

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 26th October 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr A. Jarratt Tel: 020 8379 3842

Ward: Town

Application Number : TP/10/0910

Category: Other Development

LOCATION: ST GEORGES RC PRIMARY SCHOOL, GORDON ROAD, ENFIELD, EN2 0QA

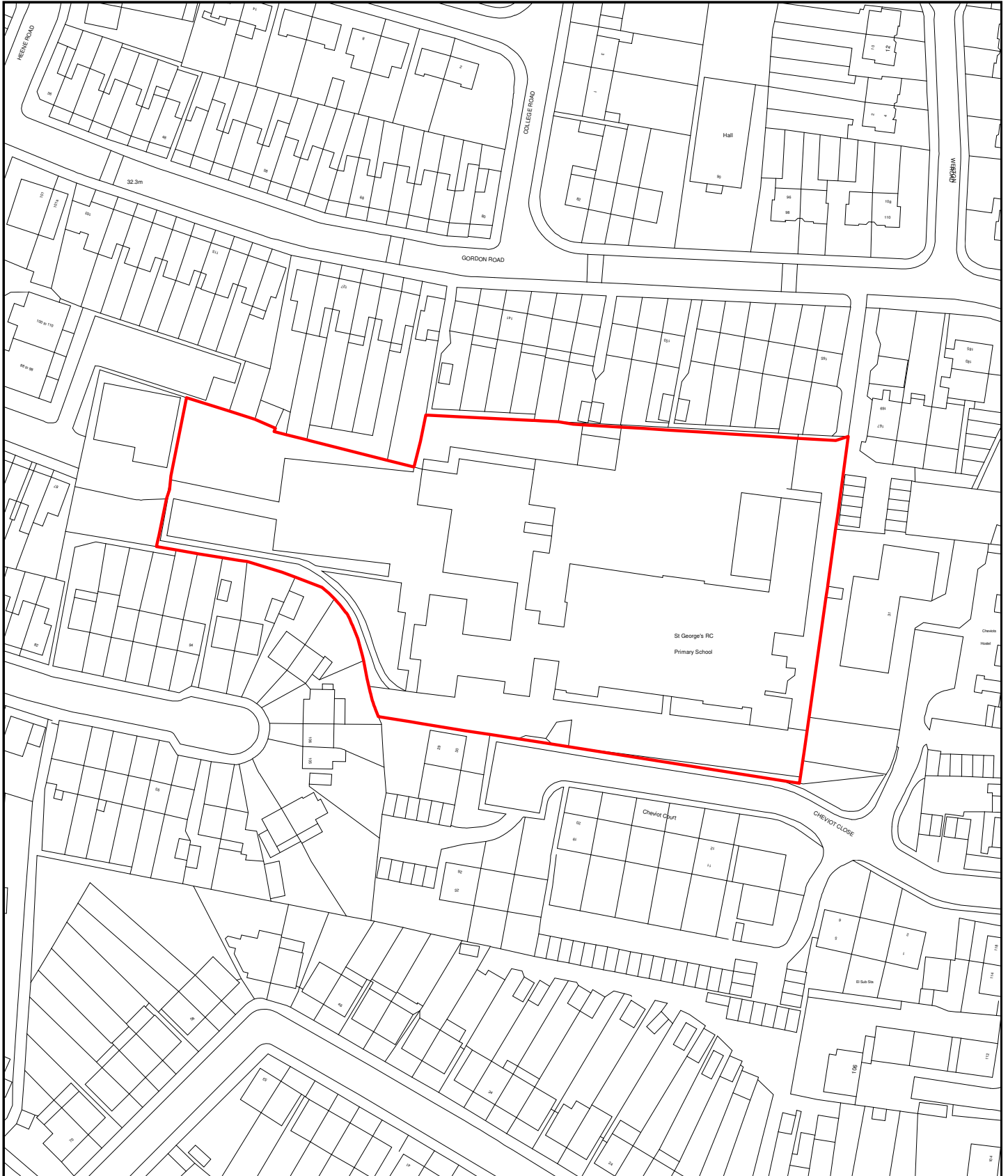
PROPOSAL: Single storey front extension to provide new entrance to north elevation.

Applicant Name & Address:
The Governors of St Georges RC School
ST GEORGES RC PRIMARY SCHOOL,
GORDON ROAD,
ENFIELD,
EN2 0QA

Agent Name & Address:
Stuart Pelan,
Wilby and Burnett
Provident House
123, Ashdon Road
Saffron Walden
Essex
CB10 2AJ

RECOMMENDATION:

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



Development Control



Scale - 1:1250
Time of plot: 13:32

Date of plot: 08/10/2010

1 Site and Surroundings

- 1.1 The school comprises a range of two and single storey buildings, which are surrounded by residential properties on Cheviot Close, Baker Street, Gordon Road and Manor Road.
- 1.2 Within the site itself, the element of the building to which this application relates to is on the north side of the school at the section where there is a recessed lobby located between two pitched roofed sections of the building.

2 Proposal

- 2.1 Permission is sought for the erection of a single storey extension to provide a new entrance to the south elevation fronting Cheviot Close.
- 2.2 The extension would have a depth of approximately 6.5 metres and would have a width of approximately 6 metres, infilling the section between the existing staff room and class room. The extension's roof would be tri pitched with elements of flat roofing to either side. The roof would have an eaves height of approximately 3.1 metres and maximum height of 4.9 metres. The extension would feature an automatic sliding door on its front elevation.
- 2.3 The objective for the development is to provide a more identifiable and secure main entrance for the school

3 Relevant Planning Decisions

- 3.1 None relevant

4 Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Education support the application

4.2 Public

- 4.2.1 Consultation letters were sent out to 7 neighbouring properties. No responses were received.

5 Relevant Policy

5.1 Unitary Development Plan

(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
(II)GD8	Access and servicing

5.2 LDF – Core Strategy

5.2.1 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.

5.2.2 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 Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. 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
- SO10: Built environment
- CP8: Education
- CP9: Supporting community cohesion
- CP30: Maintaining and improving the quality of the built and open environment

5.3 London Plan

- Policy 2A.1 Sustainability criteria
- Policy 3A.18 Protection and enhancement of community infrastructure and community facilities
- Policy 3A.24 Education facilities
- Policy 3C.17 Tackling congestion and reducing traffic
- Policy 3C.23 Parking strategy
- Policy 3D.13 Children and young people’s play and informal recreation strategies
- Policy 4A.1 Tackling climate change
- Policy 4A.2 Mitigating climate change
- Policy 4A.3 Sustainable design and construction
- Policy 4A.4 Energy assessment
- Policy 4A.7 Renewable energy
- Policy 4A.14 Sustainable drainage
- Policy 4B.1 Design principles for a compact city
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.6 Safety, security and fire prevention and protection
- Policy 4B.8 Respect local context and communities

5.4 Other Material Considerations

- PPS1: Delivering sustainable development
- PPG13: Transport
- PPS22: Renewable energy
- PPG23: Planning for open space, sport and recreation

6 **Analysis**

6.1 Impact on Neighbours

- 6.1.1 The proposed extension does not project closer to the road frontage than the existing building and is thus sufficiently separated from neighbouring residential development so as to ensure it does not have a detrimental impact upon the residential amenity of neighbouring properties.
- 6.1.2 In addition, although the proposed development forms a new entrance to the school buildings, the entrance for staff and children to the school grounds will remain unaltered

6.2 Impact on character and appearance of the area

- 6.2.1 The proposed extension, by reason of its height, scale, siting and design, is considered to fit well with the context of the existing building infilling a recess in the footprint of the school building. Consequently, it would not detract from the character and appearance of the subject building or the surrounding area.

6.3 Traffic Generation, Access and Parking

- 6.3.1 Although the proposal would increase floor space by 38 sq,m, it does not increase staff or pupil numbers or alter access arrangements for the site. There are no implications therefore for traffic Generation, Access and Parking

7 **Conclusion**

- 7.1 The proposed single storey front extension has appropriate regard to its surroundings and the amenities of the occupiers and neighbouring properties and therefore approval is recommended for the following reason.

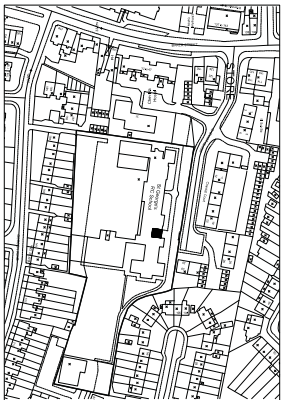
- 1 The proposed single storey front extension to the north elevation, by virtue of its separation from neighbouring properties, siting, scale, height and design would not result in a loss of residential amenity or cause undue detriment to the character and appearance of the surrounding area, with regard to policies (I)GD1, (I)GD2, (II)GD3 of the Unitary Development Plan as well as policy 3A.18 of the London Plan with regard to (I) GD1, (I)GD2 (II) GD3, (II)CS3 of the Unitary Development Plan Belt as well as 3A.18 and 3A.19 of the London Plan.

8. **Recommendation**

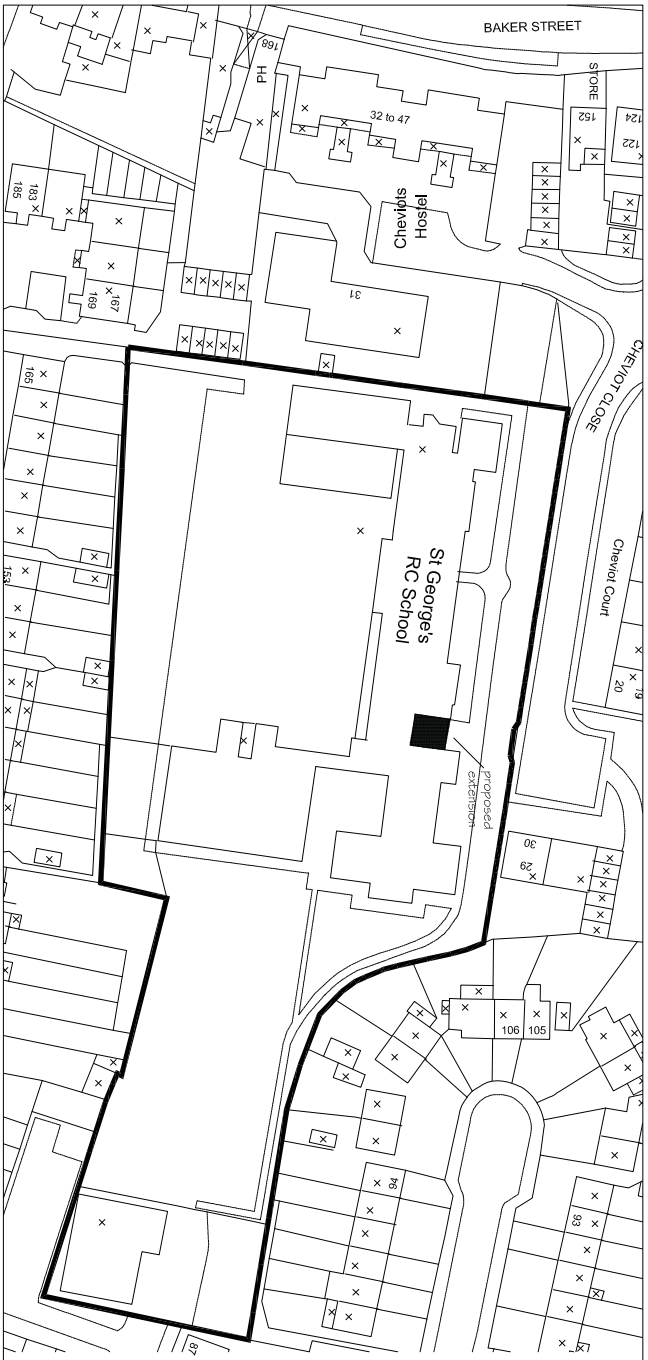
- 8.1 That planning permission be GRANTED subject to the following conditions.

C08 – Materials to match existing
C51A – Time limited permission (3 years)

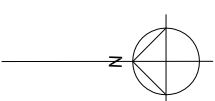
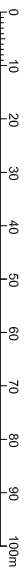
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LOCATION PLAN 1:1250



BLOCK PLAN 1:500



REVISIONS

PLANNING

PROJECT
 NEW ENTRANCE at
 ST GEORGES RC SCHOOL
 GORDON ROAD, ENFIELD.
 EN2 0QA

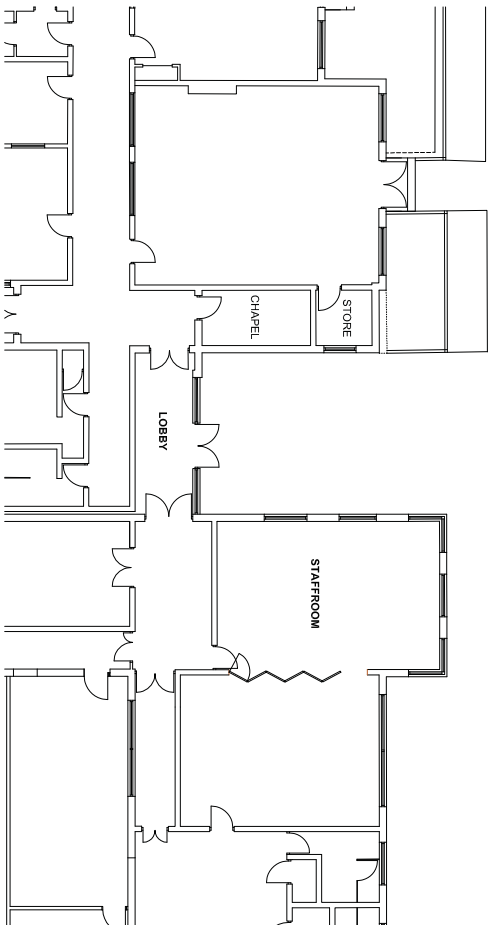
CLIENT
 THE GOVERNORS

DRAWING
 LOCATION & BLOCK PLAN

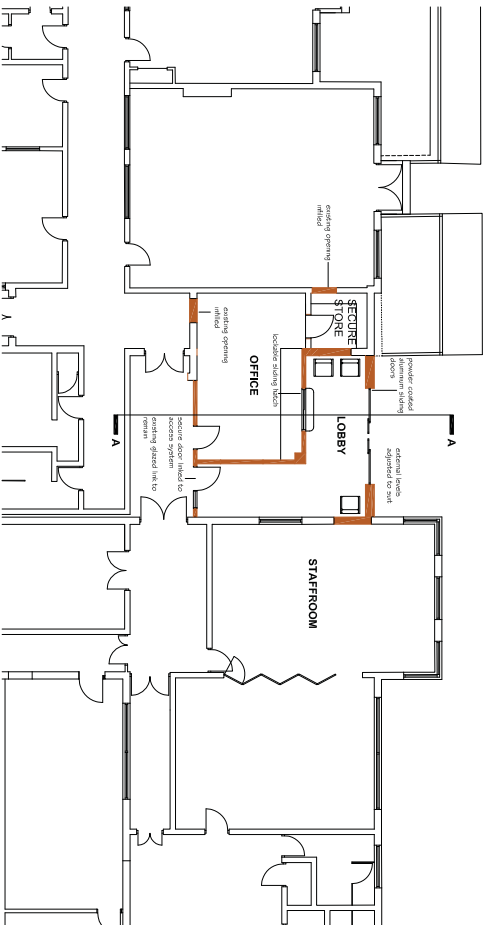
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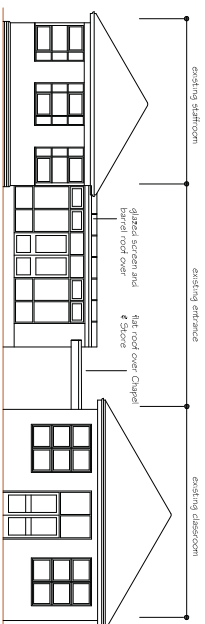
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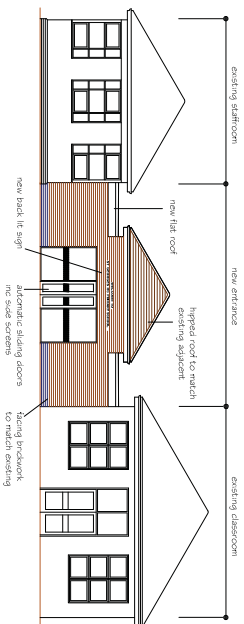
FLOOR PLAN AS PROPOSED
1:100



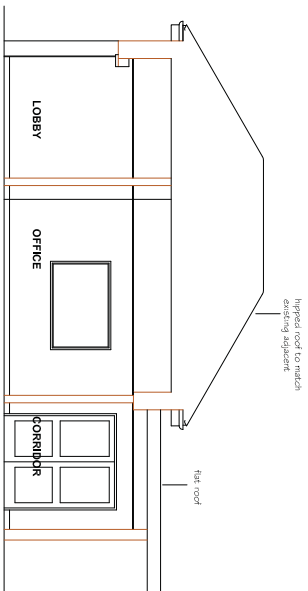
FLOOR PLAN AS PROPOSED
1:100



ELEVATION FROM CHEVIOT
CLOSE AS EXISTING
1:100



ELEVATION FROM CHEVIOT
CLOSE AS PROPOSED
1:100



SECTION A - A
1:50



PLANNING

REVISIONS

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THE GOVERNORS

PROJECT
NEW ENTRANCE at
ST GEORGES RC SCHOOL
GORDON ROAD, ENFIELD.
EN2 0QA

DETAIL
PLANS & ELEVATIONS AS
EXISTING & PROPOSED

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RIBA **WH**
 Chartered Practice

Practical Review: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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