

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 25<sup>th</sup> January 2010

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

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Ms E. Kiernan Tel: 020 8379 3830

**Ward:** Bowes  
Southgate Green

**Application Number :** LBC/10/0035

**Category:** Listed Building Consent  
to Alter/Demolish

**LOCATION:** BOWES PRIMARY SCHOOL, BOWES ROAD, LONDON, N11 2HL

**PROPOSAL:** Extension to west of playground involving removal of section of the existing wall, erection of new boundary wall with brick piers and railing together with construction of vehicular access from Stanley Road.

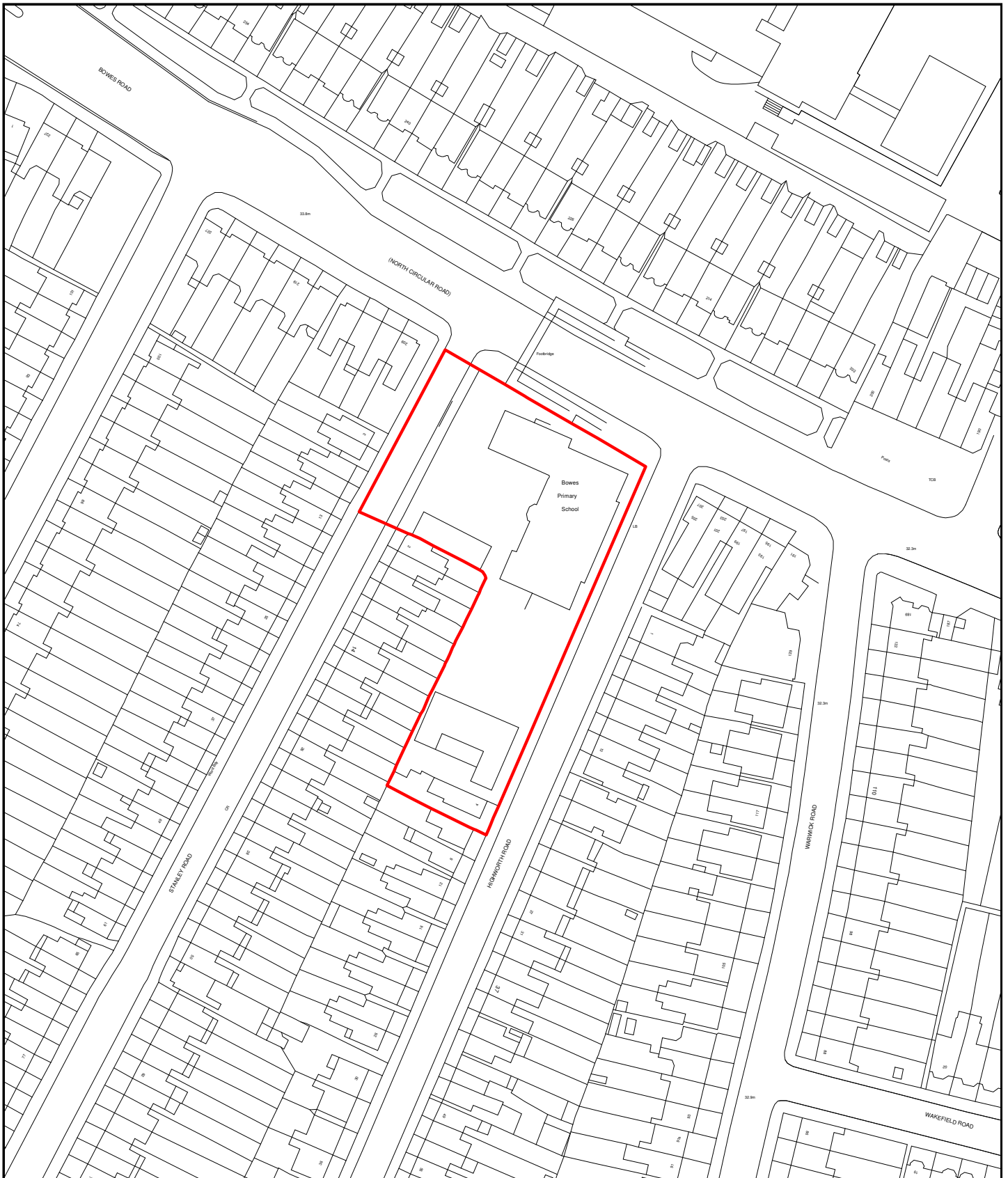
**Applicant Name & Address:**

Mr Andrew Fraser,  
ECSL,  
London Borough of Enfield  
Civic Centre,  
Silver Street,  
Enfield,  
Middx,  
EN1 3XQ

**Agent Name & Address:**

Mr John West,  
Asset Management Unit,  
London Borough of Enfield  
Civic Centre  
Silver Street  
Enfield  
EN1 3XQ

**RECOMMENDATION:** That following the expiration of the consultation period and subject to the application being referred to the Secretary of State for Communities and Local Government and no objection being raised, planning permission be deemed to be **GRANTED** in accordance with Regulation 4 of the Town & Country Planning (General) Regulations 1992, subject to conditions



## Development Control



Scale - 1:1250  
Time of plot: 14:16

Date of plot: 11/01/2011

## **1. Site and Surroundings**

- 1.1 The site is situated on the southern side of the North Circular Road with access off Stanley Road. The School is a Grade II listed three storey late Victorian building. The existing playground is to the south and west (which fronts Stanley Road)
- 1.2 The surrounding area is predominantly residential with two storey dwellings and in particular, No 2 Stanley Road situated adjoining the southern boundary.

## **2. Proposal**

- 2.1 Consent is sought for alterations to the school curtilage in connection with the repositioning of a previously approved turning head closer to 2 Stanley Road and enlargement of the playground.
- 2.2 In more detail this would involve:
  - a) removal of part of the existing listed brick and railing boundary wall and gates fronting Stanley Road;
  - b) the formation of the turning head on part of the existing playground adjacent to 2 Stanley Road;
  - c) extension of school play ground incorporating area of existing footway and highway to side of 209 Bowes Road.
  - d) erection of new brick wall with railings to enclose new area of school play ground on three sides together with turning head matching the height, design and materials of existing wall;
  - e) relocate pedestrian gate of 2.9 metre high and 0.4 metres wide entrance gate to extended school yard area with details to match existing boundary wall and railings
- 2.3 This differs from the previously granted scheme LBC/06/0039 in that the turning head has been relocated further south along Stanley Road and the western section of the wall fronting the North Circular (A406) would be enclosed to a maximum height of 2.9 metres with no railings.
- 2.4 An application to obtain planning permission for the works is considered elsewhere on this Agenda under ref LBE/10/0035

## **3. Relevant Planning Decisions**

- 3.1 LBC/06/0039 - Alterations to boundary wall of school involving demolition of existing sections on Stanley Road to facilitate the creation of a turning head and the erection of replacement wall 2.5 metres high enclosing the northern end of Stanley Road (at its junction with Bowes Road to effect its closure to vehicles) adjacent to no. 209 Bowes Road – granted with conditions
- 3.2 LBC/10/0035 – Extension to west of playground involving removal of section of the existing wall, erection of new boundary wall with brick piers and railing together with construction of vehicular access from Stanley Road – withdrawn

## **4. Consultations**

#### 4.1 Statutory and non-statutory consultees

4.1.1 English Heritage has been involved in discussions regarding the proposals contained in this application and raise no objection commenting that the *application* should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.'

4.1.2 Any other comments received will be reported at the meeting

#### 4.2 Public

4.2.1 Consultation letters have been sent to 14 neighbouring properties. A Site notice was also posted at the site and published in the local press. One representation was received raising the following planning considerations:

- Loss of parking space and increased congestion within Stanley Road
- Additional noise and disturbance from extended playground nearer to properties
- Parking restrictions are required

4.2.2 These issues are not material to the assessment of the works to the listed building and are considered as part of the assessment of LBE/10/0035 which is reported elsewhere on this Agenda.

### 5. **Relevant Policy**

#### 5.1 Local Development Framework

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

CP8: Education

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

CP31: Built and landscape heritage

#### 5.2 Saved UDP Policies

After the adoption of the Core Strategy, a number of UDP policies are retained as material considerations pending the emergence of new and updates policies and development standards within the Development Management Document. The following are of relevance

(II)GD3 Aesthetics and functional design

(II)C17 Development within the curtilage of a listed building

(II)C18 Preservation of historic form character and use of listed buildings

#### 5.3 The London Plan

Policy 4B.1 Design principles for a compact city

- Policy 4B.3 Enhancing the quality of the public realm
- Policy 4B.11 London's built heritage
- Policy 4B.12 Heritage conservation
- Policy 4B.13 Historic conservation-led regeneration

#### 5.4 Other Relevant Considerations

- PPS1: Sustainable development
- PPS5: Planning for the historic environment

### 6. **Analysis**

#### 6.1 Background

As part of the approved safety and environmental improvement for the North Circular Road, the vehicular access to the North Circular Road was closed and a turning head provided which encroach upon the existing school playground. Due to the under provision of play space associated with Bowes Primary School, the opportunity was taken to consider the option to extend the playground utilising this approved "greensward" area. An application for this work was approved under LBC/06/0039. However upon further review with TfL, the opportunity exist to further increase the are of playground by repositioning the turning head has resulted in these current applications

#### 6.2 Impact on a Grade II Listed Building

6.2.1 When assessing proposed alterations to a listed building, special regard must be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.2.2 The proposed alterations affect the boundary walls and not the main building. The statutory listing refers to them as:

*"Attached gate piers and wall. Stock brick, stone copings; shaped undulating profile to wall between brick piers with pyramidal stone caps, stone coping wall linked to stone band on piers".*

6.2.3 Consequently, the boundary walls therefore play an important functional and visual role providing unity, enclosure and visual harmony fundamental tot he setting of the listed building. Any alterations therefore must not undermine this quality.

6.2.4 The existing boundary wall on the frontage with Stanley Road would be reconfigured to allow the re positioning of the new turning head to serve Stanley Road within an area of the exiting school yard adjacent to the flank wall of No 2 Stanley Road.

6.2.5 An area of replacement playground would be formed by the enclosure of an enlarged area at the northern end of Stanley Road. Replacement walling enclosing this and the repositioned turning head would match in every respect the existing walling. Consequently, it is considered this element would not harm the intrinsic value of the boundary to the setting of the listed building. Additionally, it is also considered that the alterations to the western section of

the wall fronting the North Circular (A406) involving the removal of railings and the complete infill of the wall panel to improve security and safety would not be detrimental to the character and appearance of the listed building and its setting.

## **7. Conclusion**

- 7.1 It is considered on balance that the scope of the proposed works are acceptable ensuring compatibility with wider educational need while having appropriate regard to the architectural and historic interest of this Grade II Listed Building. The proposal is therefore considered acceptable for the following reasons:

The proposed works would not result in a form of development which is detrimental to the special character and appearance of the Grade II Listed Building having regard to Policies (II)GD3, (II) C17 and (II) C18 of the Unitary Development Plan, Policies CP30 and CP31 of the Core Strategy as well as the objectives contained within PPS5.

## **8. Recommendation**

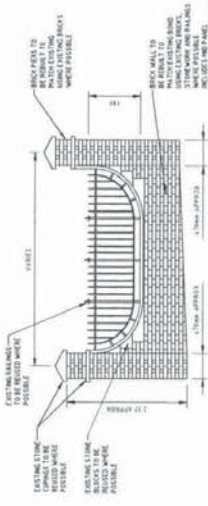
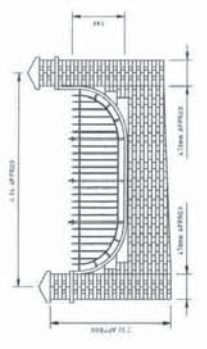
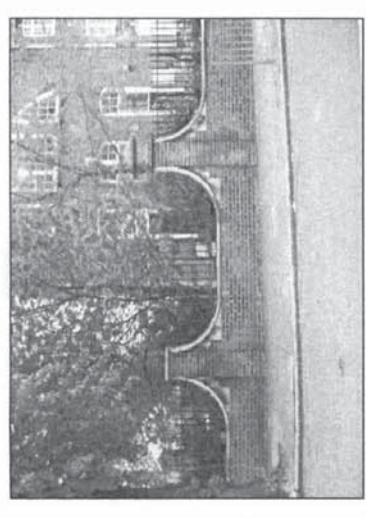
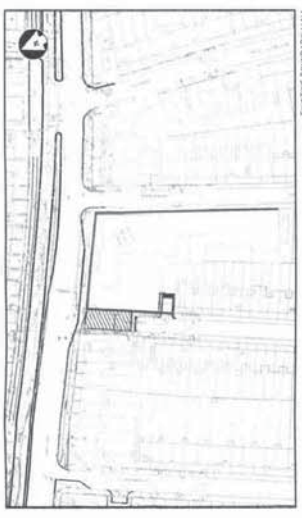
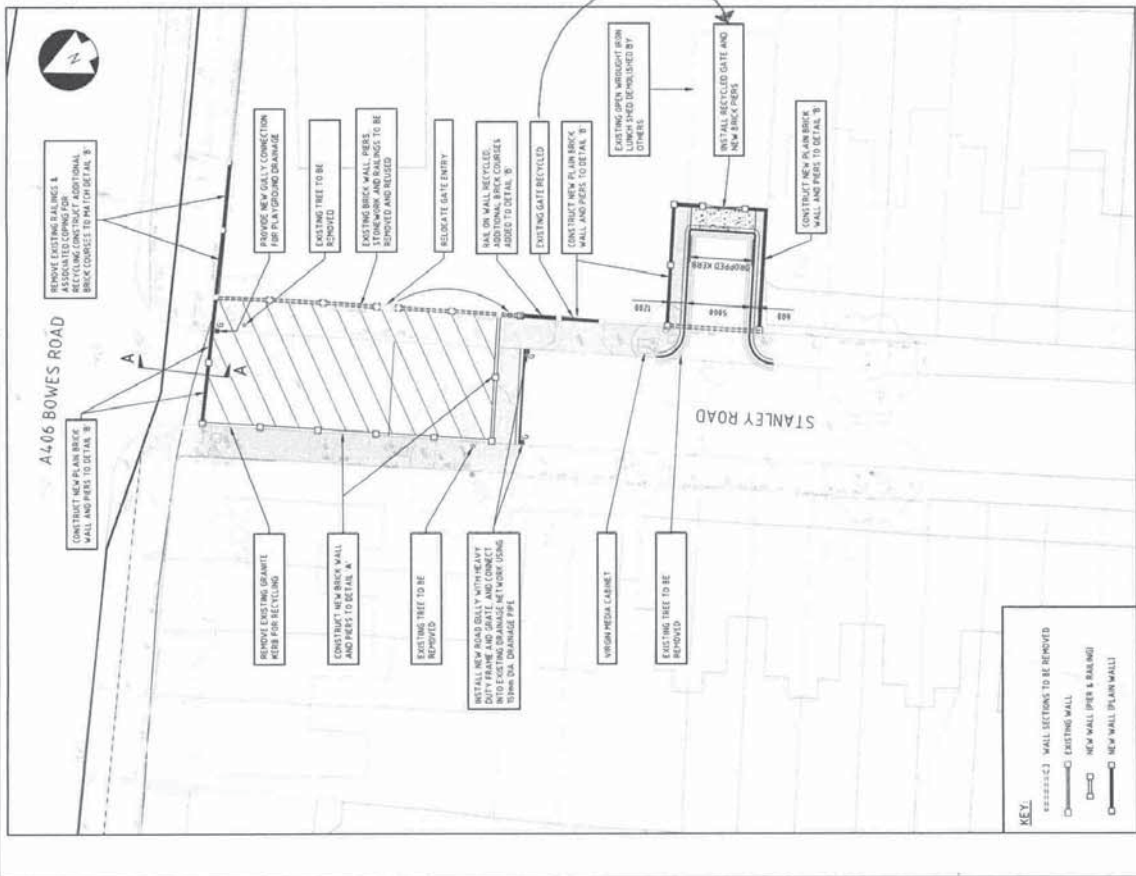
- 8.1 That following the expiration of the consultation period and subject to the application being referred to the Secretary of State for Communities and Local Government and no objection being raised, planning permission be deemed to be GRANTED in accordance with Regulation 4 of the Town & Country Planning (General) Regulations 1992, subject to conditions:
- 1 No development shall commence until details of the materials to be used in the development hereby approved, have been agreed in writing to the Secretary of State. The details shall set out a methodology to maximise the reuse of materials from the existing walls to be demolished. The work shall be carried out in accordance with the approved details.  
  
Reason:  
(a) To ensure a satisfactory external appearance and to safeguard the special architectural and historic interest of the listed building.  
  
(b) In the interests of promoting sustainable construction practice having regard to the Council's sustainable design and construction policy.
  - 2 Before the development hereby approved is commenced, a brick sample panel shall be constructed on site for approval by the Secretary of State authority. The sample panel to include the use of an appropriate mortar mix / colour  
  
Reason: To ensure a satisfactory external appearance and to safeguard the special architectural and historic interest of the listed building.
  - 3 The development shall not commence until details of the surfacing materials to be used within the development have been submitted to

and approved in writing by the Secretary of State. The surfacing shall be carried out in accordance with the approved detail.

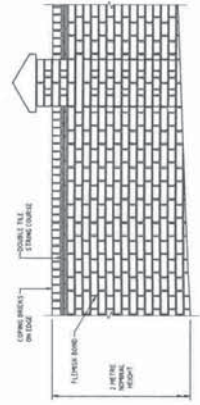
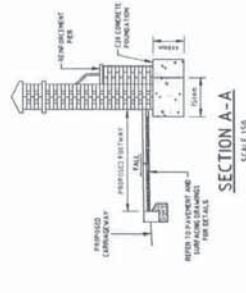
Reason: To ensure a satisfactory external appearance and to safeguard the special architectural and historic interest of the listed building.

4 C53A – Time Limit – Listed Building Consent

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21 DEC 2018  
HYDER CONSULTING SERVICES



PLAN ON BOUNDARY WALL TO BE MODIFIED  
SCALE 1:50

LAND TO BE INCLUDED IN SCHOOL PLAYGROUND

- KEY:**
- WALL SECTIONS TO BE REMOVED
  - EXISTING WALL
  - NEW WALL (PIER & RAILING)
  - NEW WALL (PLAIN WALL)
- 1.** ALL DIMENSIONS ARE IN METRES, UNLESS SPECIFIED OTHERWISE  
**2.** THIS DRAWING IS TO BE READ IN CONJUNCTION WITH PAYMENT AND SURFACING, LANDSCAPE AND DRAINAGE DRAWINGS  
**MATERIAL NOTES:**  
 a) NEW BRICKS SHALL BE BEST QUALITY SECOND-HAND YELLOW STOCKS TO MATCH EXISTING  
 b) STONE SHALL BE LIMESTONE PORTLAND STONE TO MATCH EXISTING PROFILES AND SHAPES  
 c) GATES AND RAIL SHALL BE HANDMADE FORGED IRON TO MATCH EXISTING SECTIONS AND GAUGE, PAINTED BLACK

Rev	Description	Drawn	Check	Date
02	AMENDMENTS TO BOUNDARY WALLS	PAD	PI	15/12/2018
01	FOR INTERNAL DISCUSSION	-	-	-



**Client:** Transport for London  
 42 - 58 Victoria Street  
 London  
 SW1E 6JL

**Scale:** 1:50

**AS SHOWN**

**LOCAL**

**Project:** A406 NCR BOUNDS GREEN TO GREEN LANES SAFETY AND ENVIRONMENTAL IMPROVEMENTS

**Title:** PROPOSED MODIFICATION TO BOWES ROAD PRIMARY SCHOOL LISTED BOUNDARY WALL

**Hyder Consulting**

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