

LONDON BOROUGH OF ENFIELD**PLANNING COMMITTEE****Date:** 23 April 2024**Report of**Head of Planning and Building Control
Karen Page**Contact Officers:**

Case Officer: Joe Aggar

Category:

Major

Ward:

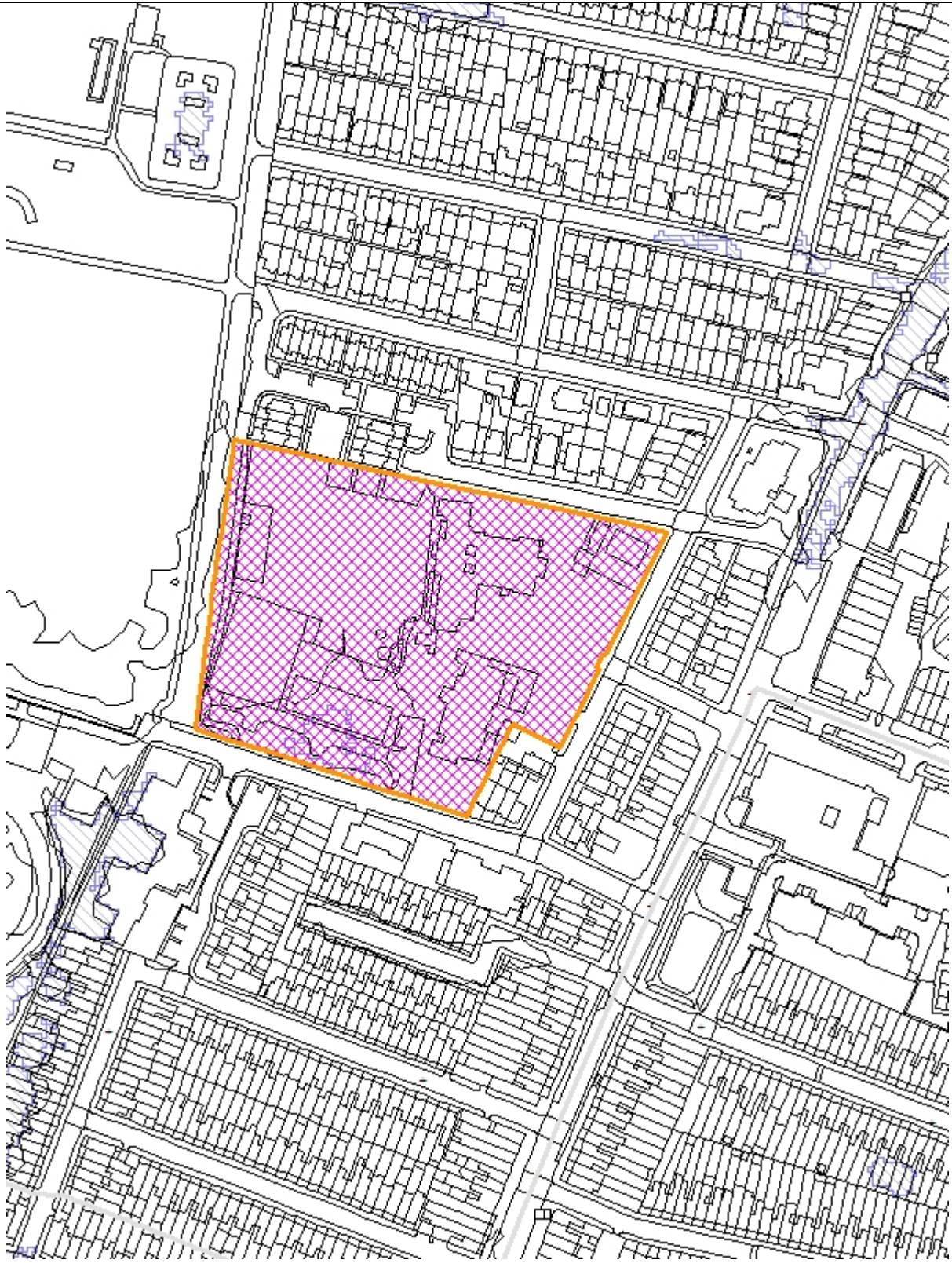
Jubilee

Councillor Request:

No

LOCATION: Houndsfield Primary School, Ripon Road, London, N9 7RE**APPLICATION NUMBER:** 23/02385/FUL**PROPOSAL:** Retention of two-storey modular building for a temporary period of 5 years (Retrospective).**Applicant Name & Address:**Mrs Wendy Ochs
Attigo Academy Trust**Agent Name & Address:**Mrs Alex Jones
Stantec UK Limited
7 Soho Square
London
W1D 3QB**RECOMMENDATION:**

1. That planning permission be GRANTED subject to conditions.
2. That the Head of Planning & Building Control be granted delegated authority to finalise the wording of the conditions to cover the matters in the Recommendation section of this report.



1. Note for Members

- 1.1 This application is categorised as a 'major' planning application involving development of floorspace of more than 1,000 sqm. In accordance with the scheme of delegation it is reported to Planning Committee for determination

2. Recommendation

- 2.1 That planning permission be granted subject to the following conditions:

1. Temporary permission
2. Drawing Numbers
3. Restricted Hours
4. SUDs details
5. Cycle storage

- 2.2 That the Head of Planning & Building Control be granted delegated authority to finalise the wording of these conditions.

3. Executive Summary

- 3.1 There is an established need to deliver more school places within the Borough. A resolution to grant planning permission was agreed by the Planning Committee on 13th July 2012 for the erection of a 2-storey modular building comprising six classrooms, gym, hall and staff facilities to provide replacement and additional teaching space for up to three classes of 30 pupils together with construction of hard surfaced play area to rear, multi-use games area to side, 5 additional car parking spaces and new vehicular entrance to Houndsfield Road. This permission (P12-00245PLA) was for a temporary period of 10 years and expired on 28th March 2022.
- 3.2 The principal of a temporary building for education use on this site has already been accepted through the grant of the earlier temporary permission for a modular building. In this instance, it is considered there are very special circumstances that would outweigh any harm to the MOL from the retention of the development. As such, these factors clearly outweigh any harm to the MOL to justify the development.
- 3.3 The proposal meets an established need for extra school place provision within the locality and Borough. In particular, the proposal will assist in meeting a demand for Special Educational Needs (SEN) provision.
- 3.4 The proposed development is not considered to have a detrimental effect on neighbouring occupier's residential or visual amenities nor harm the character and appearance of the existing site and wider locality having regard to policy.
- 3.5 The proposed car parking and associated use of the proposed access is not considered to give rise unacceptable on-street parking pressure, nor harm the free flow of traffic or pedestrian or vehicular safety.

4. Site and Surroundings

- 4.1 Houndsfield Primary School is a large two form entry school with an enrolment of approximately 500 children. The eastern part of the school site comprises

the older three to five-storey school building with modern extensions, a separate one/ two-storey building of a similar architectural style and a more modern single storey, timber clad building alongside the hard surfaced playground and car park. The western part of the Site includes the grass school playing fields, a growing garden, a Multi-Use Games Area ('MUGA'), hard surfaced play area, a car park (accessed from Houndsfield Road) and a two-storey modular building known as the 'Park Suite'.

- 4.2 The Primary School is located on the northern side of Houndsfield Road, the eastern side of Doncaster Road and the southern side of Ripon Road. Both Jubilee Park and the playing field situated on the western part of the site are designated Metropolitan Open Land. The southern and western boundaries of the Site are lined with mature trees.
- 4.3 The surrounding area is suburban in character and the prevailing pattern of development consists of residential terraced and semi-detached properties with a generally consistent style and form. The exception to this being along the south side of Houndsfield Road which features a care home, a Red Cross centre, the William Preye day care facility, and a two-storey building occupied by Age Concern.
- 4.4 Further to the east is Hertford Road, a busy thoroughfare home to many shops and local services. Immediately to the west of the site is Jubilee Park. The school is identified as being located within an area with a Public Transport Accessibility Level (PTAL) of 2 ('Poor').

5. Proposal

- 5.1 Permission is sought for the retention of a two-storey modular building within the curtilage of Houndsfield Primary School.
- 5.2 The retained two-storey building of modular construction, fronts the southern boundary with Houndsfield Road. It is 43.15m in length, 14.50m in width, with a flat roof at a height of 7.0m. In addition, there is a plant room and water tank which centrally located on the roof, with a length of 6.85m, a width of 4.55m, and an additional height of 2.35m. The building is clad externally, in timber.
- 5.3 The building is comprised of as six classrooms, staff rooms and workspace, a hall, PE store, male and female changing rooms as well as a kitchen and storage over two floors.

6. Relevant Planning History

- 6.1 Houndsfield Primary School, Ripon Road, London, N9 7RE, planning application reference P12-00245PLA for demolition of existing HORSAs hut and erection of a 2-storey modular building comprising six classrooms, gym, hall and staff facilities to provide replacement and additional teaching space for up to three classes of 30 pupils together with construction of hard surfaced play area to rear, multi-use games area to side, 5 additional car parking spaces and new vehicular entrance to Houndsfield Road was Granted on 13.07.2012.

Condition 9 of Planning Permission P12-00245PLA stated:

This permission is granted for a limited period expiring on 28/3/2022 when the buildings hereby permitted removed and the land reinstated.

Reason: the development is situated on metropolitan open land and would normally not prove acceptable but is only considered acceptable on the basis of the current demand for school places in the vicinity which cannot be met by existing schools capacity.

- 6.2 Houndsfield Primary School, Ripon Road, London, N9 7RE, planning application reference P13-01585PLA for the Installation of 8 floodlights to multi use games area was Granted on 04.09.2013.
- 6.3 Houndsfield Primary School, Ripon Road, London, N9 7RE, planning application reference 15/00659/FUL for the Erection of a detached building to form a nursery was Granted on 22.07.2015.
- 6.4 Houndsfield Primary School, Ripon Road, London, N9 7RE, planning application reference 21/04599/NMA was withdrawn on 06.01.2022.
- 6.5 Houndsfield Primary School, Ripon Road, London, N9 7RE, pre planning application reference 22/03202/PREAPP.

7. Consultations

Statutory and non-statutory consultees:

External Consultees

- 7.1 Cadent Gas: No comments.
- 7.2 Greater London Authority: given the general acceptability of the building's impact on MOL and its very special circumstances case, and the established need for extra school place provision within the borough, the application does not give rise to any new strategic planning issues.
- 7.3 Sport England: No comments.

Internal Consultees

- 7.4 SUDs Officer: Objection to lack of a SUDs strategy. A condition is recommended to address this.
- 7.5 Environmental Health: No objection.
- 7.6 Property Services: No objection.
- 7.7 Traffic and Transport: No objection.
- 7.8 Planning Policy: No comments.
- 7.9 Urban Design: No comments.
- 7.10 Heritage: No comments.
- 7.11 Education: Supportive of the proposals.

Public

7.12 Consultation letters were sent to 104 surrounding properties. The consultation period ended on 20 October 2023. A site and press notice were also published and distributed.

7.13 One response was received in relation to the application. This can be summarised as:

- The trees that are currently in situ gives poor daylight to the estate (Cornish Court). The leaves from the trees are causing blockages to our gutters and the trees/overgrowth are damaging are fences. The damages are causing urgent repairs to the estate which then escalates to increased service charges which could have been avoided if the trees were maintained correctly.

Officer response: The trees identified are located to the north of two-storey modular building and are existing. Debris falling from the trees is a civil matter and not a relevant material consideration in the assessment of this application.

8. Relevant Policies

8.1 London Plan (2021)

Planning London's Future – Good Growth
GG2 Making the best use of land

Design
D2 Infrastructure requirements for sustainable densities
D4 Delivering Good Design
D5 Inclusive Design

Social Infrastructure
S1 Developing London's Social Infrastructure
S3 Education and childcare facilities
S4 Play and informal recreation
S5 Sports and Recreations facilities

Green infrastructure and Natural Environment
G3 Metropolitan Open Land
G4 Open Space
G5 Urban Greening

Sustainable Infrastructure
SI 2 Minimising greenhouse emissions
SI3 Energy Infrastructure
SI5 Water Infrastructure
SI7 Reducing Waste
SI12 Flood Risk Management
SI13 Sustainable Drainage

Transport
T2 Healthy Streets
T3 Transport capacity, connectivity

T4 Assessing and Mitigating transport Impacts
T5 Cycling
T6 Car Parking
T7 Deliveries, servicing and construction

8.2 Core Strategy (201)

CP8 Education
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
CP 25 Pedestrians and Cyclists
CP26 Public Transport
CP30 Maintaining and Improving the Quality of the Built and Open Environment
CP33 Green Belt and Countryside
CP34 Parks, Playing Fields and Other Open Spaces

8.3 Development Management Document (2014)

DMD 16 Provision of New Community Facilities
DMD 37 Achieving High Quality and Design-Led Development
DMD 44 Conserving and Enhancing Heritage Assets
DMD 45 Parking Standards and Layout
DMD47 New roads, access and servicing
DMD48 Transport assessments
DMD49 Sustainable design and construction
DMD79 Ecological Enhancements
DMD80 Trees
DMD 81 Landscaping
DMD82 Protecting the Green Belt

8.4 National Planning Policy Framework 2023 (the Framework)

8.5 Other Relevant Policy Considerations

National Planning Practice Guidance (NPPG)
National Design Guide
Social Infrastructure SPD
Enfield Characterisation Study

9. **Assessment**

9.1 The main issues arising from this proposal relate to:

- Planning Background
- Land Use
- Design and Appearance
- Neighbouring Amenity
- Traffic and Transportation
- Sustainability
- Sustainable drainage
- Fire Safety

- Community Infrastructure Levy

Planning Background

- 9.2 Planning permission was granted in 2012 (Planning reference, P12-00245PLA) for the demolition of existing HORSAs hut and erection of a 2-storey modular building. This comprised six classrooms, gym, hall and staff facilities to provide replacement and additional teaching space for up to three classes of 30 pupils, together with construction of hard surfaced play area to rear, multi-use games area to side, 5 additional car parking spaces and new vehicular entrance to Houndsfield Road.
- 9.3 Three of the classrooms within the modular building were to accommodate the projected increase in pupils. The remaining three classrooms alongside the gym, hall, ancillary and staff facilities were for the benefit of Houndsfield Primary School, or shared, to replace temporary/ unsuitable accommodation that existed on the Site at that time, and which were subsequently demolished.
- 9.4 The development was considered acceptable for a temporary period (10 years) based on the demand for school places in the vicinity at the time. The permission expired on 28/3/2022. The permission is therefore no longer extant. Condition 9 required the buildings to be removed and the land to be reverted to its former condition, given its designation as Metropolitan Open Land.
- 9.5 It is noted the previous permission has lapsed. However, the granting of the previous planning permission is a material consideration in this instance. The modular building currently remains in place and is in operation in conjunction with the wider campus. The application seeks the retention of the two-storey modular building for a further five years.

Land Use

Loss of Metropolitan Open Land

- 9.6 London Plan Policy G3 states Metropolitan Open Land (MOL) is afforded the same status and level of protection as the Green Belt. The London Plan applies the Green Belt provisions of the Framework to MOL. Enfield Development Management Policy DMD 82 seeks to protect Green Belt.
- 9.7 The Framework states that the construction of new buildings in the Green Belt should be regarded as inappropriate. Given planning permission has lapsed and a new planning permission has been submitted, the building for the purposes of the assessment is considered as 'new'. Education is not classified as an appropriate development. Consequently, the development plan establishes that, with limited exceptions, new buildings are to be considered inappropriate in MOL. Whilst there are exceptions to this general restriction, the proposed development is not of a type covered by these exceptions. As a result, the scheme would comprise inappropriate development for the purposes of the development plan.
- 9.8 The Framework states inappropriate development is, by definition harmful. The Framework further states that substantial weight should be given to any harm. This triggers the need to identify very special circumstances if planning permission is to be granted.

Openness

- 9.9 Openness is not specifically defined within the Framework. For the purposes of MOL the concept of openness goes beyond the visual effects of a proposed development and encompasses its spatial effects. The concept of openness in MOL terms means that on the whole land within its boundaries should remain free from development.
- 9.10 The scheme would retain the two-storey modular building for a further period of 5 years. The structure would lead to some depletion of the openness of the site. However, the building has been in situ for more than 10 years and therefore there would be no further harm above the originally consented scheme. What is more, the building would be viewed within the context of the main school campus. It would not be seen as an isolated building. No issues are taken with the material proposed or the colour palette. The Greater London Authority (GLA) identified a lack of harm, and any harm would be mitigated by the permission being for a temporary period only.
- 9.11 As such, considering the position, height, and scale in respect of the visual appearance of the building, it would result in minimal harm to openness, or indeed any other harm, in visual impact terms, notably given its temporary use. However, there would remain harm to openness through its erosion, which is afforded weight.

Educational Need /loss of playing field

- 9.12 The accommodation within the modular building is still required by Houndsfield Primary to meet its on-going operational needs with the school optimising the space available to it within the main school and modular building for the benefit of the local community and Enfield more widely. The proposed scheme seeks the retention of the existing educational use.
- 9.13 The modular buildings layout is proposed to remain as granted under P12-00245PLA. It consists of 6 classrooms, a gym/hall, changing rooms and office space. Classrooms 01 and 02 are used for Strengthening Wellbeing, Emotional health, Relationships and Readiness for Learning ('SWERRL') – a multi-disciplinary team working in partnership with schools and other services in Enfield to support inclusion of primary school children who are experiencing social, emotional and mental health ('SEMH') difficulties. Classrooms 03 – 06 are used for Year 6 classrooms.
- 9.14 This additional capacity the modular building provides has allowed the school to utilise space within the main school building to provide additional resources/provision to meet the specific needs of the local school community and the Borough as a whole. This includes a Speech and Language Resource Base, Nature Group, laundry facilities and community room.
- 9.15 The Council has successfully applied to the Department for Education to establish a new SEN school in the Borough for a minimum of 96 primary age children with complex autistic spectrum disorders. Whilst this will assist with an unmet need for children requiring dedicated SEN provision, the Council is reliant on additional provision within existing schools to accommodate those children with EHCPs that can attend mainstream school with support. This

- includes Houndsfield Primary School. The Hounsfield building will be used to establish a new SEN unit and help meet the strategic objectives approved by Cabinet and is supported by the Education department. The school also places pupils in to smaller 'intervention' groups to focus on specific topics/ subjects where pupils are not working at the expected level. The school building therefore optimises the space available for the benefit of the school overall and local community.
- 9.16 The two-storey modular building is a well-used part of the school. It comprises six classrooms, group teaching rooms, staff offices/ workspace, a multi-use hall and toilet and changing facilities. It benefits from a lift enabling less mobile/ disabled members of staff (and pupils if the need arose) to access teaching space on the first floor and provides the only part of level access within the school. The modular building also provides storage and changing/ WC facilities for the MUGA enabling community use of the MUGA outside of school hours. Furthermore, the building is used internally for a range of community uses in the evenings and at weekends and houses Enfield's primary behaviour service ('SWERRL') following the closure of Addison House.
- 9.17 The retention of educational uses is in line with Policy S3 (Education and childcare facilities) of the London Plan (2021) which outlines an inherent need for high quality educational facilities within London to meet current and future demand. It is noted that all future proposed designs relating to the application will need to achieve subordination with the provisions of this policy.
- 9.18 Education is not classified as an appropriate development within MOL. However, the siting of this building was approved by a previous consent given the special circumstances that existed. The building remains in place and the very special circumstances that justified it continue to exist. The building is temporary in nature and justified in terms of siting. Therefore, it is considered in this instance that the proposal is acceptable in principle.
- 9.19 In terms of justifying an exception to development or in this case a temporary permission there is a strong and significant identified educational need for school places, which is acknowledged as carrying significant weight.

Summary

- 9.20 The London Plan (2021) establishes that inappropriate development on MOL should be refused, except where very special circumstances are demonstrated. This is a high hurdle for a development proposal to overcome. The scheme, by definition, would be inappropriate development in the MOL. Weight is attached to these harmful effects of the scheme. However, the benefits in terms of educational use are sufficient to outweigh the harm to MOL.
- 9.21 As a result, the very special circumstances sufficient to justify the proposed development in planning terms have been established in this case. The proposed development would therefore be in compliance with Policy G3 of the London Plan (2021).

Design and Appearance

- 9.22 The Framework (Section 12) confirms that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development. London Plan policies D1, D3, D4 and D5 confirm the requirement for achieving the highest architectural quality, taking into consideration the local context and its contribution to that context. Design should respond to contributing towards “a positive relationship between urban structure and natural landscape features...”
- 9.23 Civic buildings are required by policy DMD42 to be of a high standard and prominence within their community. They need to communicate their importance and function through architectural cues; they should positively address the public realm; have entrances which are prominent; and be designed to accommodate alternative uses.
- 9.24 The retained two storey building is timber clad. It contrasts with the existing Victorian school. The structure is proposed to be retained for a further temporary period of 5 years.
- 9.25 The eastern part of the school site comprises the older three to five-storey school building with modern extensions, a separate one/ two-storey building of a similar architectural style and a more modern single storey, timber clad building alongside the hard surfaced playground and car park. It is therefore noted there is a mix of architectural forms and styles on the campus. The modular construction consists of SIP panels clad externally with cedar wood shingles, aluminium windows and doors and corrugated aluminium flat roof. The modular building is of a simple form and construction. As such it is considered that a certain flexibility in approach is appropriate in this case.



- 9.26 Consideration was given at the time of the 2012 Planning Permission to ensuring an appropriate external appearance. The quality of the design is considered acceptable within the previous and current assessment.
- 9.27 Overall, the proposal would have an acceptable impact on the character and appearance of the area. Thus, the scheme would comply with Policy 30 of The Enfield Plan Core Strategy 2010-2025, Policies DMD6, 8 and 37 of the Improving Enfield Development Management Document 2014 ('the DMD') and Policies D3 and D4 of the London Plan.

Neighbouring Amenity

- 9.28 CP30 of the Core Strategy seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity. DMD 16 seeks to ensure community facilities do not harm the amenity of neighbouring residential occupiers.
- 9.29 The site is located within an established, large two form entry school, Houndsfield Primary School. Beyond this is a residential area. The scheme proposes, the retention of the two storey, modular building.
- 9.30 Immediately to the south of the site is a day care centre and residential properties. The retained school hall building would be sited 20m from the boundary along the southern edge of the site. Beyond this is Houndsfield Road with the nearest adjoining residential uses, approximately 35m away.
- 9.31 Taking into account the proposed form, mass and scale is remaining as previously granted (P12-00245PLA) it is considered the proposal would not adversely impact the surrounding neighbouring residential occupiers. Given the acceptability previously and the relationship to adjoining residential occupiers has not altered, plus the relative distances to the position of the proposed modular building, there would be no adverse impact, in terms of loss of sunlight/daylight, increase overlooking or outlook or sense of enclosure to neighbouring occupiers.
- 9.32 The use of this section of the Houndsfield Primary School site to retain a modular building would not detract from the character and amenities of the area, having regard to the existing use of the site as a primary school. The proposed opening hours, and the proposed level of use would remain as is. The relationship of the use to the surrounding area in terms of noise, disturbance, activity, traffic generation and parking would be limited in terms of intensity and would not be significant in relation to the existing experience of local residents. It is therefore considered that the proposed development would not result in a level of noise and disturbance that would be detrimental to the amenities of adjoining neighbouring occupiers.
- 9.33 The retention of the building would be consistent with the use of the site and appropriate in the context of the existing school and therefore, the character of the area. Moreover, it should be noted that there is no control over the number of pupils other than through the exercising of planning controls on extensions / new development. Overall, the proposal would cause no harm to adjoining neighbours living conditions and as such is considered acceptable in this regard.

Traffic and Transportation

- 9.34 Policy T1 of the London Plan (2021) requires that the impact of development proposals on transport capacity and the transport network are fully assessed. The proposal must comply with policies relating to better streets (Policy T2), cycling (Policy T5), tackling congestion (Policy T4), road network capacity (T3) and parking (Policy T6). Policies DMD45 and 47 provide the criteria upon which developments will be assessed with regard to parking standards / layout and access /servicing.

Trip Generation

- 9.35 The school would continue to operate a similar timetable to the present one, with the majority of arrivals taking place between 8.00 and 8.30am and the majority of departures being concentrated between approximately 3.00 and 3.30pm.
- 9.36 The previous Transport Assessment indicated that the expansion would primarily result in the addition of sustainable trips such as on foot and by public transport. Additionally, approximately 15 extra car trips are expected to be generated by the school during the morning and afternoon school peak periods. This was considered acceptable previously and given the retention of the building for same use, there would not be an unacceptable impact on surrounding road network. Traffic and Transport officers have not raised concerns in this regard.

Vehicular access

- 9.37 The main access to the school site is on Doncaster Road to the east, with the staff car park accessed from Ripon Road to the north. Access to the car park is from Ripon Road to the north of the school site and via a controlled access gate. A vehicular access would remain, as consented, located off Houndsfield Road leading to the existing car parking area comprising five car parking spaces. This arrangement would remain as existing and as such is considered acceptable.

Car Parking

- 9.38 No parking restrictions operate within the immediate vicinity of the school with the exception of the 'School Keep Clear' yellow zig-zag markings provided directly outside the school entrances on Doncaster Road and Houndsfield Road. The markings prohibit stopping between the hours of 8.15 to 9.15am and 2.45 to 4.00pm hours from Monday to Friday.
- 9.39 The vehicular access would remain located off Houndsfield Road leading to the existing car parking area comprising five spaces. This would total 33 spaces (including the existing two disabled spaces). Given the acceptability of parking under the previous application, with no changes proposed, the proposal is considered acceptable in this regard.

Refuse and Recycling

- 9.40 DMD 47 specifies that new development will only be permitted where adequate, safe and functional provision is made for refuse collection. The refuse and recycling provision should be provided in line with the Council's Refuse and Recycling Guide ENV 08 162.
- 9.41 General waste is currently collected from the Doncaster Road gates while recycling is collected from Ripon Road. Similarly, all other deliveries are made via gates at Ripon Road. It is proposed that this arrangement will remain and as such is considered acceptable.

Cycle Parking

- 9.42 In line with the minimum standards set out in the current London Plan as required by DMD Policy 45 and the guidance set out in the London Cycle Design Standards, development should provide secure, integrated, convenient and accessible cycle parking.
- 9.43 Pre 2012, the school currently has cycle parking with capacity for 10 bicycles. The London Plan requires 1 space per 8 FTE staff and 1 space per 8 students. To encourage sustainable transport, it is considered appropriate in this instance to recommend a condition to provide details of cycle parking.
- 9.44 Subject to conditions, the proposal is considered to not generate an unacceptable level of impact on transport.

Sustainability

- 9.45 The sustainability credentials of the building were accepted in 2012. This application is for the further retention for 5 more years. For a new development, this would be required to be carbon neutral. The proposal is for the retention of an existing structure, which would remain for a temporary period. As such, it is not considered reasonable to expect the building to be retrofitted to comply with current policy given its legacy position.
- 9.46 On balance, it is considered unreasonable to require compliance with current policy standards. The level of investment is not known, and the application would not warrant refusal on this basis.

Sustainable Drainage

- 9.47 DMD61 requires SuDS measures to maximise their use. The site is subject to surface water flooding for a 1 in 30, 1 in 100 and 1 in 100 years plus climate change event. It is noted that the SUDs Officer is not satisfied with the FRA Technical Note. However, the building has been in situ for over 10 years and was considered acceptable previously subject to condition.
- 9.48 The building is located on an area with potential for surface water 'ponding' solely due to localised topography. The majority of the area identified as at potential risk from surface water flooding is car parking that was approved in 2012 and which incorporates a conventional piped drainage system for surface water discharging to the existing drainage system.
- 9.49 The previous permission required details of surface drainage for disposing of surface water by means of a sustainable drainage system. Based on the planning records it appears this condition was not discharged. As such a condition is recommended to ensure SUDs measures in relation to the building can mitigate any impacts.

Fire Safety

- 9.50 The London Plan (March 2021) was adopted after the proposal's completion. Policy D12 of the London Plan which concerns fire safety, requires that development achieve the highest standards of fire safety with regards to its design. Major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

9.51 In this specific instance the building has been in operation for over 10 years. A copy of the school's fire procedure for the Park Suite has been provided in support of the application. The assembly/ evacuation point is on the school field. Appropriate access is provided to the school site for the fire tender and the building will be occupied and operated in a manner consistent with the schools normal fire safety procedures.

Community Infrastructure Levy

9.52 Temporary consents and temporary structures are not CIL liable.

10. **Conclusion**

10.1 The proposed development would result in harm to MOL through being inappropriate development and resulting in the erosion of openness of MOL. Such harm should be afforded substantial weight against the proposal.

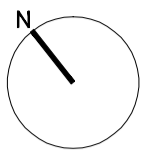
10.2 In respect of MOL, there are other considerations, in the provision of primary and special education needs put forward in this case, that would clearly outweigh any harm to MOL.

10.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

10.4 The proposal in this case would accord with London Plan Policy G3 and Enfield Development Management Policy DMD 82 seeks to protect Green Belt, which seek the aforesaid aims, which include the inappropriate development in MOL should be 'refused in the absence of clearly demonstrated very special circumstances', which have been demonstrated in this instance.

10.5 Accordingly, it is concluded that the proposed development would accord with the adopted development plan when considered as a whole and that there are no material considerations which indicate a decision otherwise than in accordance with it.

Notes:
1. No dimensions are to be scaled from this drawing



Key:
——— SITE BOUNDARY

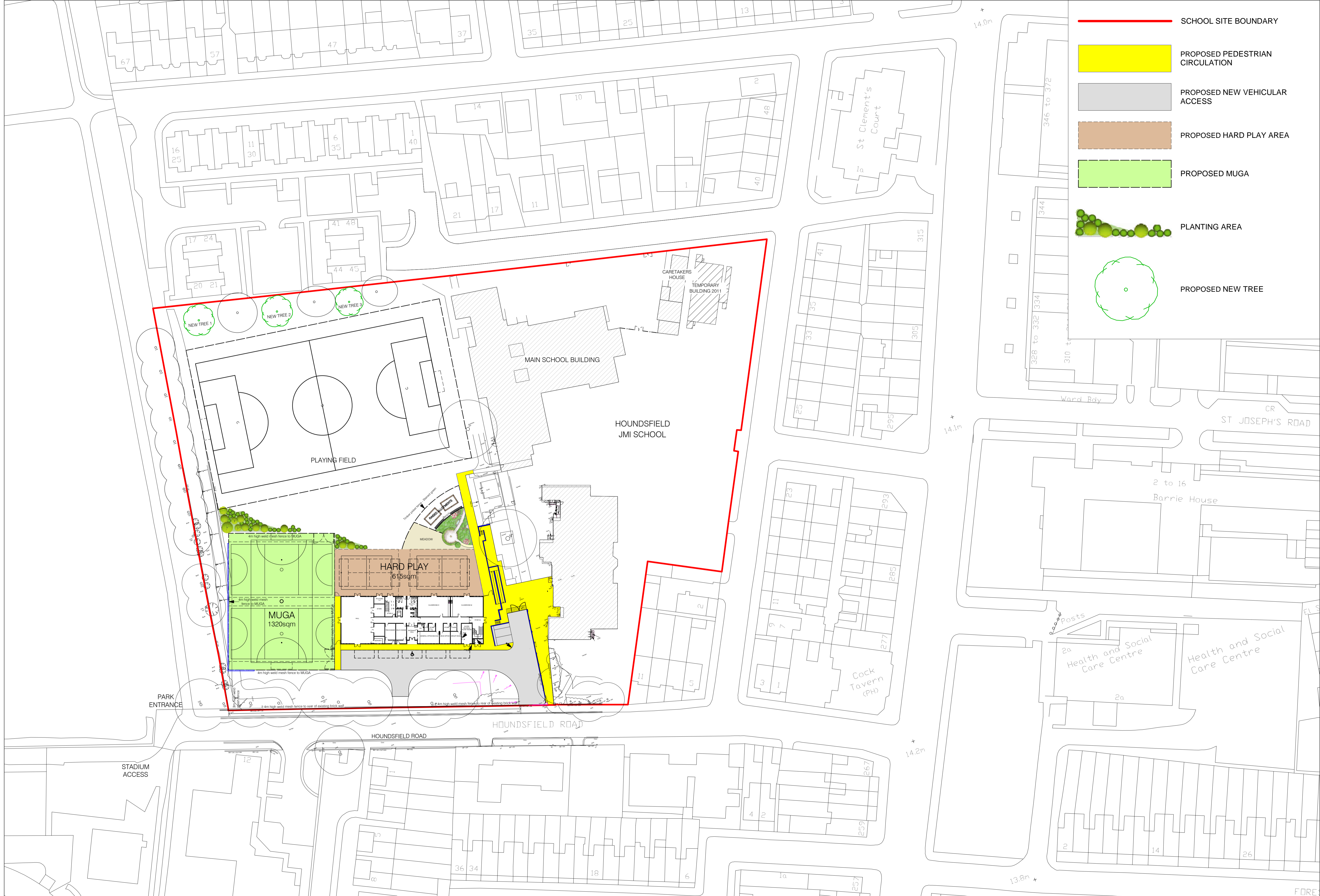


Rev	Date	Notes



Project	HOUSESFIELD PRIMARY SCHOOL		
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Architect	\ S.O.	Drawn	IT
	John Wilkinson	CAD File No.	

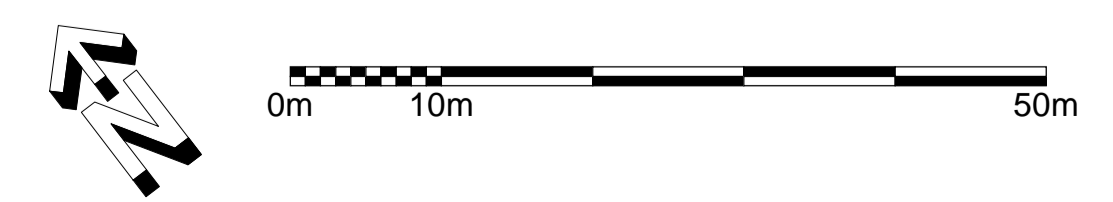
Drawing Title	PLANNING ISSUE SITE LOCATION PLAN
Drawing No.	D_E427_003067_AL/001



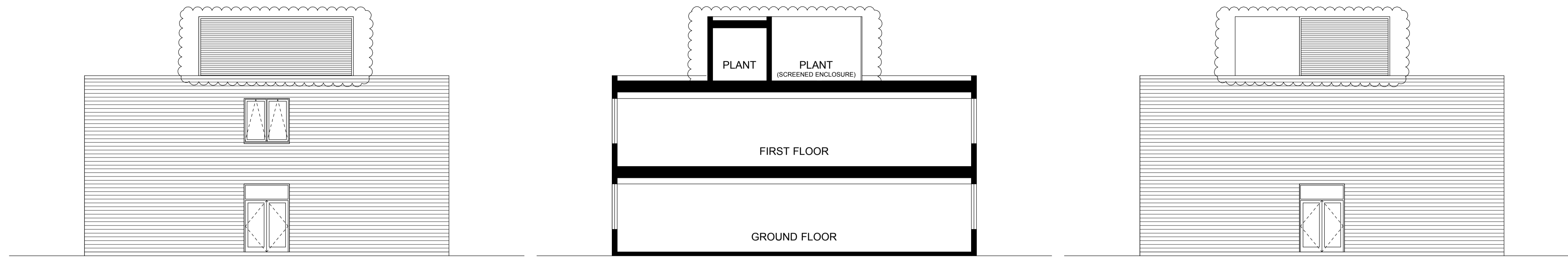
Rev Date Notes
 P1 13/03/12 Vehicular & Pedestrian Access Changed. MUGA and Hard Play areas moved. External Ramp and Stairs moved. Parking layout changed. External soft landscaping added. Three new trees added to North of playing field.



CAD File No. G:\design\0 PROJECT_SITE\Houndsfield Primary School\ID_E247_003067 Partner Sch 2012\14 - Drawings\Arch Working Drawings\Planning Drawings



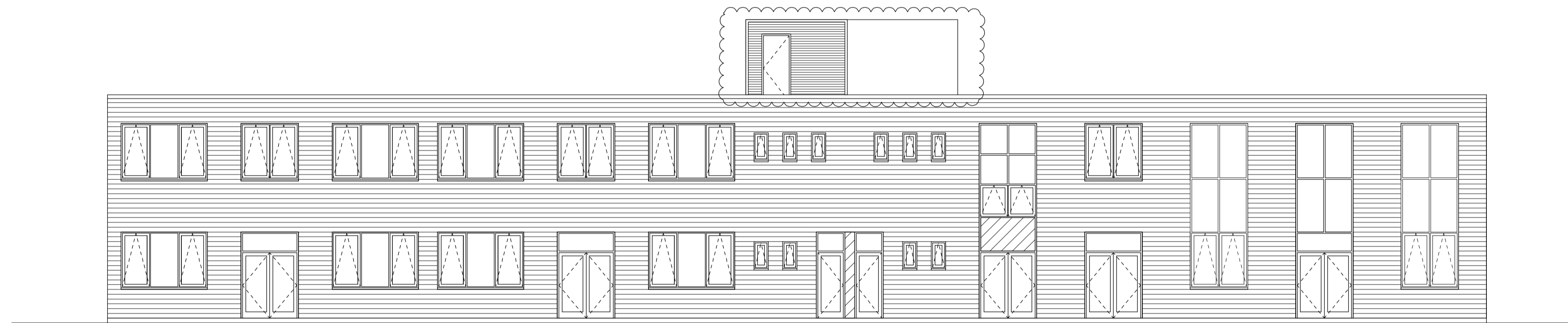
Architect JW	Project Houndsfield Primary School
Scale 1:500 @ A1	Location Ripon Road, London Area, London N9 7RE
Date 09/02/12	Drawing Title 2 Storey Modular Building
Drawn JR/JB	Proposed Site Plan
Status PLANNING	Drawing No. D_E247_003067_AL_004
	Revision P1



EAST ELEVATION

TYPICAL CROSS SECTION

WEST ELEVATION



NORTH ELEVATION

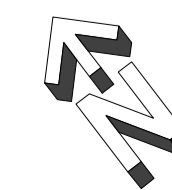


SOUTH ELEVATION

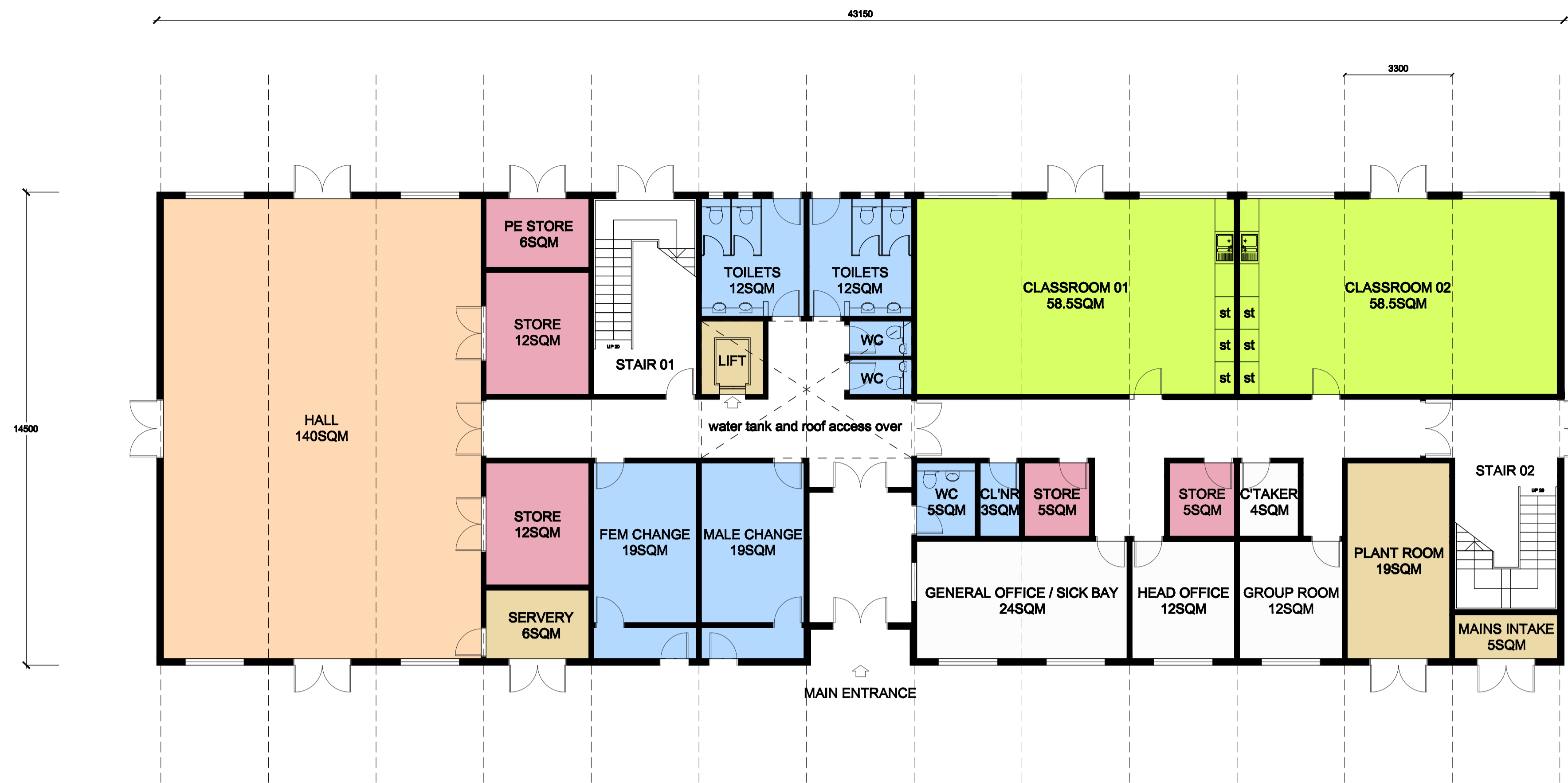
Rev Date Notes
P1 13/03/12 Plant enclosure on roof amended; Door on south elevation replaced with window.



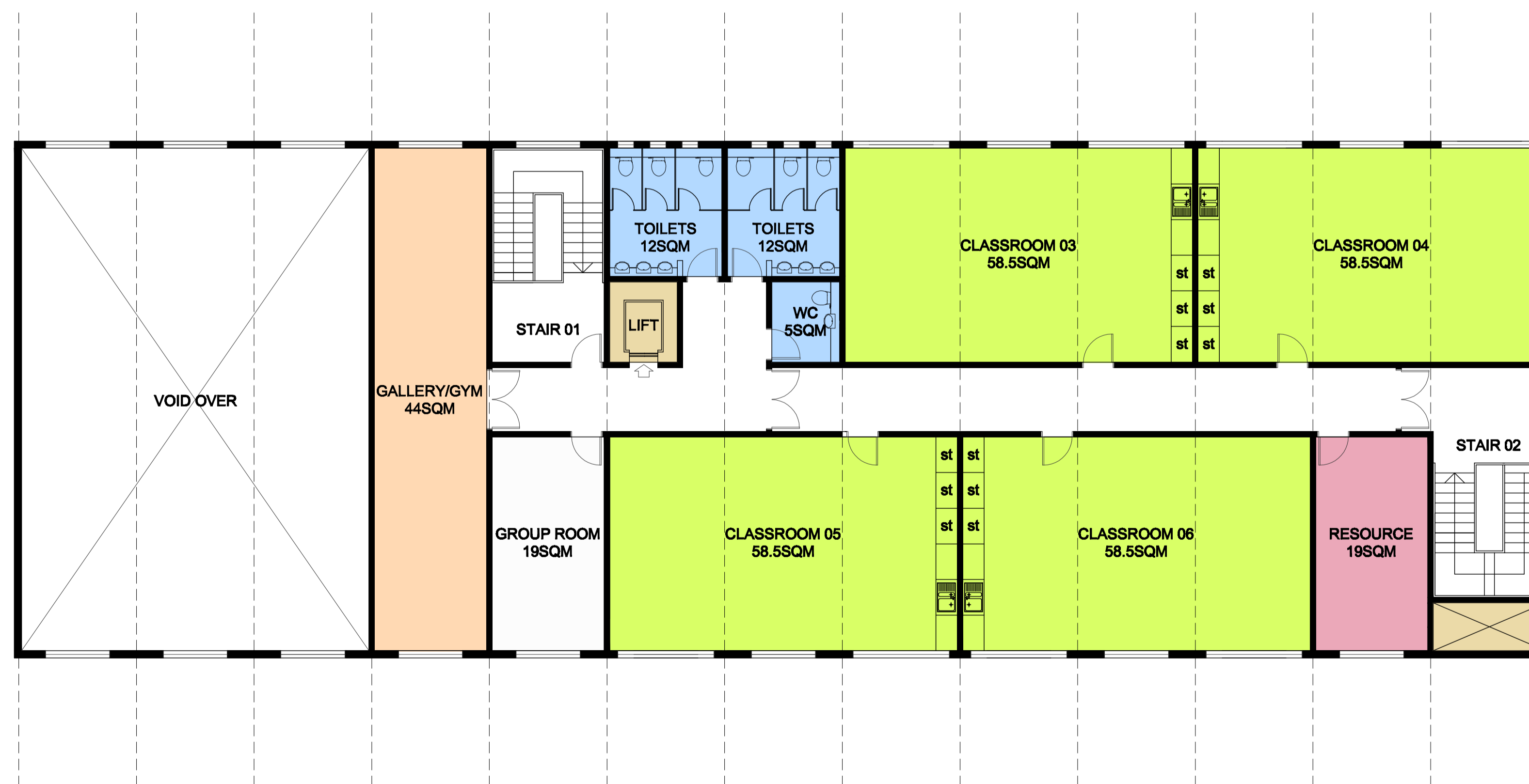
CAD File No. G:\design\0 PROJECT_SITE\Houndsfield Primary School\ID_E247_003067 Partner Sch 2012\14 - Drawings\Arch Working Drawings\Planning Drawings



Architect: J.W.	Project: Houndsfield Primary School
Scale: 1:100 @ A1	Ripon Road, London Area, London N9 7RE
Date: 09/02/12	Drawing Title: 2 Storey Modular Building
Drawn: JR/JB	Proposed Elevations
Status: PLANNING	Drawing No. D_E247_003067_AL_700
	Revision: P1

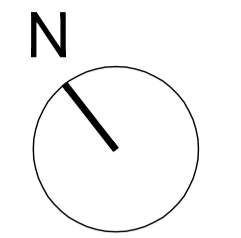


GROSS INTERNAL FLOOR AREA
GROUND FLOOR - 602SQM



GROSS INTERNAL FLOOR AREA
FIRST FLOOR - 463SQM

Notes:
1. No dimensions are to be scaled from this drawing



TOTAL GROSS
INTERNAL FLOOR AREA
- 1065sqm

TOTAL NET AREA
70% OF GROSS
- 745sqm