

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date :16<sup>th</sup> February 2011

**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/10/0601/MM1

**Category:** Other Development

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

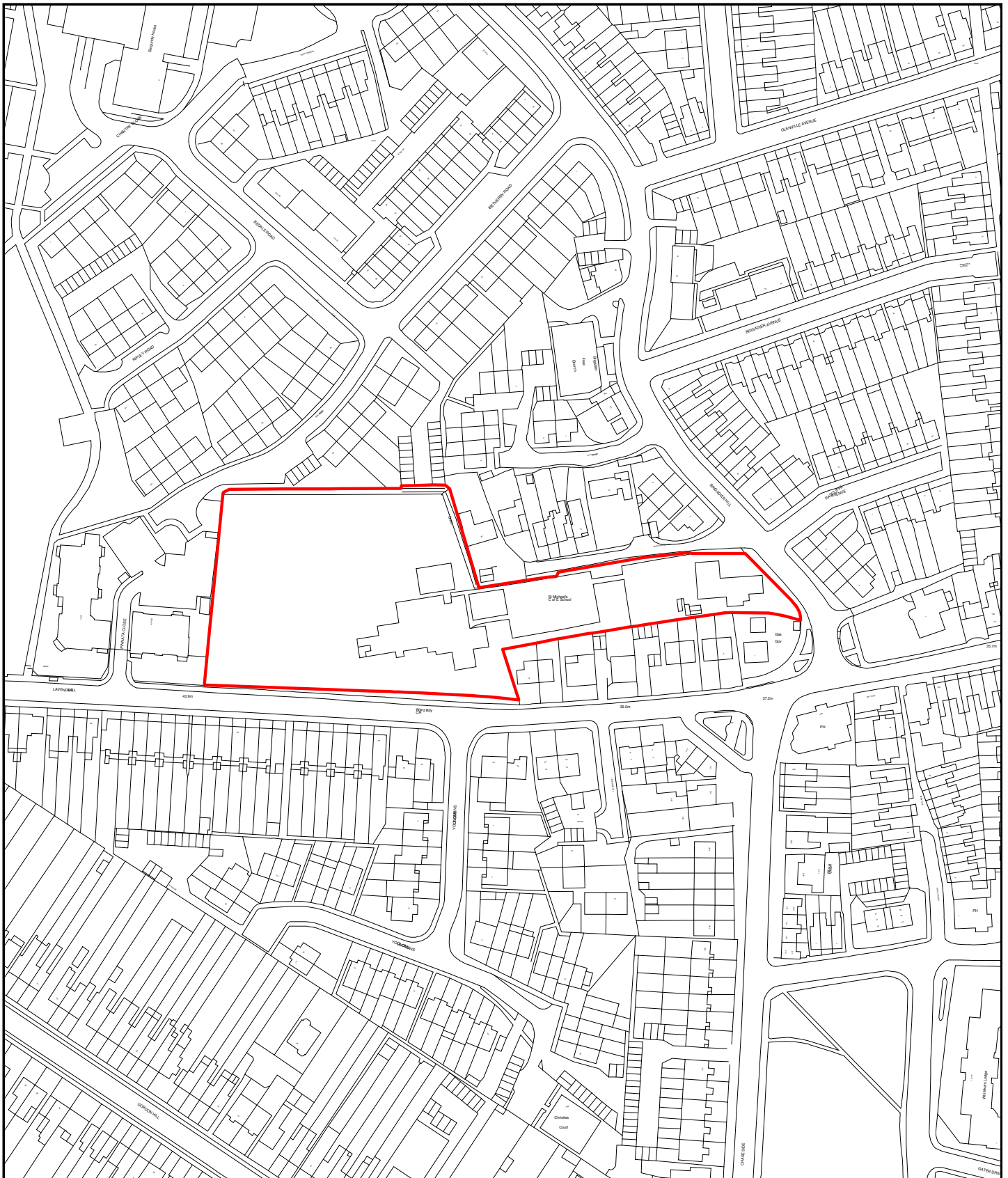
**PROPOSAL:** Minor amendment to approval granted under ref: TP/10/0601 for a two storey rear extension to main building to expand from 1 to 2 form entry, single storey extension to provide a new entrance at front of main building, new window to main hall, landscaping works to sloping grass pitch to provide a level pitch and Multi use games area (MUGA), vehicular access to Lavender Hill together with demolition of single storey accommodation at rear.

**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:

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### Development Control



Scale - 1:2002  
Time of plot: 10:12

Date of plot: 03/02/2011

## **1. Site and Surroundings**

- 1.1 The School is bounded by Brigadier Hill to the east, Lavender Hill to the south, open fields to the west and residential to the north (Wetherby Road & St Faiths Close)
- 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. Ground levels increase to the north and west.

## **2. Proposal**

- 2.1 Permission is sought for a minor material amendment to the approval granted under reference TP/10/0601 for a two storey rear extension to main building to expand the School from 1 to 2 form entry, 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.
- 2.2 The amendment sought involves the repositioning of the multi use games area from the south-west corner of the school to the north-east corner and the realignment and increase in size of the grass pitch previously approved in the north-west corner of the site.
- 2.3 There are no other alterations proposed as part of this application.

## **3. Relevant Planning Decisions**

- 3.1 Planning permission (ref: TP/10/0601) was granted for a two storey rear extension to main building to expand the school from 1 to 2 form entry, 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. The application was referred to the Government Office for the West Midlands following an objection in principle from Sport England over the loss of some of the school playing field. The Secretary of State considered that the scheme was acceptable and directed the Council to issue the planning permission.

## **4. Consultations**

### **4.1 Statutory and non-statutory consultees**

- 4.1.1 Traffic and Transportation together with Environmental Protection & Regulations raise no objections.
- 4.1.2 Environment Agency advice that there are no comments to make as the application has been assessed as a low environmental risk.

4.1.3 Sport England does not object to the proposed amendment.

4.1.4 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.

## **4.2 Public**

4.2.1 Consultation letters have been sent to 66 neighbouring and nearby properties. In addition, notice has been displayed around the site. No objections have been received to date.

## **5. Relevant Policy**

### **5.1 Local Development Framework**

At the meeting of the full Council on 10<sup>th</sup> 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

CP11: Recreation, leisure, culture and arts

CP21: Delivering sustainable water supply, drainage and sewerage infrastructure

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

CP34: Parks, playing fields and other open spaces

CP36: Biodiversity

CP46: Infrastructure contributions

### **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)CS1 Land requirements for facilities and services

(II)CS2 Community services and the effective use of land

(II)CS3 Facilities provided in the optimum location

(II)GD3 Aesthetic and functional design

### **5.3 The 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 3D.8 Realising the value of open space and green infrastructure

- Policy 3D.13 Children and young people's play and informal recreation strategies
- 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

#### 5.4 Other Relevant Policy

- PPS1: Delivering sustainable development
- PPG17: Planning for Open Space, Sport and Recreation
- PPS25: Development and flood risk

### **6. Analysis**

#### 6.1 Principle

- 6.1.1 The proposal is considered acceptable in principle, having regard to the previously approved scheme. The issue to consider is the repositioning of the multi use games area (MUGA)

#### 6.2 MUGA

- 6.2.1 The MUGA is proposed to the north of the main school buildings and would comprise an all weather surface of approximately 30m x 14.5m. This differs from the scheme originally approved where this area was proposed for open playing field.
- 6.2.2 It will be sited between 11.5m -14m from the eastern boundary of the school (St Faiths Close) and 4m at its nearest point from the northern boundary (Wetherby Road).
- 6.2.3 Due to the ground levels across the site, the re-sited MUGA will involve a greater amount of excavating in this corner of the school ground. However, the works should not impact beyond the school site.
- 6.2.4 The key issue is that of noise and disturbance due to the closer proximity to residential properties on Wetherby Road and St Faiths Close. It is recognised that the current scheme may result in additional disturbance to neighbouring residential occupiers compared with that approved previously. However, the sunken depth of the playing surface (up to 4m below natural ground level), the existing mature plantings along the eastern and northern boundaries, and the proposed plantings should provide an adequate noise buffer. In addition, no floodlights are proposed and thus use would be limited to normal daytime hours. These factors also ameliorate any visual impact on the outlook from these neighbouring properties.

#### 6.3 Playing Field

- 6.3.1 The repositioning of the MUGA to the north-east corner of the school enables the school to provide a more expansive grassed playing field. Whilst there was no objection from the Secretary of State in relation to the previous scheme, the amendments increase that grassed pitch from 768sqm to 1310sqm. There are no additional issues arising from the repositioning of this field in terms of impact on neighbouring residential occupiers.

## 6.4 Access, Parking and Traffic Generation

- 6.4.1 There are no highways implications in terms of access, traffic generation and parking arising from the proposed alterations to the layout of the playing fields.

## 7 **Conclusion**

- 7.1 It is considered that the proposed re configuration of the external play areas involving the repositioning of the MUGA and plating field result in an improved quality of provision and although the MUGA will its slightly more intensive use would be positioned close to the residential properties which lie adjacent to the northern and eastern boundary, this would not lead to an unacceptable increase in noise and disturbance or loss of outlook, sufficient o warrant refusal of the application. The proposal is therefore considered acceptable for the following reasons:

- 1 The proposed development due to its design, size, siting improves play facilities at the school having regard to Core Policies 8, 11 and 34 of the Core Strategy, Policies (II)GD3, (II)CS2 and (II)CS3 of the Unitary Development Plan, Policies 3A.24, 3D.8 and 3D.13 of The London Plan, with PPS1: Sustainable Development and PPG17: Planning for Open Space, Sport and Recreation.
- 2 The proposed development having regard to its design and siting does not unduly affect the amenities of adjoining or nearby residential properties having regard to Core Policy 30 of the Core Strategy, Policy (II)GD3 of the Unitary Development Plan and with Policies 4B.1 and 4B.8 of The London 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:

- |          |  |
|----------|--|
| 01. C06  | Details of phasing of construction             |
| 02. C07  | Details of materials                           |
| 03. C09  | Details of hard surfacing                      |
| 04. C11  | Details of enclosure                           |
| 05. C17  | Details of landscaping                         |
| 06. C21  | Construction servicing area                    |
| 07. C22  | Details of construction vehicle wheel cleaning |
| 08. 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.

- 09. C41 Details of external lighting
- 10. C51A Time limited permission

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KEY

-  SITE BOUNDARY
-  RED LINE BOUNDARY  
IDENTIFYING THE AREA OF THE MINOR MATERIAL AMENDMENT TO APPLICATION TP1010501
-  PROPOSED LEVELS WITH EXISTING LEVELS
-  EXISTING COUNTOURS
-  SHRUBBED PLANTED AREAS  
SLOPING MAX 1:3
-  GRASSED AREAS  
PITCHES AND SOFT INFORMAL PLAY
-  POLYMERIC SURFACE TO MUGA
-  SOFT PLAY SURFACE  
AT BASE OF CLIMBING WALL
-  MACADAM
-  BRICK FACED RETAINING WALL  
SMOOTH FAIRFACED CONCRETE RETAINING WALL



A NON MATERIAL AMENDMENT APPLICATION 27.08.2010 19  
External sports provision increased  
REVISION DATE/REVISION

PROJECT	ST MICHAEL'S CE PRIMARY SCHOOL		
DRAWING TITLE	SITE PLAN		
	PROPOSED		
DATE	MARCH 2010	DRAWN	SG
SCALE	1:200 @ A1	CHECK	RP
STATUS	PLANNING		
JOB NO.	RX-2687		
DRAWING NO.	2001	REVISION	A

The City School  
 27.08.2010 19:19:19  
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