

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th January 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Ward: Bowes
Southgate Green

Application Number : LBE/10/0035

Category: Other Development

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.

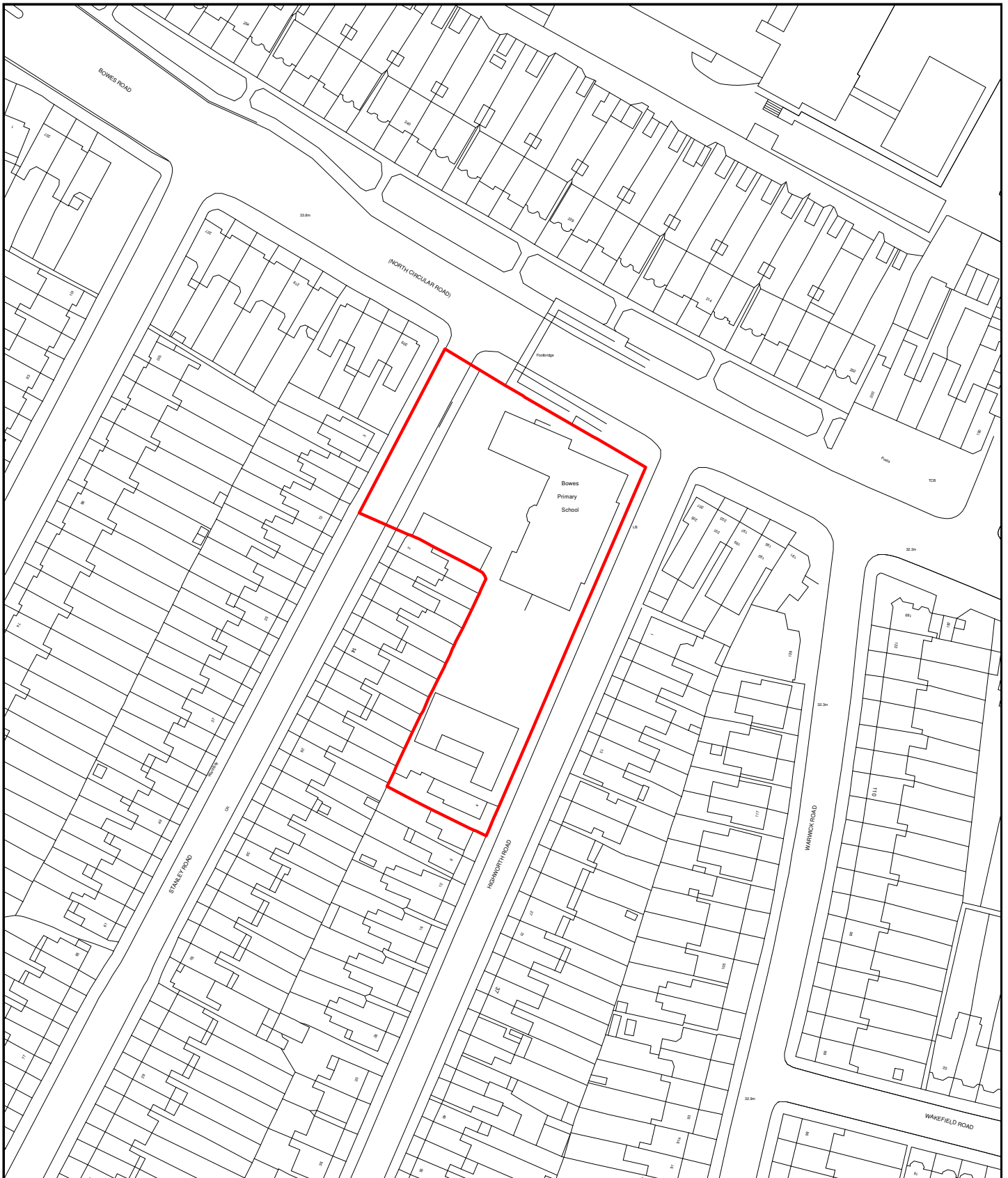
Applicant Name & Address:

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: In accordance with Regulation 3 of the Town and Country Planning Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 14:13

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 listed building consent for the works is considered elsewhere on this Agenda under ref LBC/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 was approved in December 2007

4. Consultations

- 4.1 Statutory and non-statutory consultees
 - 4.1.1 Traffic and Transportation comment that the turning head is acceptable subject to the road being kept clear and therefore waiting restrictions would

be required along part of Stanley Road in addition to a Stopping Up Order, which would both require consultation.

- 4.1.2 Highway Services advise in respect of the street tree that its retention is preferable within this location and that any tree works would need to be approved in accordance with the Highways Tree Strategy
- 4.1.3 The Biodiversity Officer has no objections on ecological grounds
- 4.1.4 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.'
- 4.2 Public
- 4.2.1 Consultation letters have been issued to 14 neighbouring properties. Press and site notices were also posted. 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

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

(II)GD8 Site Access and Servicing

5.3 The London Plan

- Policy 3A.17 Addressing the needs of London's diverse population
- Policy 3A.18 Protection and enhancement of community infrastructure and community facilities
- Policy 4A.3 Sustainable design and construction
- Policy 4B.1 Design principles for a compact city
- Policy 4B.3 Enhancing the quality of the public realm
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.8 Respect local context and communities
- 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
- PPG17: Planning for Open Space, Sport and Recreation

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 the Character and Appearance of the Area

- 6.2.1 As discussed in the report supporting the recommendation to grant listed building consent, the proposed alterations to the listed wall enclosing the playground and main school building, are considered acceptable. Mindful of this, it is considered that the appearance of the boundary wall including the introduction of "solid" elements in the North Circular Road frontage, and the repositioning of the turning head are considered visually acceptable. The proposal would not therefore detract from the character and appearance of this residential locality.

6.3 Impact on Neighbouring Properties

- 6.3.1 The main issue to asses is the effect of repositioning the tuning head closer to No 2 Stanley Road. This property has not flank windows and although the position of the turning head would result in vehicle movements occurring closer to the rear amenity space, the separation and exiting boundary treatment are considered sufficient to avoid their being any undue impact on the levels of amenity available to this property

6.3.2 The alterations to the walls have no impact on 2 Stanley Road and although the proposed wall would also extend across the end of Stanley Road towards the flank boundary with 209 Bowes Road, its height, taken together with that of the existing boundary treatment which encloses the rear garden, would not give rise to any loss of amenity to that property. Moreover, although the playground would now be closer to this property, given the background noise levels, the effect is considered minimal on the residential amenities of this property

6.3.3 It should also be noted that the enlarged playground and enclosing wall would also be visible from the front of 3 & 5 Stanley Road. The view would though be oblique and on balance, it is considered there would be no loss of outlook.

6.4 Highway and Pedestrian Safety

6.4.1 The application shows a turning head capable of allowing a large refuse vehicle to turn (length of the vehicle is 11.2m). Although the size of the amended turning head is acceptable, it would only work if the road was kept clear, so waiting restrictions are still required along part of Stanley Road. Based on the drawings submitted with the application, these would run approximately 7.0m either side of the entrance on both sides of the road. In addition to the waiting restrictions, the road also needs to be 'Stopped Up', so that the public highway status of the road is extinguished and the ownership can be passed on to the school (subject to agreement with the owners of the subsoil).

6.4.2 An objection letter raised concerns regarding the further loss of parking as a result of the repositioning of the turning head and the resultant increased congestion.

6.4.3 Whilst this is acknowledged, this has to be balanced against the benefits to the school arising from the increased playground area. Moreover, it is noted that Traffic and Transportation have no objections commenting that parking is not dedicated on the public highway and that the scheme would improve the existing highway. Consequently, taking these factors into account, it is considered that the proposals would not adversely prejudice levels of on-street parking or lead to increased congestion. Having regard to Policies (II) GD6 and (II)GD8 of the Unitary Development Plan and PPG13.

6.3.1 Of note is that both the stopping up order and the waiting restrictions are subject to highways consent, separate to the planning process and involve further public consultation. Two directives would be attached to any consent, should the scheme be granted.

6.3.2 In regards to the loss of the three street trees, these were previously identified for removal as part of the TFL scheme and therefore, it is considered acceptable subject to a condition to secure replacement planting.

7. **Conclusion**

7.1 Having regard to the above considerations, it is considered the proposal is acceptable and would not unduly prejudice the character, appearance and residential amenities of the surrounding area or have detrimental impacts on highways, parking or pedestrian safety.

8. Recommendation

8.1 In accordance with Regulation 3 of the Town and Country Planning Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions and directives.

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.

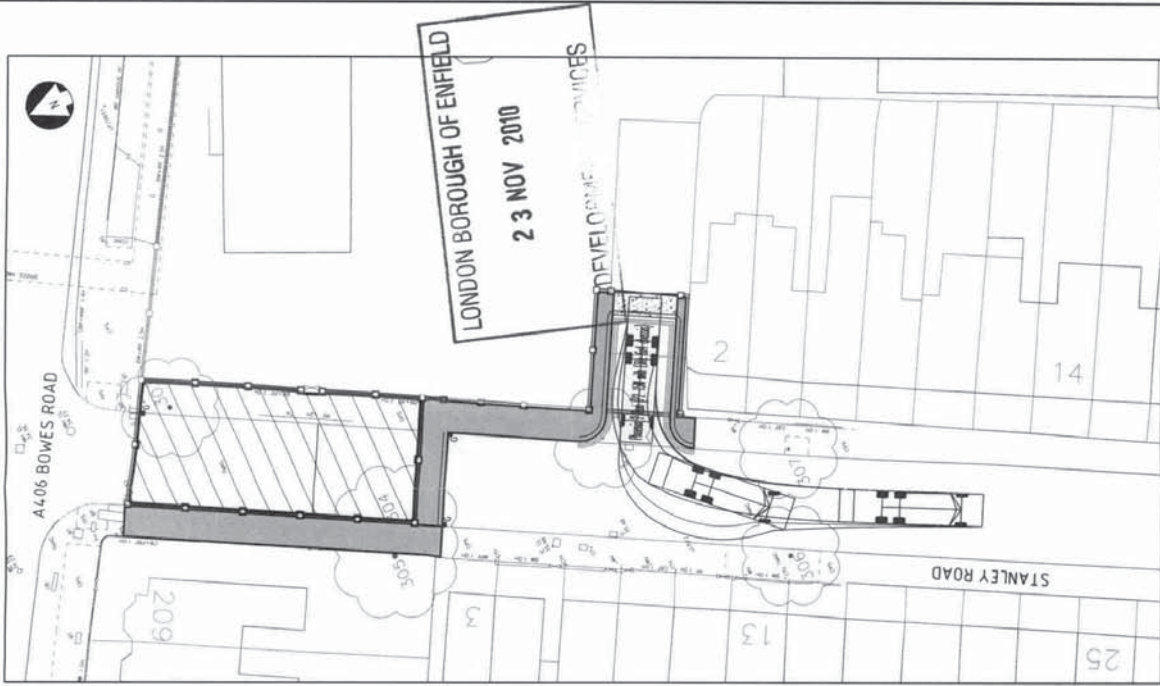
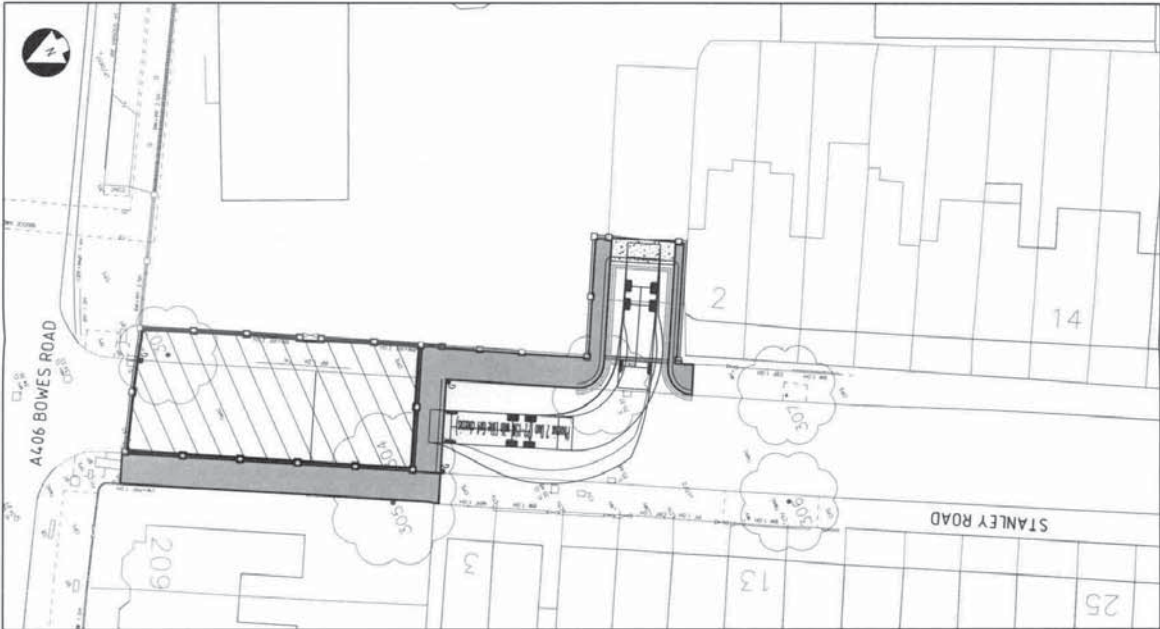
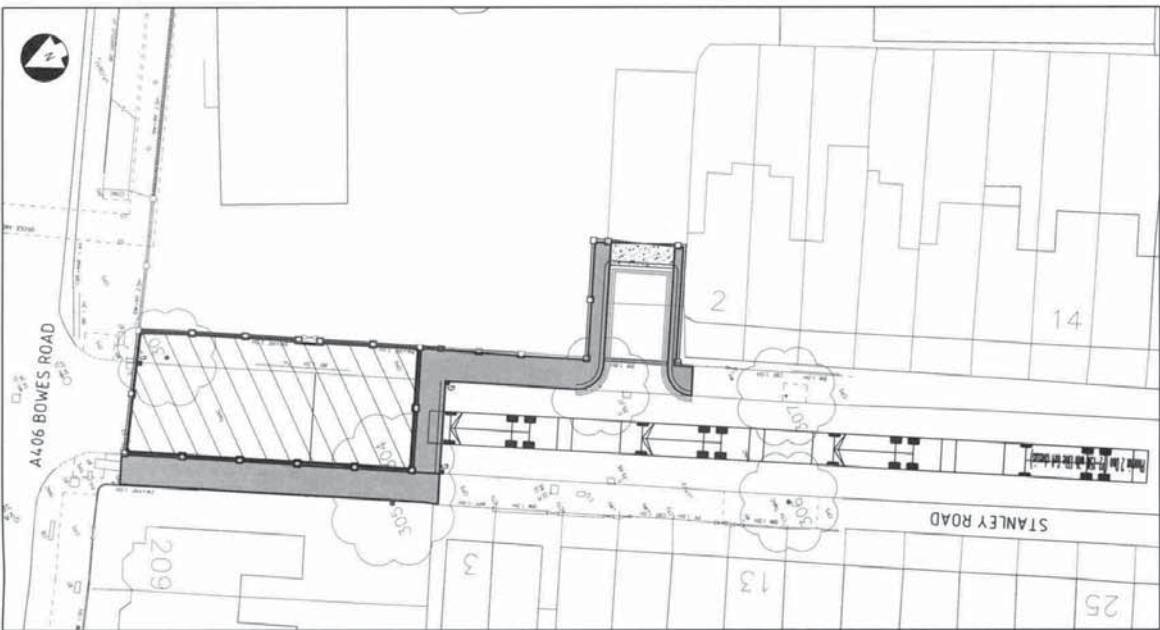
Reason: To ensure a satisfactory external appearance and to safeguard the special architectural and historic interest of the listed building.

4. Details of three replacement trees shall be submitted to and agreed in writing by the Local Planning Authority within 3 months from the date of this decision notice. This should include details of location, species and size and following written agreement by the Local Planning Authority, shall be implemented in accordance with the approved details during the next available planting season.

Reason: To secure suitable replacement planting and to maintain the Borough's stock of amenity trees

5. C51A – Time Limited Permission

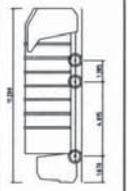
Revised plan for the proposed layout of the proposed site, with the permission of the London Borough of Enfield, is hereby published for public inspection. Any objections to the proposed layout should be submitted to the London Borough of Enfield, Planning Department, 15th Floor, 15 Abchurch Lane, London EC4A 3DF, by 10.00 am on 23 November 2010.



DRAFT

Rev	Description	Date	By	App'd	Date
03	TRACKING DOWN CENTRE OF STANLEY ROAD	-	-	-	-
02	TRACKING FOR THE REFUSE VEHICLE INTO ACCESS	-	-	-	-
01	INTERNAL DISCUSSION	-	-	-	-

1 ALL DIMENSIONS ARE IN METRES, UNLESS SPECIFIED OTHERWISE



Vehicle: 2.0 Dup P2-25W with Elite 654 chassis
 1200mm width
 2500mm length
 2000mm wheelbase
 1000mm overhang
 1500mm track width
 1500mm wheel offset
 1500mm kerb to back
 1500mm turning radius



Transport for London
 Streets
 42-45 Abchurch Lane
 London
 EC4A 3DF

Scale: 1:200
 Urban LOCAL

Project: A406 NCR BOUNDS GREEN TO GREEN LANES SAFETY AND ENVIRONMENTAL IMPROVEMENTS
 Site: BOWES ROAD PRIMARY SCHOOL
 Title: 1m REFUSE VEHICLE TRACKING INTO ACCESS



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Drawing No: LN4-0501/H/SK/1559 03