

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
Mr S. Newton Tel: 020 8379 3851

Ward: Turkey
Street

Application Number : TP/10/1140

Category: Other Development

LOCATION: HONILANDS PRIMARY SCHOOL, LOVELL ROAD, ENFIELD EN1 4RE

PROPOSAL: Installation of replacement classroom building to west of junior school involving demolition of existing.

Applicant Name & Address:
FREDA STEVENS
HONILANDS PRIMARY SCHOOL
LOVELL ROAD
ENFIELD
MIDDLESEX
EN1 4RE

Agent Name & Address:
Roger Wiggins
Kyoob Space Ltd
22 Napier Court
Gander lane
Barlborough Links
Chesterfield
Derbyshire
S43 4PZ

RECOMMENDATION:

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

1. Site and Surroundings

- 1.1 The south east corner of an existing school campus situated on the south side of Lovell Road to the west of Kempe Road on the Bullsmoor Estate. The surrounding area is predominantly residential in character. The site is bounded by the rear gardens of semi-detached houses fronting the Great Cambridge Road to the west and to the southeast by three-storey flats and an associated community hall and library.
- 1.2 There are small terraced houses to the north fronting Lovell Road and to the east, fronting Kempe Road.
- 1.3 A screen of mature trees separates the site of the proposed building from Nos.50 -96 Kempe Road, a 3-storey flat development, a community centre and library.

2. Proposal

- 2.1 Permission is sought for the installation of replacement classroom building to west of junior school involving demolition of existing.
- 2.2 The proposed building will be approximately 7.5m deep, approximately 6m wide, and a height of approximately 3.2m to the top of a flat roof.
- 2.3 An entrance ramp will be provided on the front (south) elevation.
- 2.4 The classroom which the current proposal seeks to replace provided a footprint of approximately 81sqm and has already been removed from the site.

3. Relevant Planning Decisions

- 3.1 An application for a single storey infill extension to provide additional offices and staffroom (TP/05/0804) was granted planning permission on 24th June 2005.
- 3.2 A single storey extension to school building to provide welfare/medical room and office (LBE/93/0015) was approved on 20th July 1993.
- 3.3 A temporary classroom to the east of the site (LBE/09/0017) was granted a limited period permission (expiring on 24th June 2014) to provide teaching space whilst building works are completed to the main school building.
- 3.4 An application (ref: LBE/10/0022) for the erection of a single storey detached building to the south east of the existing school site to provide a nursery/ children's centre, new pedestrian and vehicle access to Kempe Road and 5 parking bays adjacent to existing library was granted planning permission by Planning Committee on 27th July 2010.

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.

Environmental Protection & Regulations

4.1.3 It is advised that there are no objections.

Thames Water

4.1.4 It is advised that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. With regard to sewerage and water infrastructure, there are no objections to the proposal.

Enfield NHS Primary Care Trust

4.1.5 No comments have been received.

4.2 Public response

4.2.1 Notification to 92 neighbouring and nearby occupiers. No comments have been received.

5. Relevant Policy

5.1 London Plan

Policy 2A.1	Sustainability criteria
Policy 3A.17	Addressing the needs of London's diverse population
Policy 3A.18	Protection and enhancement of community infrastructure and community facilities
Policy 3A.24	Education facilities
Policy 3C.23	Parking strategy
Policy 4A.3	Sustainable design and construction
Policy 4B.1	Design principles for a compact city
Policy 4B.5	Creating an inclusive environment
Policy 4B.8	Respect local context and communities

5.2 UDP

(I)CS1	Provision of community services
(II)CS2	Community services and the effective use of land
(II)CS3	Facilities provided in the optimum location
(I)GD1	Regard to surroundings
(II)GD1	Appropriate location
(II)GD3	Aesthetic and functional design

(II)GD6 Traffic generation

5.3 LDF

5.3.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.3.2 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 concluded and the following policies from this document are of relevance to the consideration of this application:

SO1: Enabling and focusing change

SO2: Environmental sustainability

SO3: Community cohesion

SO5: Education, health and wellbeing

SO8: Transportation and accessibility

SO10: Built environment

CP8: Education

CP9: Supporting community cohesion

CP25: Pedestrians and cyclists

CP30: Maintaining and improving the quality of the built and open environment

CP40: North east Enfield

5.4 Other Relevant Policy

PPS1: Delivering sustainable development

PPG13: Transport

6. Analysis

6.1 Principle

6.1.1 The proposal is considered acceptable in principle.

6.2 Impact on Character of Surrounding Area

Design

6.2.1 The building is uninspiring in terms of design however, it is functional and can be erected quickly to meet a pressing educational need.

Height / Massing / Proximity to Boundaries

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

6.3 Impact on Neighbouring Properties

Distancing

- 6.3.1 The nearest residential units are within the 2-storey semi-detached dwellings in excess of 70m (35m to the boundary line) to the west of the site. There will be no further impact in terms of the nature of the use or the distancing to those properties.

Loss of Light / Outlook

- 6.3.2 Due to distancing and the low height of the proposed building, 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 building replaces one that has already been removed. In terms of traffic generation, there should be no noticeable increase in traffic movements.

Parking

- 6.4.2 Existing parking spaces within the school will be re-utilised. Additional spaces are not considered to be necessary for this replacement building.

6.5 Sustainable Design and Construction

A sustainability assessment or statement has not been provided with the application. A condition could be imposed to secure details of measures.

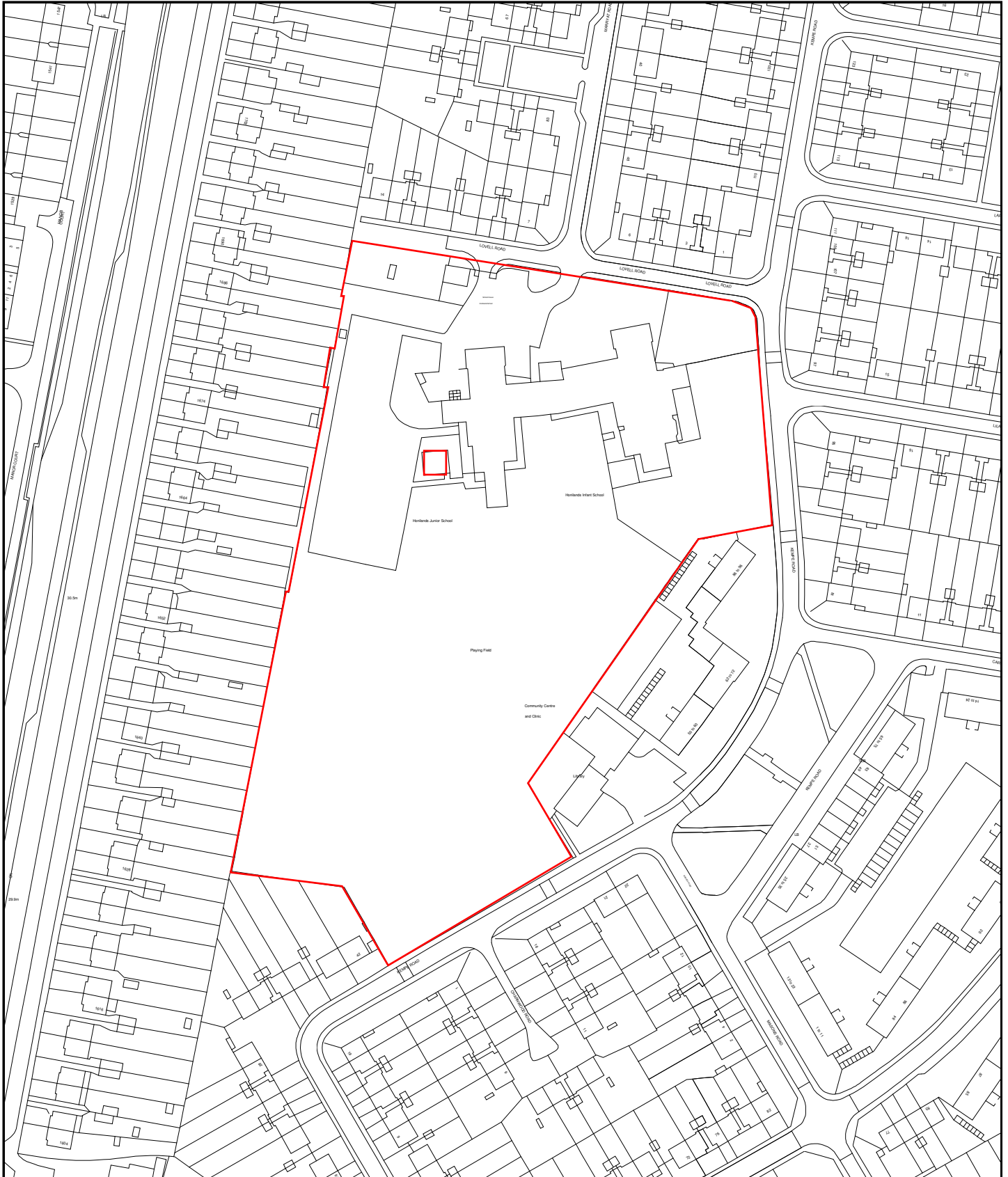
7. Conclusion

- 7.1 Whilst the design is unremarkable, there is a pressing educational need for the development. On balance, the proposal is considered acceptable and approval is recommended for the following reasons:
1. The proposed development due to its size, siting and having regard to the educational need for the building, does not unduly detract from the character and appearance of the surrounding area having regard to policies (I)GD1, (I)GD2, (II)GD3, (I)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan and policies 4B.1, 4B.8 of The London Plan.
 2. The proposed development having regard to its design, size and siting does not unduly affect the amenities of adjoining or nearby residential properties having regard to policies (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan and with Policy 4B.8 of The London Plan.

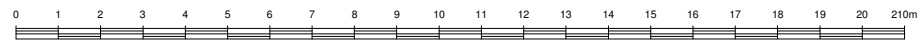
3. The proposed development should not lead to conditions prejudicial to the free flow and safety of traffic, including pedestrian traffic, on the adjoining highways. In this regard, the proposal is considered to comply with policies (II)GD6 and (II)GD8 of the Unitary Development Plan.

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 conditions:
 1. C08 Materials to match (submitted detail)
 2. C09 Details of hard surfacing
 3. C11 Details of enclosure
 4. C21 Construction servicing area
 5. C22 Details of construction vehicle wheel cleaning
 6. NSC1 Details of construction methodology
Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:
 - i. Details of construction access and vehicle routing to the site.
 - ii. Arrangements for vehicle turning and servicing areas.
 - iii. Arrangements for the parking of contractors vehicles.
 - iv. Arrangements for the storage of materials.
 - v. Hours of work.
Reason: In order to protect the amenities of nearby residential properties and to ensure access does not prejudice the free flow and safety of traffic and pedestrians along the adjoining highways.
 7. C41 Details of external lighting
 8. C57 Sustainability assessment
 9. C51A Time limited permission



Development Control



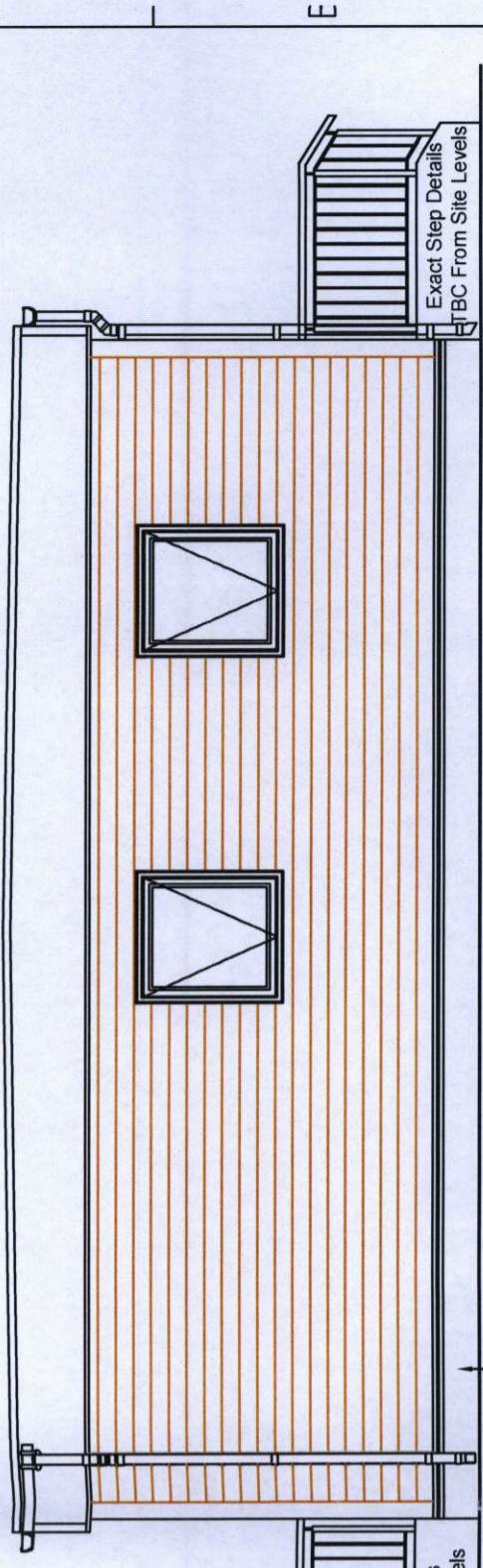
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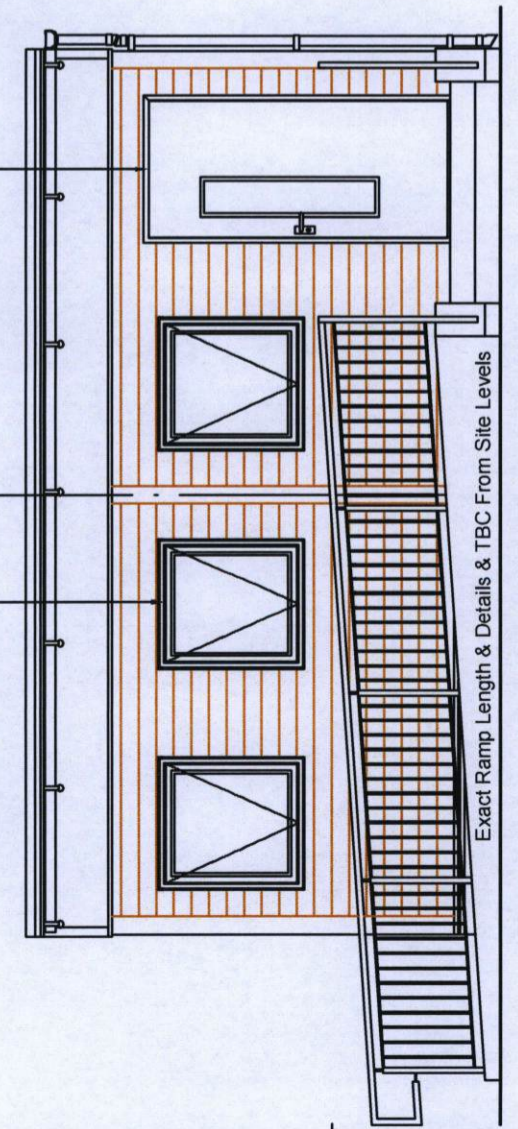
A3 L

Rev	Revision note	Date	By	Checked
A	Window Changed	09/06/10	MK	MK
B	Ramps and Steps Added	23/06/10	RJL	RJL
C	RWP Positions Amended	12/07/10	RJL	RJL

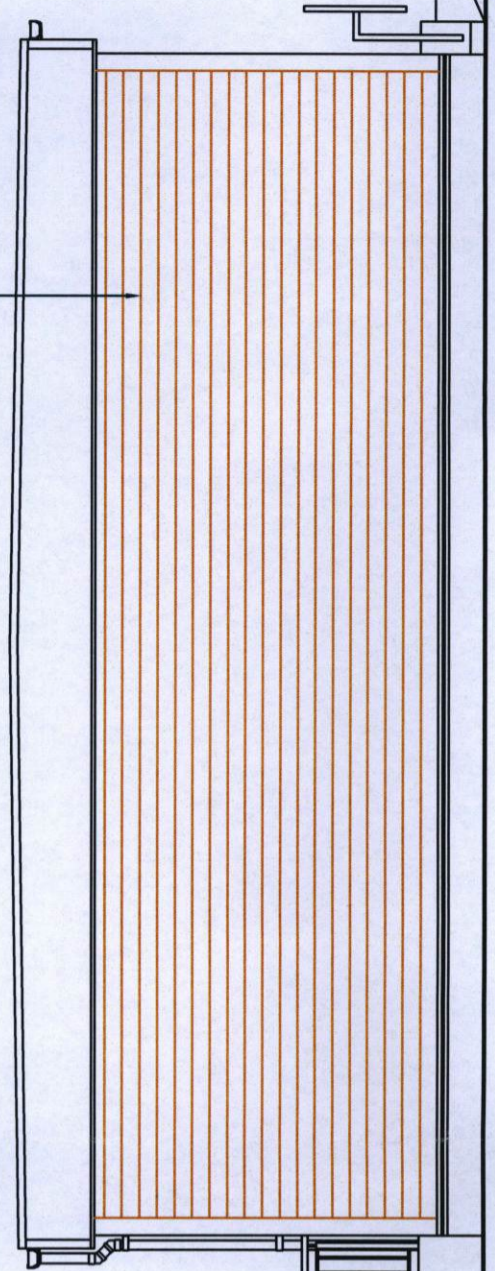
Reliably



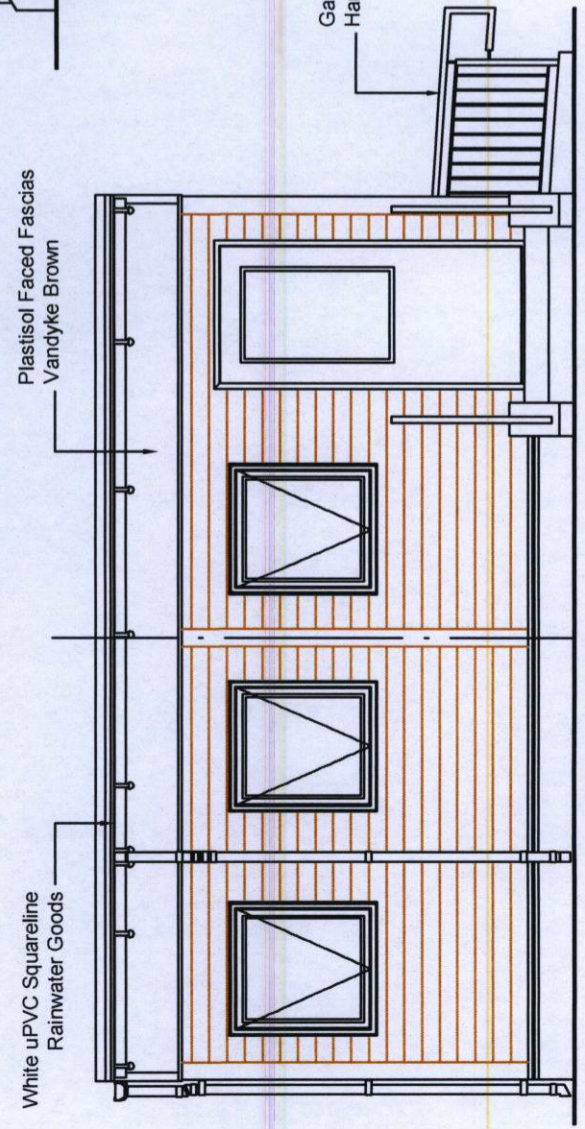
ELEVATION ON SCHOOL SIDE (EAST)



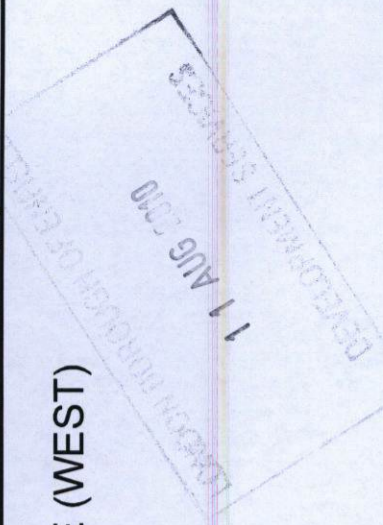
ELEVATION ON ENTRANCE FRONT (SOUTH)




ELEVATION ON PLAYGROUND SIDE (WEST)



ELEVATION ON EXIT REAR (NORTH)



Client:	HONILANDS PRIMARY SCHOOL	Drawn by:	SRG	Checked by:	SRG	 KYOOB SPACE LIMITED 22b Napier Court Gander Lane, Barborough Links Derbyshire, S43 4PZ tel. 08708 505871 fax. 08708 505884
Project:	NURTURE GROUP CLASSROOM	Date:	09/06/10	Date:	09/06/10	
Title:	ELEVATION	Drawing No:	EN-1703-03	Scale:	1:50	
				Rev:	C	

Reliably

A3 L

NOTES-

- CEILING HEIGHT - 2406mm
- FLOOR LOADING - 3KN THROUGHOUT
- EXTERNAL FINISH - HORIZONTAL THERMOWOOD TIMBER
- PLASTISOL FASCIA AND SKIRT
- WINDOWS-
- 900 x 1000mm WHITE uPVC DOUBLE GLAZED BOTTOM HINGED FULL OUTWARD OPENING SASH - CILLS @1000mm
- VERTICAL LOUVER BLINDS TO ALL WINDOWS
- LININGS-
- WHITE VINYL FACED 15mm MEGADECO TO CEILINGS
- WHITE VINYL FACED 15mm MEGADECO. TO WALLS
- DOORS -
- EXTERNAL COMPOSITE PLASTISOL FACED DOORSET

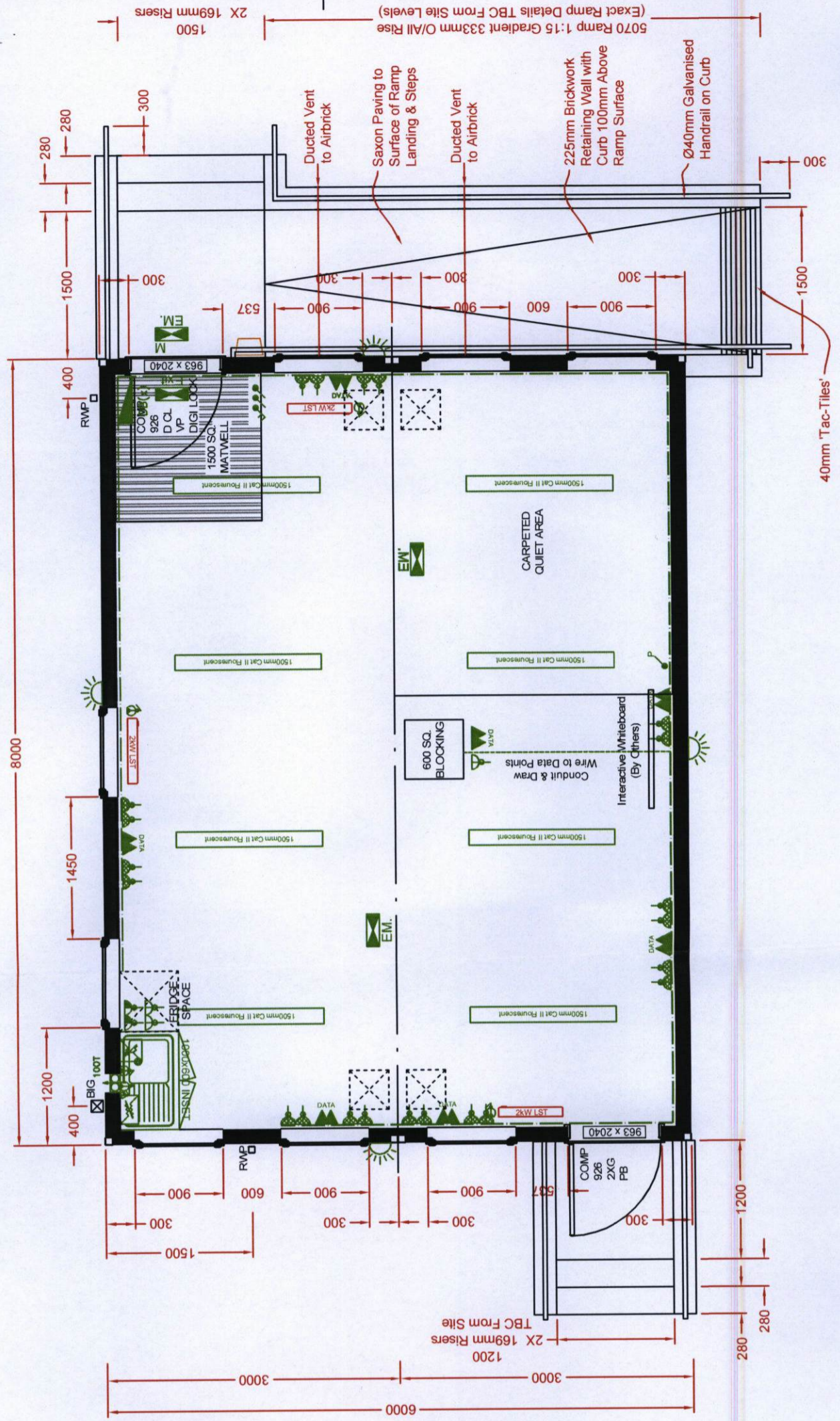
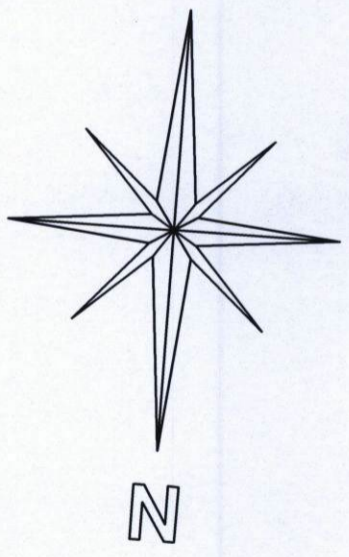
ELECTRICAL LEGEND

- DB(x) MAINSBOARD (100x100 TRUNKING FROM FFL TO MB)
- 1500mm H/F CATT II FLOURESCENT LIGHT
- EMERGENCY LIGHT 8 WATT - INTERNAL NON MAINTAINED
- ILLUMINATED EMERGENCY EXIT SIGN
- EMERGENCY LIGHT 8 WATT - EXTERNAL MAINTAINED
- SIDELIGHT BULKHEAD LIGHT - PIR / TIMECLOCK SWITCHED LIGHTS CW CENTRAL OVERRIDE PHOTCELL KIT
- WALL SWITCH @1150mm AFFL
- KEY TEST SWITCH @1150mm AFFL
- DOUBLE SOCKET OUTLET @500mm TO CNT
- DOUBLE DUAL EARTH SOCKET OUTLET IN TRUNKING
- DOUBLE SOCKET OUTLET @1100mm TO CNT
- DOUBLE RG45 DATA POINT (CABLE BY OTHERS)
- PROJECTOR SPUR ISOLATOR @1150mm AFFL
- 3 COMP. TRUNKING @DADO LEVEL
- 2 KW LST CONVECTOR HEATER
- 2L ZIP BOILER
- 10L UNDERSINK WATER HEATER
- Ø100mm WALL MOUNTED PULL CORD EXTRACT FAN

NOTES-

- MAINSBOARD TO HAVE CAPACITY FOR FUTURE FITTING COOKER POINT AND AIR CONDITIONING.
- HOT TAP TO HAVE THERMOSTATIC CONTROL.
- PINBOARDS TO FIT WHEN THE BUILDING WILL BE ON SITE.

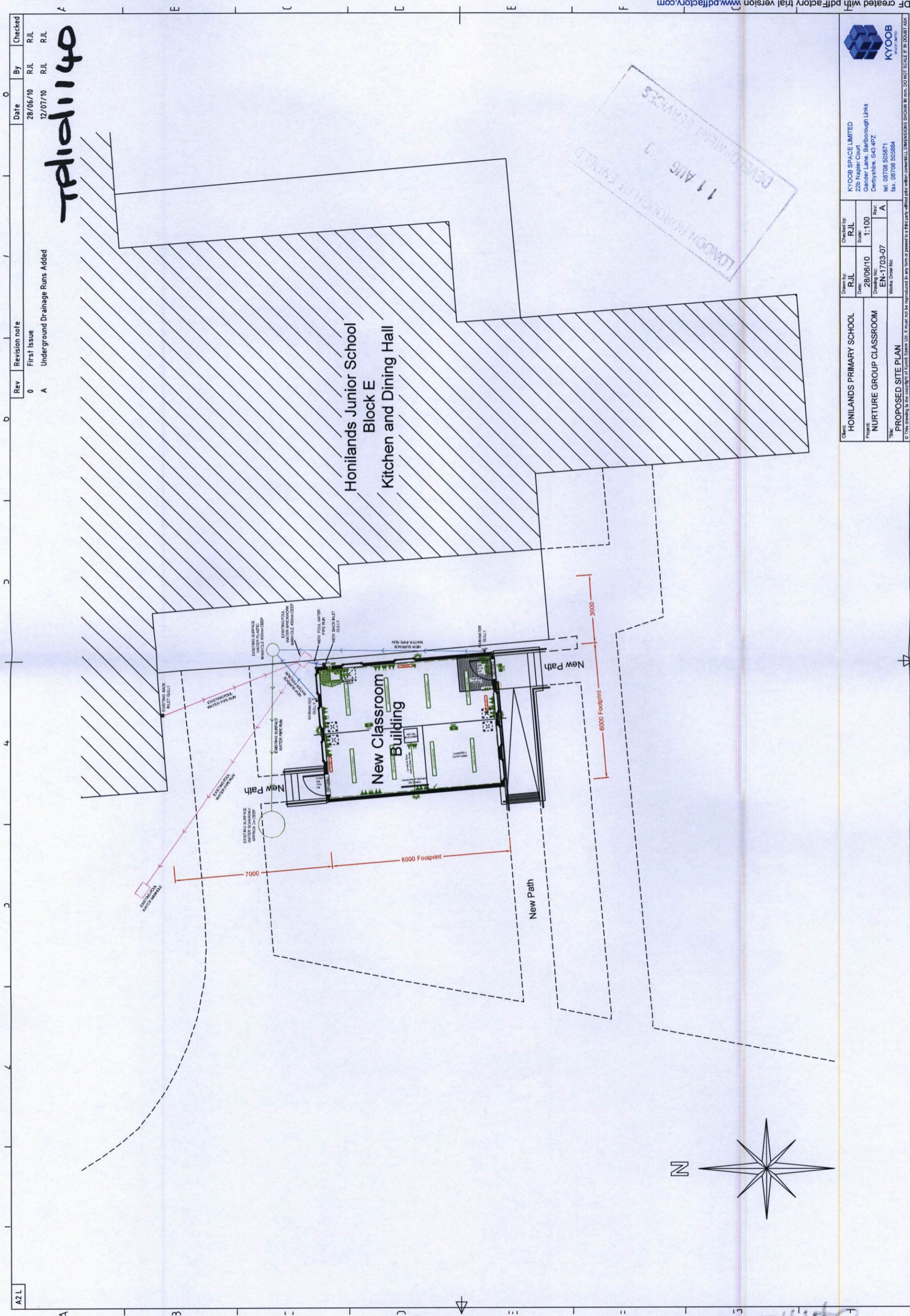
Rev	Revision note	Date	By	Checked
0	First Issue	27/04/10	MK	MK
A	High Level Trunking Removed	04/05/10	RJL	RJL
B	External Bulkhead & Em. Lights Added. Thermowood External Cladding	05/05/10	RJL	RJL
C	Footprint Amended to 8000 x 6000mm, Internal Arrangement.	10/05/10	RJL	RJL
D	Pinboards Amended	11/05/10	RJL	RJL
E	Additional Window to Sink Area	11/05/10	RJL	RJL
F	Fire Exit Door added	12/05/10	SRG	SRG
G	Layout Amended as Per Customers email - 28/05/10	03/06/10	MK	MK
H	Mainsboard Moved.	03/06/10	MK	MK
J	Ramps & Steps Added, Window Description Updated	22/06/10	RJL	RJL
K	RWPs Added	12/07/10	RJL	RJL



Client:	HONILANDS PRIMARY SCHOOL	Checked by:	MK
Project:	NURTURE GROUP CLASSROOM	Date:	27/04/10
Title:	LAYOUT	Scale:	1:50
		Drawing No.:	EN-1703-01
		Rev.:	K
		Works Order No.:	

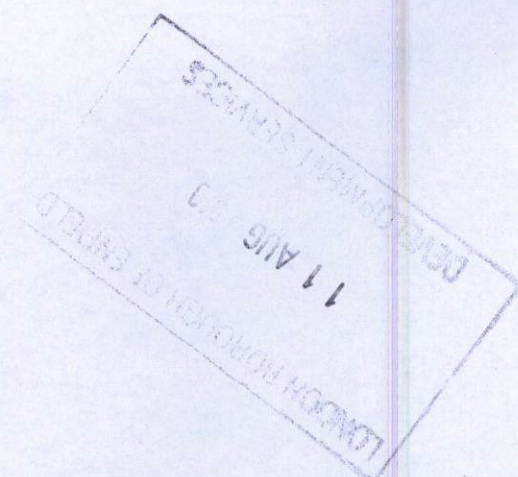
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 fax. 08708 505884

AZL



Rev	Revision note	Date	By	Checked
0	First Issue	28/06/10	R/JL	R/JL
A	Underground Drainage Runs Added	12/07/10	R/JL	R/JL

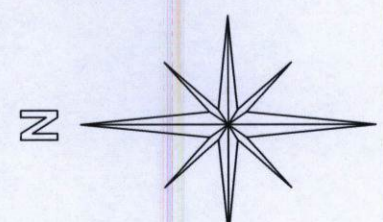
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Client: HONILANDS PRIMARY SCHOOL	Checked by: R/JL
Project: NURTURE GROUP CLASSROOM	Date: 28/06/10
Title: PROPOSED SITE PLAN	Scale: 1:100
	Rev: A
	Works Order No.: EN-1703-07

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