

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 28th September 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mrs S.L. Davidson Tel: 020 8379
3841

Ward: Ponders
End

Application Number : TP/10/0916

Category: Other Development

LOCATION: ST MATTHEWS C OF E PRIMARY SCHOOL, SOUTH STREET,
ENFIELD, EN3 4LA

PROPOSAL: Single storey rear extension.

Applicant Name & Address:

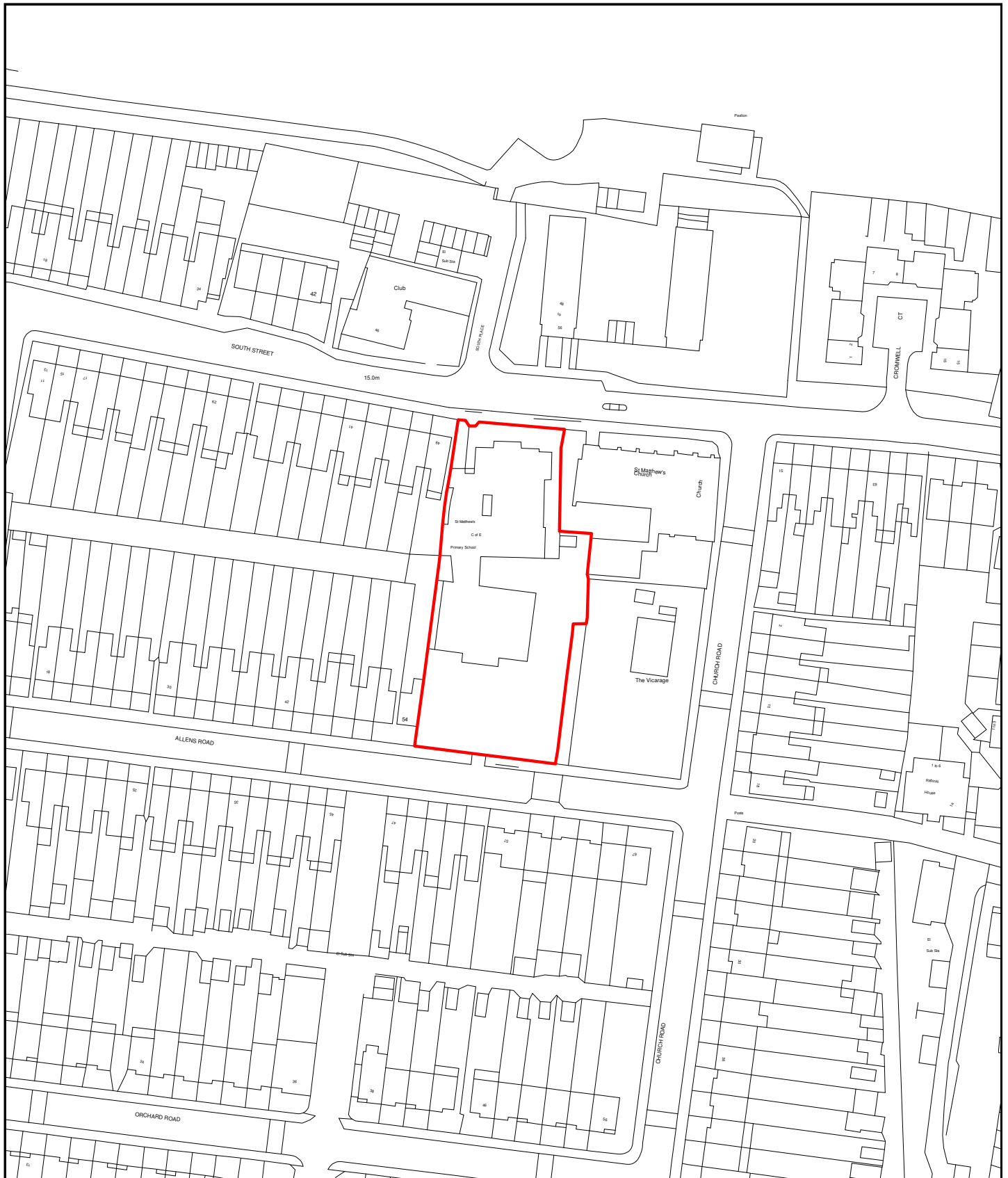
Wayne Everitt,
Wilby and Burnett
Provident House,
123, Ashdon Road,
Saffron Walden,
Essex,
CB10 2AJ

Agent Name & Address:

Wayne Everitt,
Wilby and Burnett
Provident House
123, Ashdon Road
Saffron Walden
Essex
CB10 2AJ

RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 09:47

Date of plot: 15/09/2010

1 Site and Surroundings

- 1.1 St. Matthews C of E Primacy School is located on the south side of South Street. The main buildings are positioned towards the South Street frontage with the play area and gardens to the rear, bounded by Allens Road. The site adjoins St. Matthews Church and its grounds to the east and No 49 South Street and No.54 Allens Road to the west.

2 Proposal

- 2.1 Permission is sought for the erection of a single storey extension to an existing single storey prefabricated building located to the rear of the adjacent Church. The extension would be located within the grounds of the school and would provide a purpose built kitchen facility to enable the school to provide daily fresh cooked meals for the pupils. As part of the works the existing asbestos roof to the existing structure would be removed and the whole structure, including the extension would be roofed with composite panels.
- 2.2 No additional staff or pupils are involved.

3 Relevant Planning Decisions

- 3.1 TP/10/0752 Planning permission granted in July 2010 for the erection of 2 free standing canopies to provide play shelters.

4 Consultation

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Consultation letters have been sent to the occupiers of 9 nearby residents. In addition a notice has been posted on site. No responses have been received.

5 Relevant Policy

5.1 Unitary Development Plan

- | | |
|---------|---|
| (I)GD1 | New development to have appropriate regard to its surroundings |
| (I)GD2 | New development to improve the environment |
| (II)GD3 | Design |
| (I)CS1 | Community services |
| (II)CS2 | Design/siting of community service buildings |
| (II)CS3 | Council provided community services to represent an efficient and effective use of land and buildings |

5.2 Local Development Framework

The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The hearings sessions of the Examination have taken place and as a result, some

weight can be attached to the policies. The following policies from this document are of relevance to the consideration of this application

Core Policy 8	Education
Core Policy 30	Maintaining and improving the quality of the built and open environment

5.3 London Plan

4B.1 Design principles for a compact city

5.4 Other Material Considerations

PPS1 Delivering sustainable development

6 Analysis

6.1 Effect on the character and appearance of the area

6.1.1 The proposed extension is designed to match the style and profile of the existing prefabricated building. It would be contained within the site, with limited visibility from the public domain. Accordingly, the extension would have no undue impact on the character and appearance of the wider area.

6.2 Effect on residential amenities

6.2.1 The proposed extension is internal to the site and therefore would have no impact on the amenities of occupiers of the nearest residential properties to the west of the site.

6.3 Impact on trees

6.3.1 There are two self set sycamore trees on the existing church land in close proximity to the proposed new extension. In view of their proximity to the proposed building line it would not be practicable to retain the trees and successfully implement the proposed development. Whilst these trees have some amenity value within the confines of the site, they are not of sufficient value to justify protection or modifications to the proposed development. Nevertheless, a condition is recommended to secure replacement elsewhere within the school grounds.

7 Conclusion

7.1 The proposed extension is required to provide appropriate kitchen facilities to enable the school to provide daily fresh cooked meals for its pupils. The extension is designed to reflect the existing building to which it would be attached, having limited impact beyond the curtilage of the site. Approval is recommended for the following reason:

1 The proposed extension, having regard to its size, siting and design, has appropriate regard to its surroundings, the amenities of the area and those of nearby residents. In this respect the development complies with Policies (I)GD1 and (II)GD3 of the Unitary Development Plan.

8 Recommendation

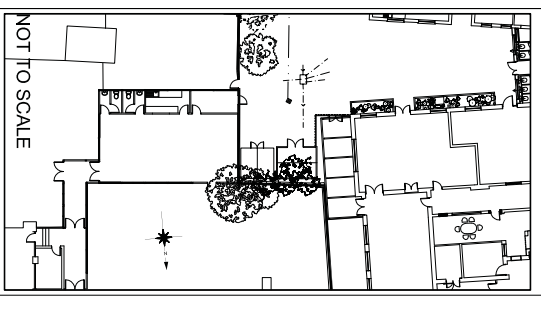
8.1 That planning permission be GRANTED subject to the following conditions:

1 C07 Details of Materials

2. That details of two replacement trees to be provided within the school grounds shall be submitted to and approved by the local planning authority. The trees to be planted in the first available planting season.
Reason: in the interests of visual amenity and biodiversity

3 C51a Time Limited Permission

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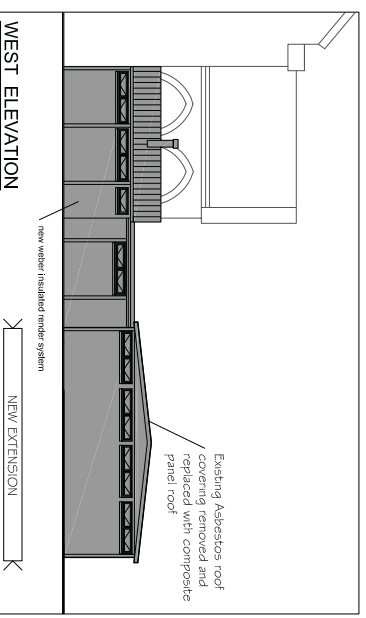
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PROJECT ST. MATTHEW'S C.E. SCHOOL SOUTH STREET PONDERS END ENFIELD	
CLIENT THE GOVERNORS	
DETAIL ELEVATIONS	
AS PROPOSED	

WIBBY & BURNETT LLP
 Project Management, Architecture & Surveying

RIBA #
 Chartered Technicians

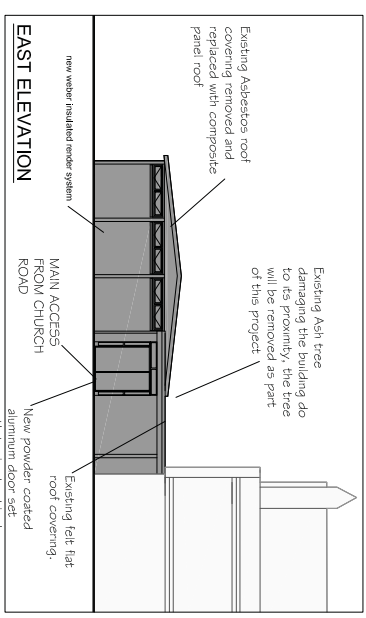
Amesbury House, 121A Market Road, Station, Hatfield, Herts AL10 2AF
 T: 01763 218257 F: 01763 218258 Email: info@wibbyburnett.co.uk
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DATE: MAY 2010
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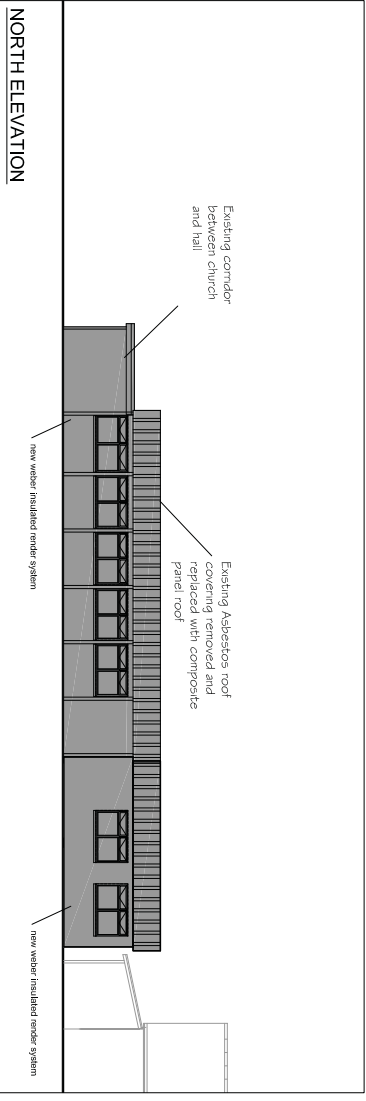


WEST ELEVATION

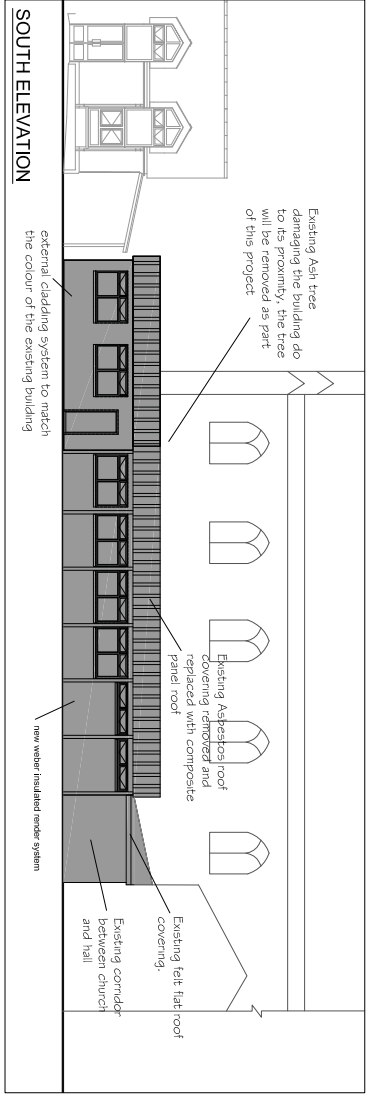
NEW EXTENSION



EAST ELEVATION

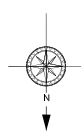


NORTH ELEVATION



SOUTH ELEVATION

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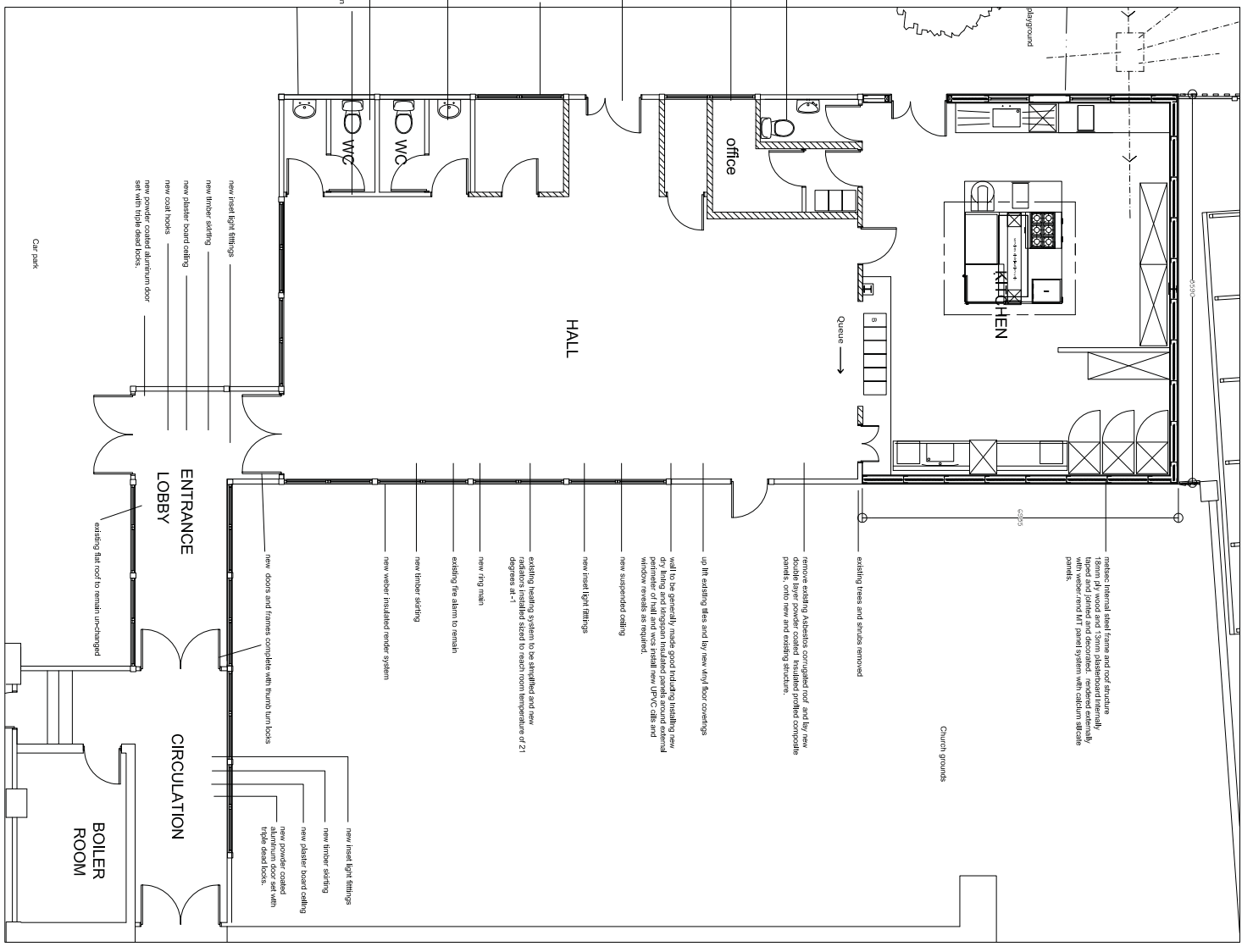
PLANNING

PROJECT
 ST. MATTHEWS C.E. SCHOOL
 SOUTH STREET, PONDERS
 END, ENFIELD
 PROPOSED EXTENSION AND
 INTERNAL ALTERATIONS TO
 CHURCH HALL TO CREATE
 NEW KITCHEN
 CLIENT
 THE GOVERNORS

WIBBY & BURNETT LP
 Project Management, Architecture & Surveying

RIBA 
 Chartered Practices

DATE APRIL 2010
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NOTE
 ALL SCHOOL BUILDINGS TO BE DEPT WATER TIGHT THROUGHOUT THE COURSE OF THE WORKS. ANY REPAIRS TO THE EXISTING ROOF TO BE REPAIRED, REPLACED OR LAID GOOD IN NO COST TO THE SCHOOL AND TO THE SATISFACTION OF THE CA THROUGHOUT THE WORKS

NOTE
 ALL AREAS OCCUPIED BY THE SCHOOL AT THE TIME OF THE WORKS TO BE SECURED TO THE SATISFACTION OF THE CA THROUGHOUT THE WORKS

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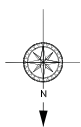


PHOTO 1



PHOTO 2

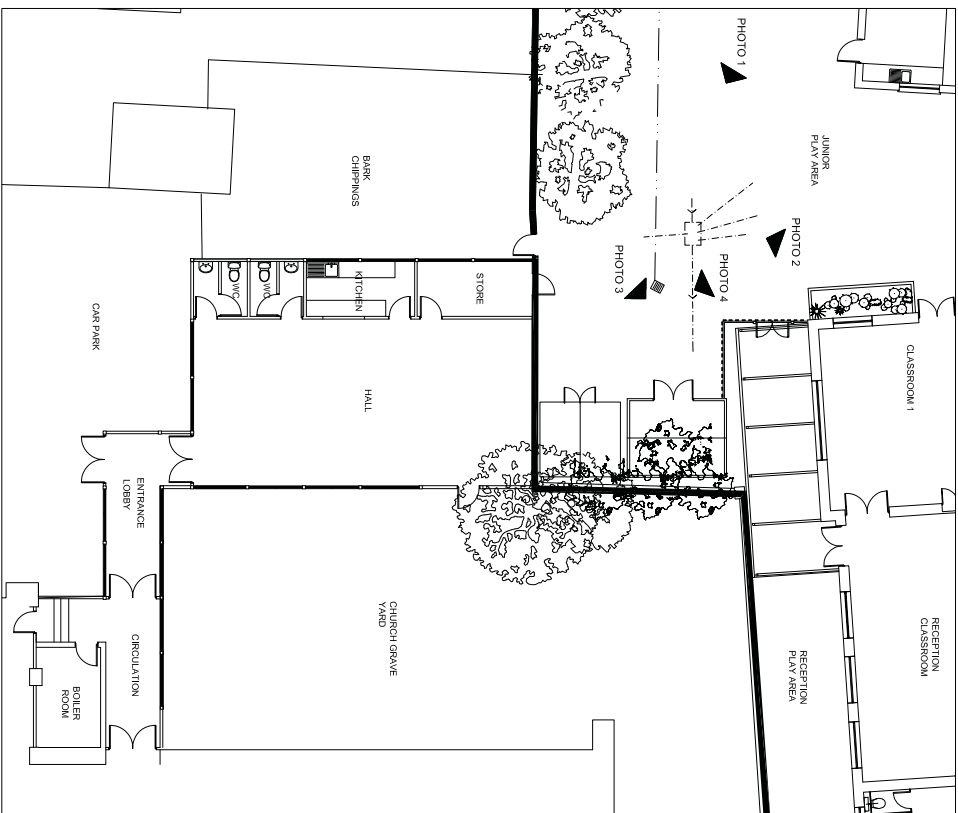


PHOTO 3



PHOTO 4

PLANNING

PROJECT
 S.T. MATTHEWS C.E. SCHOOL
 SOUTH STREET, PONDER'S
 END, ENFIELD
 PROPOSED EXTENSION AND
 INTERNAL ALTERATIONS TO
 CHURCH HALL TO CREATE
 NEW KITCHEN
 CLIENT
 THE GOVERNORS

DETAIL
 DETAILED SITE PLAN AS
 EXISTING

WIBBY & BURNETT LLP
Project Management, Architecture & Surveying



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