

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 16th February 2011

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R.W. Laws Tel: 020 8379 3605

Ward: Jubilee

Application Number : TP/11/0026

Category: Other Development

LOCATION: GALLIARD PRIMARY SCHOOL, GALLIARD ROAD, LONDON, N9 7PE

PROPOSAL: Installation of single storey detached building for use as music room to south of site.

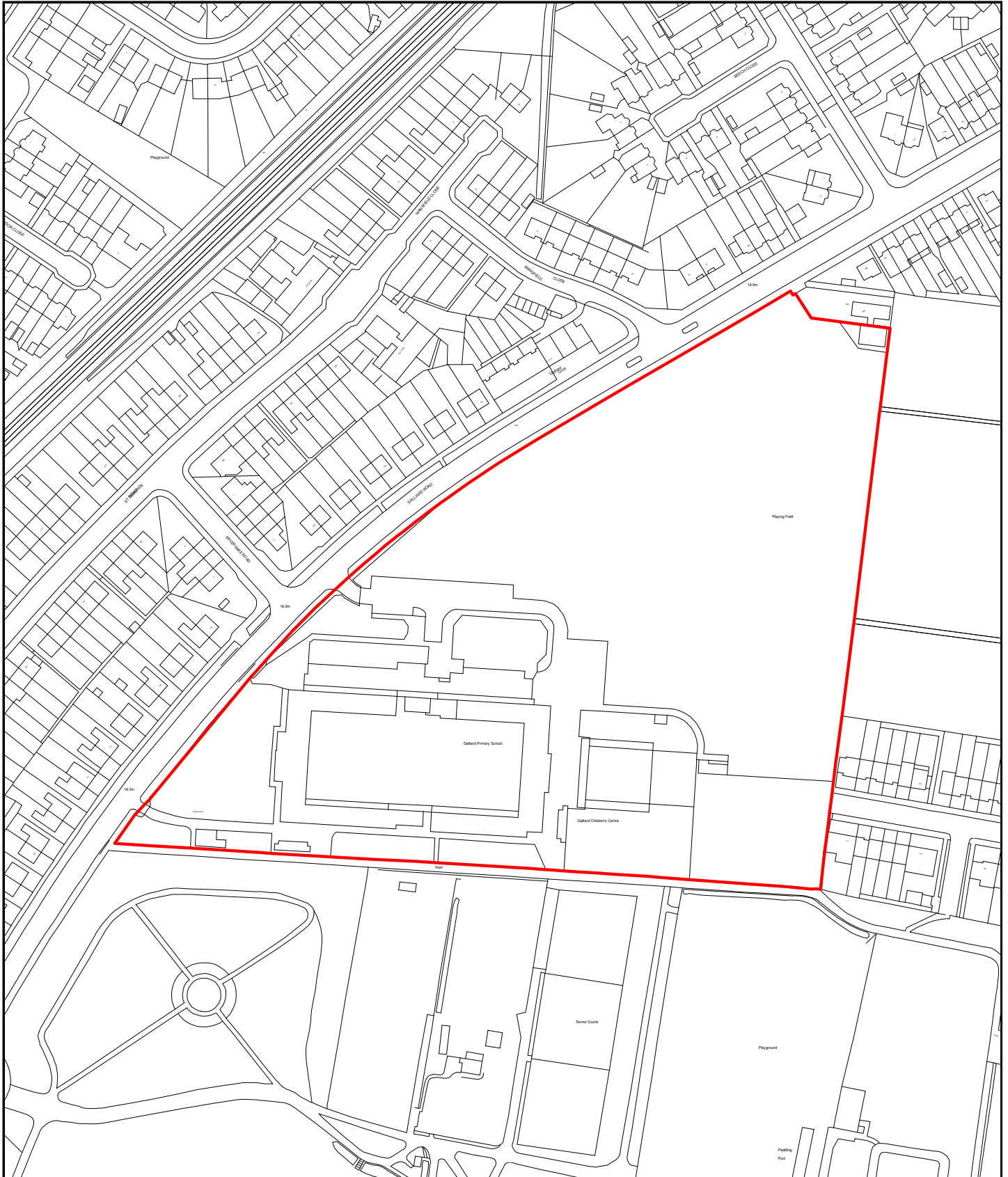
Applicant Name & Address:

Penny Sullivan,
Galliard Primary School
Galliard Road,
London,
N9 7PE

Agent Name & Address:

Daniel Morriss,
HDA Architecture
4, Albion Place
Northamptonshire
NN1 1UD

RECOMMENDATION: That subject to the expiry of the site notice after 23rd of February and no additional issues are raised which are not covered in the report, the Planning Committee resolve to **GRANT** planning permission subject to conditions.



Development Control



Scale - 1:2002
Time of plot: 10:48

Date of plot: 03/02/2011

1. Site and Surroundings

- 1.1 Galliard Primary School is located off Galliard Road. Opposite the school are residential properties whilst to the north, east and south is Jubilee Park which is designated Metropolitan Open Land. The school playing fields also fall within Metropolitan Open Land, although the school buildings are not. Vehicular access into the school is located off Galliard Road.

2.0 Proposal

- 2.1 The proposal involves the construction of a single storey freestanding building for use as a music room. The building would be positioned on the side boundary with Jubilee Park (and the designated MOL) towards the rear of the main school building. There is an existing boundary hedge adjoining the footpath.
- 2.2 Due to the pressure on school places, the existing music room is currently being used as additional classroom space and there is need for alternative teaching space for music.
- 2.2 The single storey “cube” building would be 6.5m in depth with maximum width of 8.5 m with a flat roof 2.85m high. The building would be constructed of western red cedar cladding with grey powder coated aluminium doors and window.

3. Relevant Planning Decisions

- 3.1 TP/11/0028- Installation of single storey detached building with decking for use as staff room to south east of site. This application is not determined but reported elsewhere on this Agenda.

4. Consultations

4.1 Statutory and Non Statutory Consultees

- 4.1.1 Any replies received will be reported at the meeting

4.2 Public

- 4.2.1 Consultation letters were issued to two neighbouring properties. In addition, two site notices were displayed. Any responses received will be reported at Planning Committee. The consultation period expires on 23rd of February 2011.

5. Relevant Policy

5.1 Local Development Framework

At the meeting of the full council on the 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 now of relevance.

CP8 Education
CP9 Supporting Community cohesion
CP30 Maintaining and improving quality of built environment
CP34 Parks, Playing fields and other Open spaces

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 updated policies and development standards within the Development Management Document.

(II) GD3- Aesthetics and functional Design
(II) GD6 Traffic
(II) GD8 Servicing
(II) CS2 Siting and design of buildings to accord with Council's environmental policies

5.3 The London Plan

Policy 2A.1 Sustainability Criteria
Policy 3A.24 Education Facilities
Policy 3C.23 Parking Strategy
Policy 4A.1 Tackling Climate change
Policy 4A.3 Sustainable Design and Construction
Policy 4B.5 Creating an inclusive environment
Policy 4B.8 Respect local context and communities

5.4 Other Relevant Policies

PPS1 Sustainable Development
PPG13 Transport

6. **Analysis**

6.1 Principle

6.1.1 The proposal represents additional educational related development on land already in use for such purpose. In principle therefore, it is considered the development would be appropriate whilst also providing improved educational facilities for the school and would accord with Core Policy 8 Education of the Core Strategy as well as London Plan Policy 3A.24.

6.2 Impact on Character of surrounding area

6.2.1 The proposed detached free standing building is of a modern contemporary design. It is considered that neither the proposed materials or its design and appearance would detract from the character and appearance of the surrounding area or locality. Moreover, although the building would be positioned against the southern boundary of Jubilee Park and the designated Metropolitan Open Land, when viewed from this perspective, it would be seen in the context of the existing school building and hedge line. It is therefore considered that the well designed single storey building would not intrude on the open character of the MOL.

6.3 Impact on Neighbouring Properties

- 6.3.1 The closest residential buildings are in Bedford Road approximately 105m away, and 170m away from properties in Galliard Road. Given this overall relationship and the single storey nature of the building, there would be no effect on the residential amenities of these properties

6.4 Highway Issues

- 6.4.1 The increase in the school role has already occurred in response to the pressure for school places across the Borough. The proposed additional classroom would not in itself increase staff or pupil numbers notwithstanding the fact that any increase would be minimal and not sufficient to warrant refusal of the application on grounds relating to the free flow and safety of traffic.

7. **Conclusion**

- 7.1 Although the proposed building would be visible from the MOL, it is considered that the design and appearance of the proposed building would not detract from the essential open character and appearance of the surrounding area or adversely impact on the residential amenities of surrounding properties. Moreover, as the proposed classroom would provide improved education facilities for the school, on balance, the proposal is considered acceptable for the following reasons:

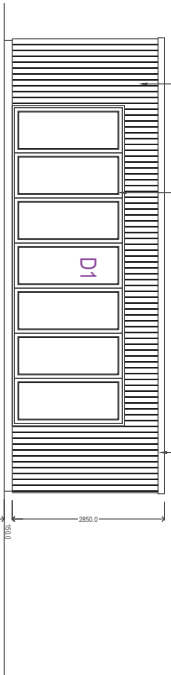
1. The proposed detached free standing music room would improve educational teaching provision facilities at Galliards School. Accordingly the proposed development complies with Core Policies CP8 and CP 9 of the Core Strategy, Policy (II) CS2 of the UDP, Policy 3A.24 of the London Plan and PPS1 Sustainable Development.
2. The proposed detached free standing music room building having regard to its design, size and siting would not unduly impact on the amenities of nearby residents having regard to Core Policy 30 of the Core Strategy, Policies (II) GD3 and (II) H8 of the UDP and London Plan Policy 4B.8.
3. The proposed development would not lead to conditions prejudicial to the free flow and safety of traffic, including pedestrian traffic on the adjoining highway. In this regard, the proposal is considered to comply with Policies (II) GD6 and (II) GD8 of the UDP and with Policy 3C.23 of the London Plan.

8. **Recommendation**

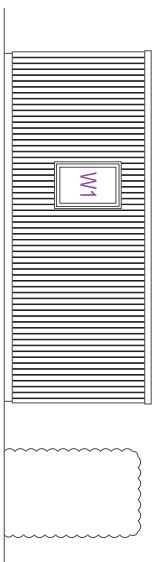
- 8.1 That subject to the expiry of the site notice after 23rd of February and no additional issues are raised which are not covered in the report, the Planning Committee resolve to GRANT planning permission subject to the following conditions:
1. C60- Approved details
 2. C7- Details of materials
 3. C51- Time Limit

Galliard Primary School, Greater London

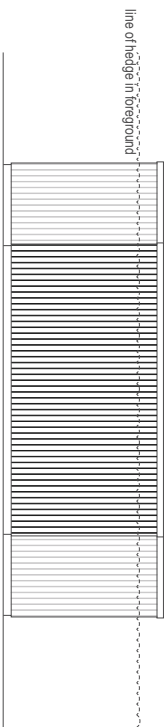
western red cedar cladding aluminum doors - powder coated dark grey single p/v roofing with fascia - dark grey



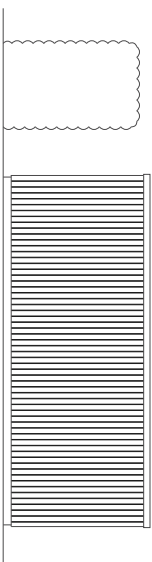
FRONT ELEVATION
scale 1:50



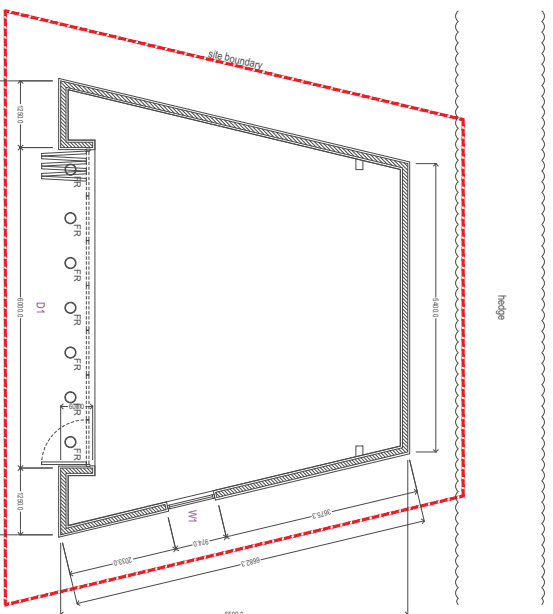
SIDE ELEVATION



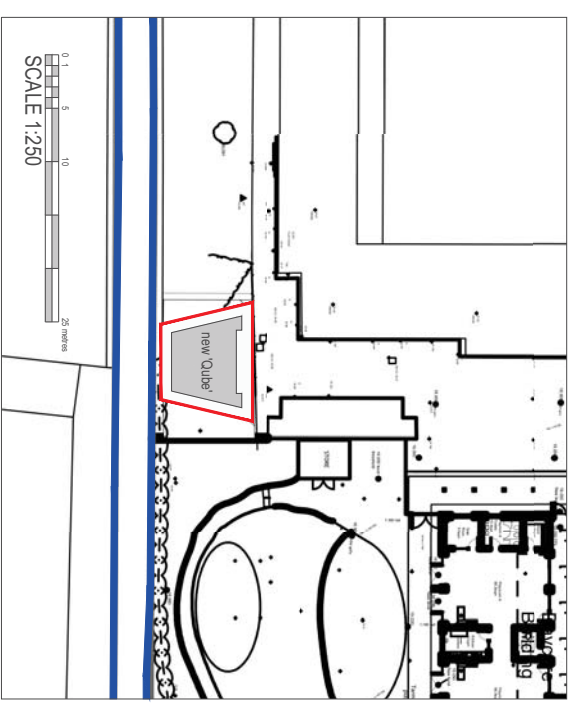
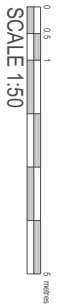
REAR ELEVATION



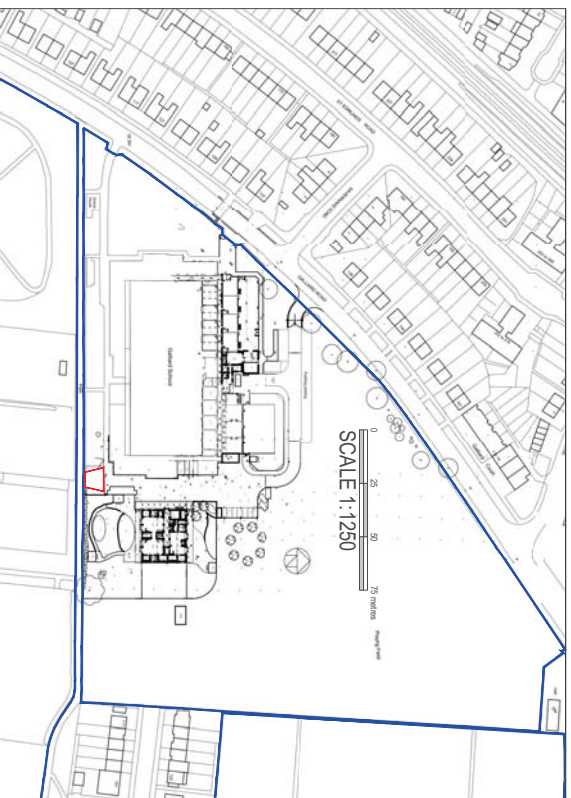
SIDE ELEVATION



FIGURED DIMENSIONS ON THIS PLAN ARE ALL TO FACES OF SP/PS PANELS



Proposed Site Plan
Scale 1:250



Existing Site Location Plan
Scale 1:1250

REV	DATE	DESCRIPTION
Proposed Plans & Elevations MUSE/COM		
1011501		
SCALE	1:50 / 1:250 / 1:1000	SHEET 28/31
DATE	23/09/2023	
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