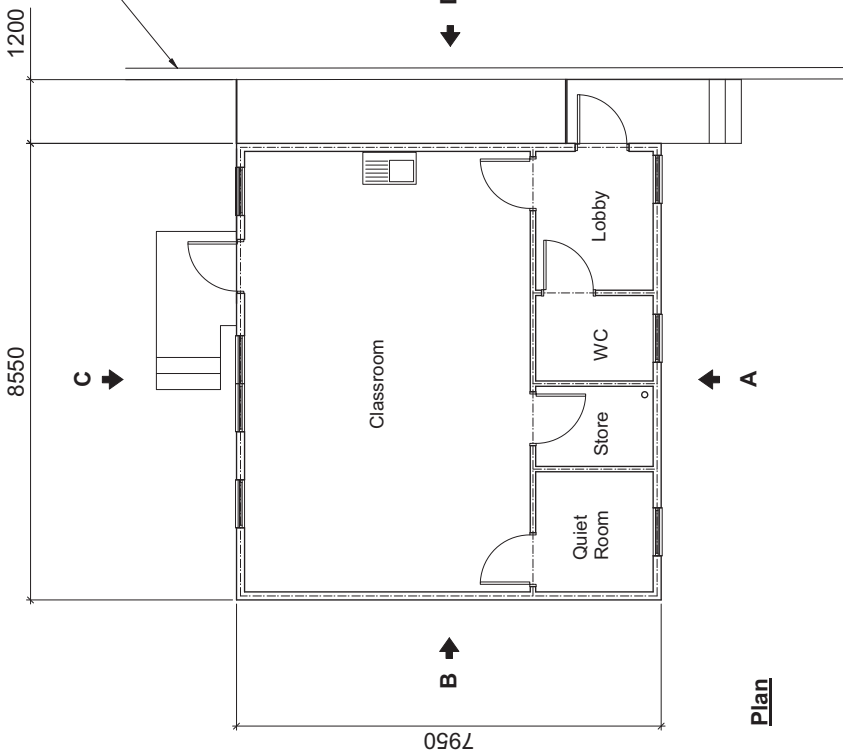
PO Box 51, Civic Centre,
 Silver Street, Enfield, Middlesex EN1 3XB
 Tel: 020 8379 6705



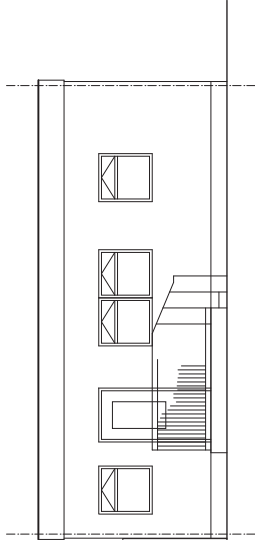
Elevation A



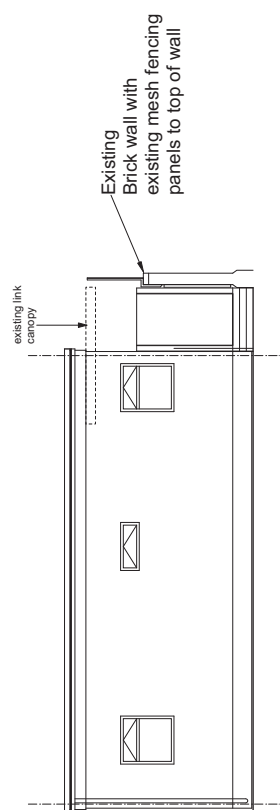
Elevation B



Plan



Elevation C



Elevation D

NOTES
 Steel framed prefabricated building with external plastisol finish to wall panels.
 Plywood skirt to base of building

