

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 28<sup>th</sup> September 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mr R.W. Laws Tel: 020 8379 3605

**Ward:** Jubilee

**Application Number :** TP/10/0945

**Category:** Other Development

**LOCATION:** CUCKOO HALL PRIMARY SCHOOL, CUCKOO HALL LANE, LONDON,  
N9 8DR

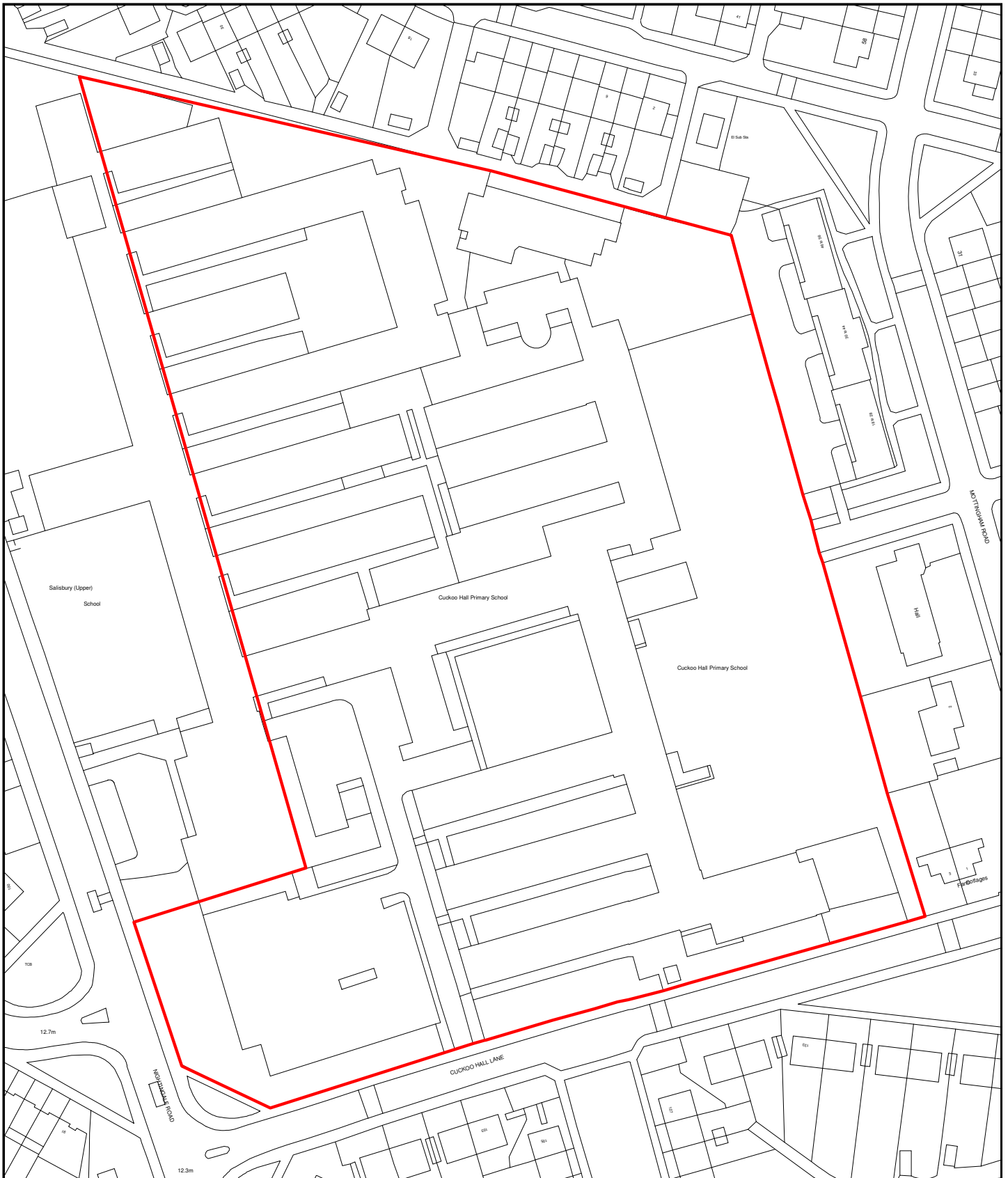
**PROPOSAL:** Single storey extension to south elevation to provide new entrance facility and relocation of existing canopy.

**Applicant Name & Address:**  
The Governors  
CUCKOO HALL PRIMARY SCHOOL,  
CUCKOO HALL LANE,  
LONDON,  
N9 8DR

**Agent Name & Address:**  
Paul Saggars,  
John Pryke and Partners  
Warlies Park House  
Horseshoe Hill  
Upshire  
Waltham Abbey  
Essex  
EN9 3SL

**RECOMMENDATION:**

That Planning Permission be **GRANTED** subject to conditions.



### Development Control



Scale - 1:1250  
Time of plot: 09:45

Date of plot: 15/09/2010

## **1. Site and Surroundings**

- 1.1 Cuckoo Hall Primary School is situated on a large site bounded by Nightingale Road to the west, Cuckoo Hall Lane to the south, Mottingham Road to the east and Dartford Avenue to the north. The site comprises a mix of school buildings ranging from single storey to two storeys in height. The immediate surrounding area is residential in character.

## **2. Proposal**

- 2.1 The proposal involves the construction of a single storey extension on the south elevation facing Cuckoo Hall Lane sited in the location of the existing entrance to the Primary school and would to provide improved entrance facilities and ancillary accommodation for the School. The proposed extension is 14m in width by 4.5m in depth with a height of 2.8m, this increase to 4m in height with the pyramid glassed roof light. The existing covered entrance canopy is also relocated to the front of the new extension.

## **3. Relevant Planning Decisions**

- 3.1 TP/07/0847- A single storey front extension was granted July 2007

## **4. Consultations**

### 4.1 Statutory and non statutory consultees

- 4.1.1 Any responses will be reported at the meeting.

### 4.2 Public

- 4.2.1 Consultation letters were sent to 3 properties. In addition a site notice was also displayed. No responses have been received.

## **5. Relevant Policy**

### 5.1 London Plan

|      |                         |
|------|-------------------------|
| 3A.4 | Education Facilities    |
| 4B.8 | Respect Local Context   |
| 2A.1 | Sustainability Criteria |

### 5.2 Unitary Development Plan

|         |                                  |
|---------|----------------------------------|
| (I)GD1  | Regard to surroundings           |
| (II)GD1 | Appropriate location             |
| (I)GD2  | Surroundings and Quality of life |
| (II)GD3 | Aesthetics and functional design |
| (II)GD6 | Traffic Generation               |
| (II)GD8 | Site access and servicing        |
| (I) CS1 | Community services               |

### 5.3 Local Development Framework

The Enfield Plan- Core Strategy has now completed its examination in Public on the “soundness “of the plan and the Inspectors report is now awaited. In the light of the matters raised, it is considered some weight can now be attributed to the policies contained in the Core Strategy and the following Policies from this document are of relevance:

|      |                                  |
|------|----------------------------------|
| SO2  | Environmental Sustainability     |
| SO5  | Education, health and well being |
| SO10 | Built Environment                |
| CP8  | Education                        |

#### 5.4 Other Material Considerations

PPS1 Delivering Sustainable Development

### 6. Analysis

#### 6.1 Impact on Character of Surrounding Area

6.2.1 The extension to the front of the school facing Cuckoo Hall Lane would reflect the form and appearance of the existing school buildings. In particular the flat roof extension would be sympathetic with the style of the existing facades and the facing brickwork of the extension would complement the style of the higher building which it will abut. Thus having regard to its siting, design and appearance, it is considered that the extension would not adversely impact on the surrounding street scene and would satisfactorily assimilate in with the existing school building complex.

#### 6.3 Impact on residential amenity

6.3.1 The nearest residential properties are located on the opposite side of Cuckoo Hall. At a minimum distance of approximately 24m from 127/129 Cuckoo Hall, the proposed single storey extension would have no adverse impact on the residential amenities of these properties.

#### 6.4 Parking / Access

6.4.1 The extension does not result in any increase in staff or pupils. Consequently, it is considered that the proposal will have no significant impact on vehicular or pedestrian safety.

### 7. Conclusion

7.1 The single storey extension and relocated canopy would have no effect on the residential amenities of surrounding properties and would satisfactorily integrate into the street scene. Accordingly it is recommended that permission be granted for the following reason.

1. The proposed extension and relocated canopy due to its size, design and siting would not unduly affect the amenities of adjoining or nearby residential properties, the appearance of the street scene or the character of the surrounding area having regard to Policies (I) GD1, (I) GD2 and (II) GD3 of the Unitary Development Plan.

2. The proposed extension provides additional space and improved entrance facilities to be used in conjunction with and supportive of the existing school use in accordance with Policy (I) CS1 of the UDP and 3A.24 of the London Plan.

**8. Recommendation**

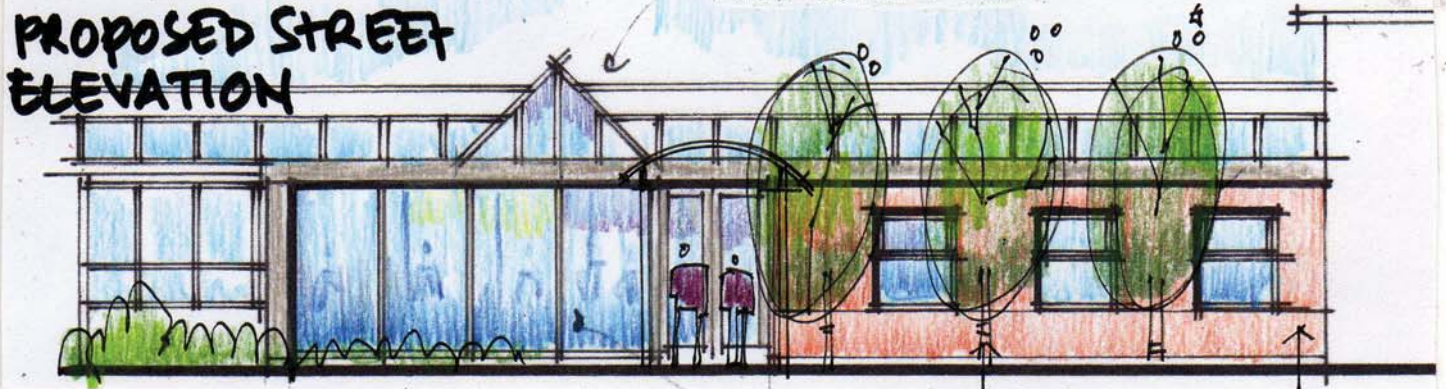
- 8.1 That Planning Permission be **GRANTED** subject to the following conditions:

1. C7 – Details of materials
2. C51A- Time Limit



# PROPOSED STREET ELEVATION

PYRAMID ROOF LIGHT



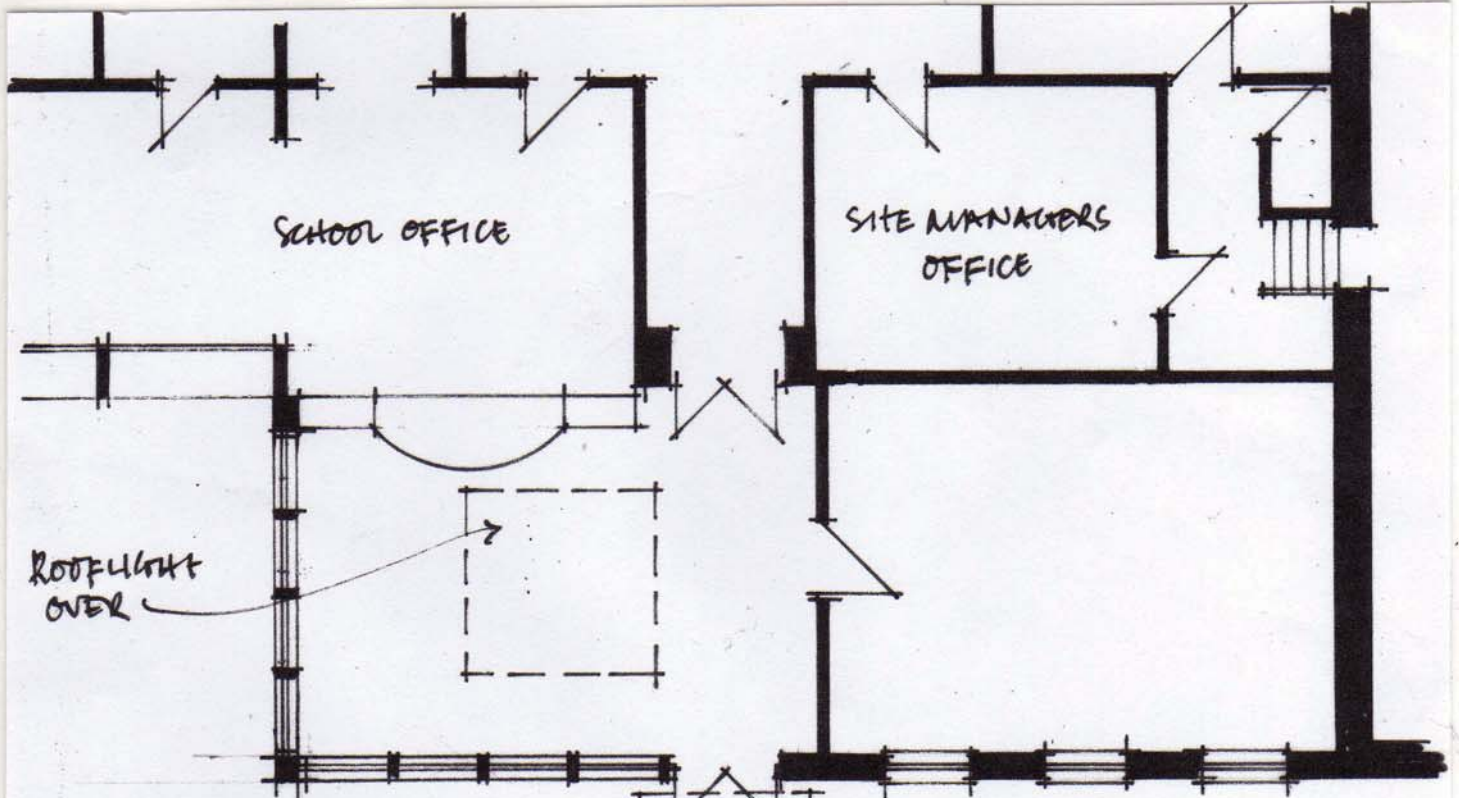
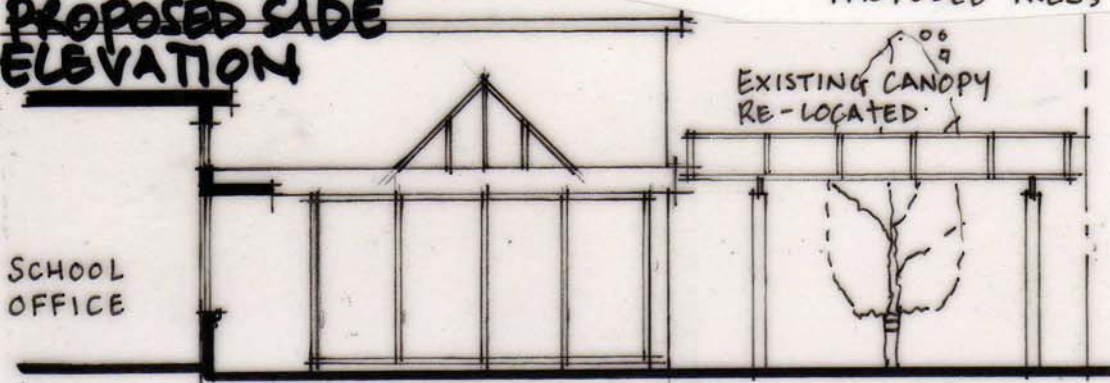
# PROPOSED SIDE ELEVATION

PROPOSED TREES TO FRONT

FACING BRICKWORK

EXISTING CANOPY RE-LOCATED

SCHOOL OFFICE



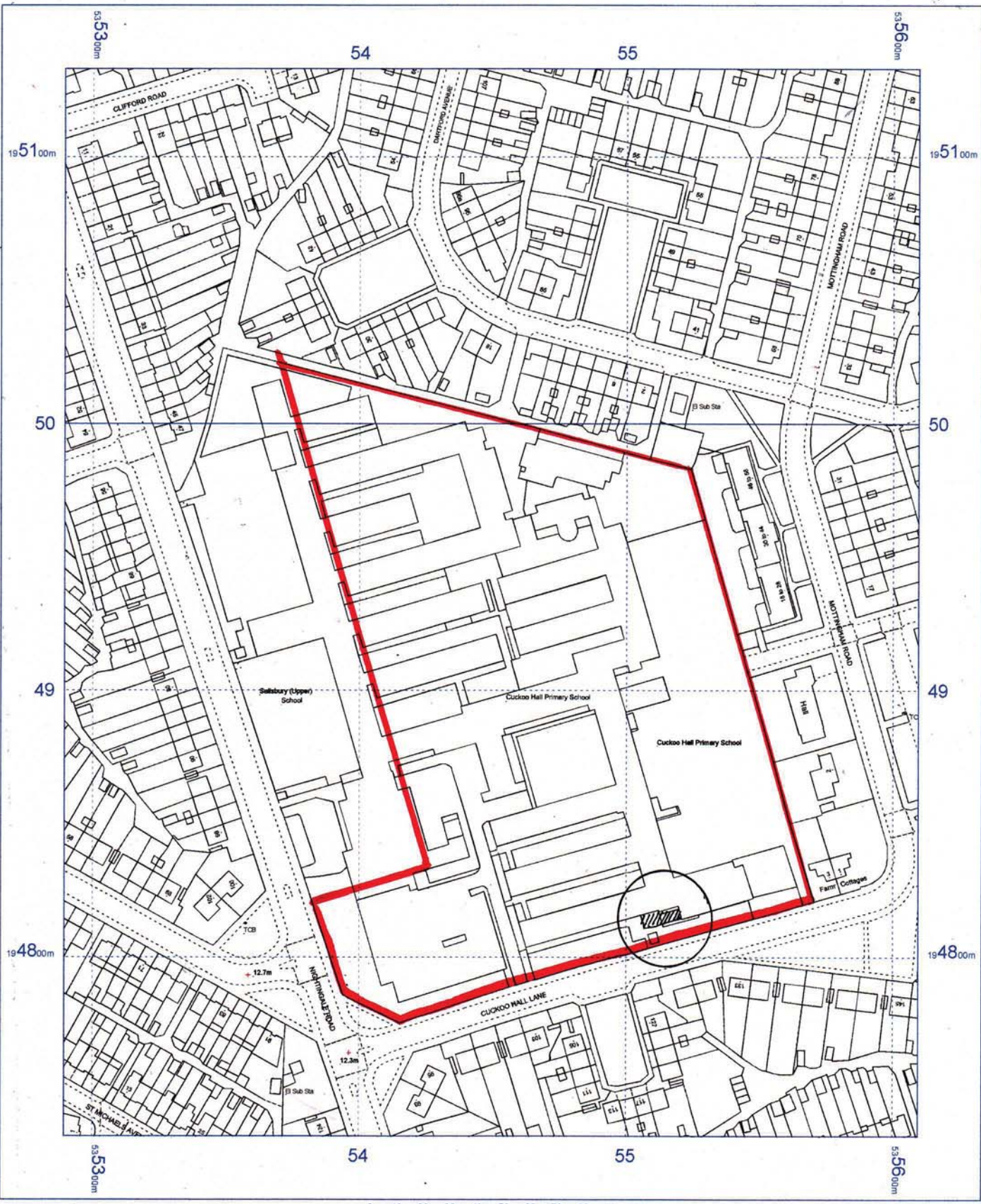
# PROPOSED GROUND FLOOR

EXISTING CANOPY RE-USED





# CUCKOO HALL PRIMARY SCHOOL



SITE LOCATION PLAN  
SCALE 1:2000

OS Mastermap  
05 July 2010  
www.centremapslive.com  
1:2000 scale print at A4  
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Mapping sourced from Ordnance Survey CENTREMAPSlive®  
www.centremapslive.co.uk

BKG NO P/CH/10/1005. CUCKOO HALL PRIMARY SCHOOL