

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 S. Newton Tel: 020 8379 3851

Ward: Chase

Application Number : TP/10/1259

Category: Other Development

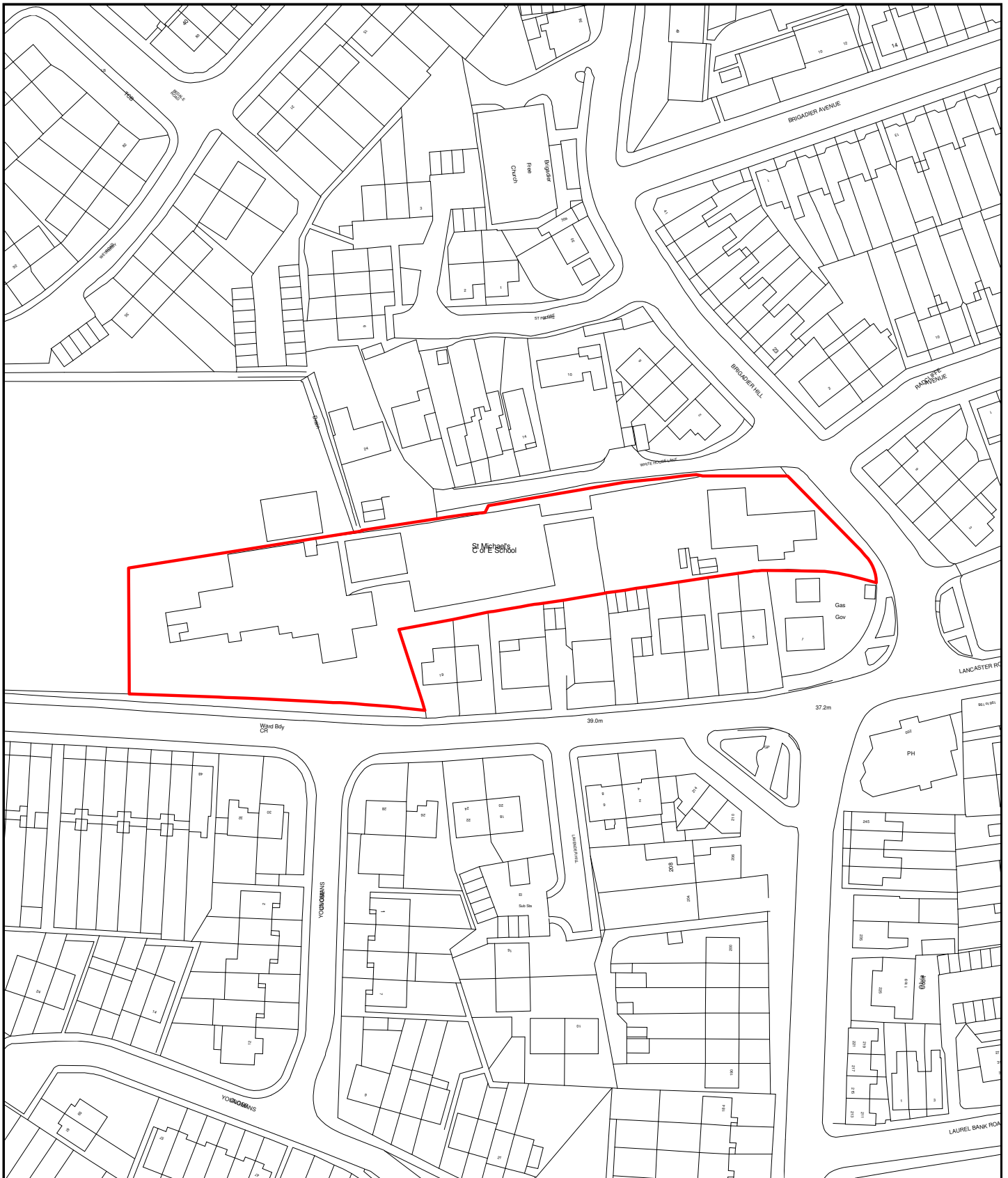
LOCATION: ST MICHAELS C OF E PRIMARY SCHOOL, BRIGADIER HILL,
ENFIELD, EN2 0NB

PROPOSAL: Installation of temporary classroom with access ramps to north of main building.

Applicant Name & Address:
Inigo Woolf,
The London Diocesan Board for Schools
36, Causton Street,
London,
SW1P 4AU

Agent Name & Address:
Rowan Parnell,
GHM Rock Townsend
The Old School
Exton Street
SE1 8UE

RECOMMENDATION: That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 13:38

Date of plot: 08/10/2010

1. Site and Surroundings

- 1.1 An existing school campus bounded by Brigadier Hill to the east, Lavender Hill to the south, a new flat development (3-storeys) to the west on Lavender Hill and residential to the north on Wetherby Road.
- 1.2 The school accommodation is provided within two blocks. The first, accommodating the Nursery and Reception classes is located near to the Brigadier Hill frontage and consists of single storey buildings. The second block, set within the larger part of the site and located to the south east of the playing fields, comprises of predominantly single storey, with some two storey elements.
- 1.3 Ground levels increase to the north and west, with the proposed building sitting at a more elevated position than the existing buildings.

2. Proposal

- 2.1 Temporary permission (2 years) is sought for the installation of a temporary double classroom with access ramps to the north of main building.
- 2.2 The proposed building will be 21m wide and 7.2m deep, and to a maximum height of 3.2m to the top of a mono-pitch roof.
- 2.3 Fenestration comprises of x6 windows each on the front (south) and rear (north) elevations, a centrally positioned door on the front elevation and an entrance door on both flank elevations.
- 2.4 An entrance ramp will be provided on the front elevation, projecting 2.5m from the building, leading to the central lobby (with wc) that divides the two classrooms.

3. Relevant Planning Decisions

- 3.1 Planning Committee, at its meeting of 27/07/2010, resolved to grant permission for the erection of a two storey rear extension to the main building to enable expansion from 1 to 2 form entry, a single storey extension to provide a new entrance at front of main building, new window to main hall, landscaping works to sloping grass pitch to provide a level pitch and Multi use games area (MUGA), vehicular access to Lavender Hill together with demolition of single storey accommodation at rear (ref: TP/10/0601). Following an objection from Sport England due t the use of part of the existing school playing field, the Secretary of State confirmed that planning permission be granted for the scheme in August 2010.

4. Consultations

- 4.1 Statutory and non-statutory consultees
 - 4.1.1 Traffic and Transportation advise that there are no objections.
 - 4.1.2 Education and Environmental Health raise no objection

4.1.3 Thames Water advise 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.

4.1.3 Any other comments will be reported at the meeting.

4.2 Public

4.2.1 Consultation letters have been sent to 6 neighbouring and nearby occupiers. No comments have been 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 Background

- 6.1.1 The proposed classrooms are required for a temporary period while the approved extensions (ref: TP/10/0601) for permanent accommodation is constructed.
- 6.1.2 In addition, the proposal should also be read alongside reference TP/10/1260, which is for temporary classrooms with access ramp, to the east of the main building which is reported elsewhere on this agenda.

6.2 Impact on Character of Surrounding Area

- 6.2.1 The design and resultant appearance of the building is considered acceptable for a temporary structure and due to its size and position, would not detract from the visual amenities of the area.

6.3 Impact on Neighbouring Properties

- 6.3.1 The proposed building would be 5 metres from the northern boundary of the site common with the rear the rear gardens of properties fronting Wetherby Road. It is considered that due to this siting, there is no detrimental impact arising from the single storey nature of the structure. Moreover, the nearest affected residential dwellings on St Michael's Close to the east and Wetherby Road to the north are approximately 16m and 21m distant, respectively.
- 6.3.2 Although the structures design includes significant fenestration, due to its single storey nature, no adverse affect on residential amenity is considered to arise. A suitably worded condition is recommended however to safeguard the existing tree screen along this boundary which assist in mitigating the visual presence of the building.

6.4 Access and Traffic generation

6.4.1 The proposal is for temporary accommodation to decant existing pupils whilst works are undertaken to provide the new and additional teaching accommodation and sports fields approved under planning reference TP/10/0601. As this proposal is not for an increase in pupil numbers, there should be no identifiable increase in traffic generation.

6.5 Parking

6.5.1 With reference to Para 6.4.1, no additional onsite parking is required.

6.6 Sustainable Design and Construction

6.6.1 Due to the nature of the proposed development, a sustainability assessment is not required

7 **Conclusion**

7.1 In the light of the above, it is considered the proposal is acceptable 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. C60 Drawing numbers
2. C08 Materials to match (submitted detail)
3. C09 Details of hard surfacing
4. C10 Details of levels
5. C21 Construction servicing area
6. C22 Details of construction vehicle wheel cleaning
7. 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.

8. C37

Restricted hours – Deliveries/ collection

Deliveries and collections to and from the premises of construction and demolition materials shall only take place between the hours of 08:00 hours-18:00 hours Monday to Friday and 08:00 hours-13:00 hours on Saturdays and at no other time without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

9. C41

Details of external lighting

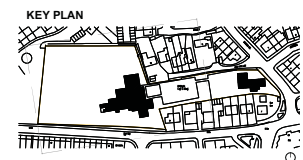
10. C50

Limited period permission (2 years)

This drawing is copyright © All dimensions to be checked on site prior to commencement of work. One check forward for the purpose of any assistance on site. This drawing is not to be scaled.

LET THE CONTRACTOR CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS ON SITE. THE CONTRACTOR IS NOT TO BE HELD RESPONSIBLE FOR ANY DIMENSIONS NOT CHECKED ON SITE.

0m 10m 20m



- KEY**
- Site boundary
 - New building (app TP/10/0601)
 - Proposed temp. classrooms



REVISION	DATE/DRAWN

<small> T:\Projects\2009\10\0601\10\0601_01.dwg 10/06/09 10:00 F:\00\2009\0601 10/06/09 10:00 www.gpsgroup.co.uk </small>	PROJECT	ST MICHAEL'S CE PRIMARY	
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	STATUS	PLANNING	
JOB NO.	RX-2687	DRAWN	RP
DRAWING NO.	02	CHECK	
		REVISION	