

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/11/0028

Category: Other Development

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

PROPOSAL: Installation of single storey detached building with decking for use as staff room to south east of site.

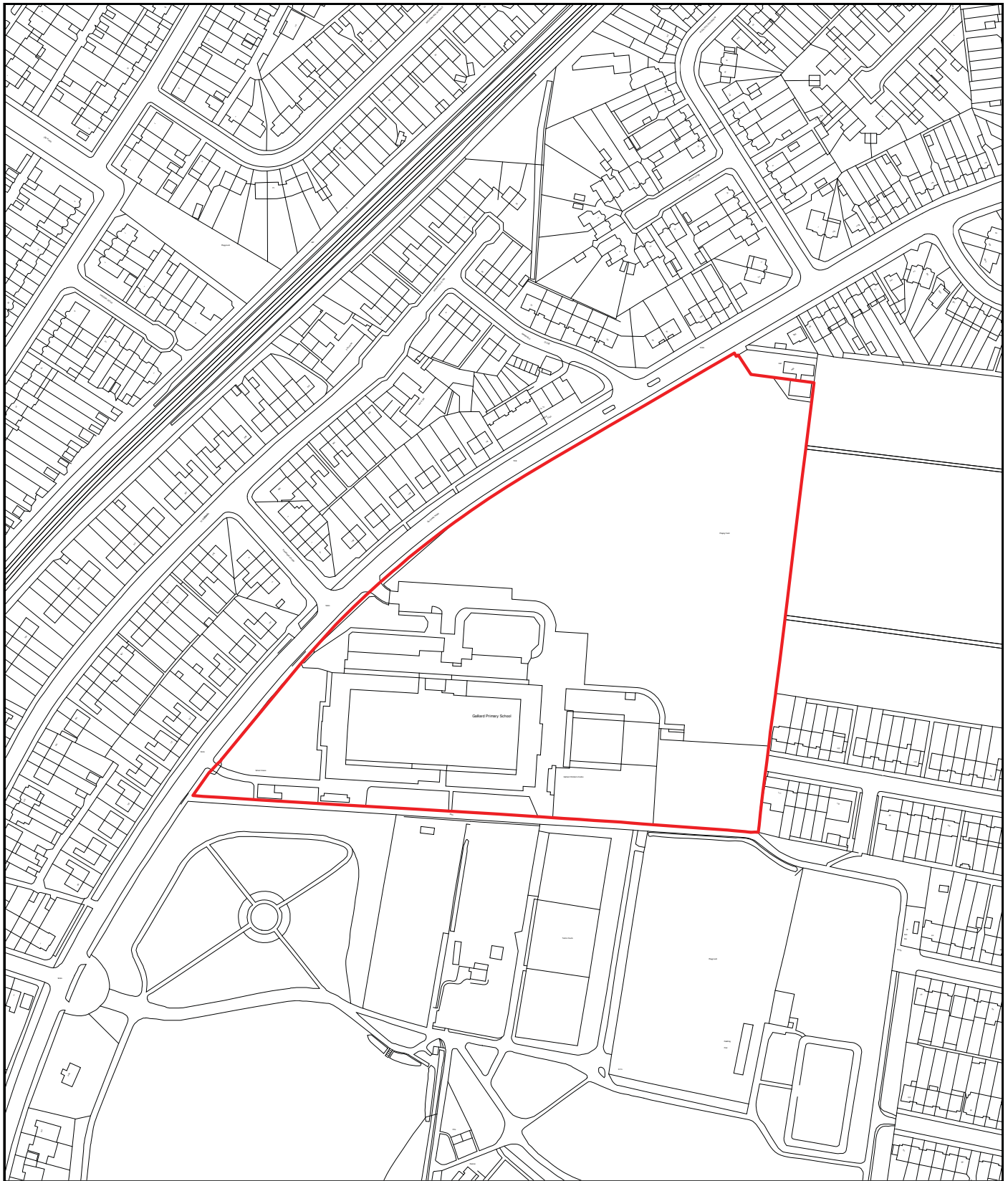
Applicant Name & Address:

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 - 1:2500
Time of plot: 08:23

Date of plot: 04/02/2011

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 provision of a single storey detached building with decking for use as staff room. The building would be 7.2m in width by 4.2m in depth with a flat roof 3.1m in height. There would also be a wooden decked area outside the building with access ramp: the maximum height of the decking being 500mm. The building would be constructed of western red cedar cladding with powder coated dark grey window surrounds.
- 2.2 It would be sited in the south eastern corner of the school close to the main building but adjoining the boundary with the Metropolitan Open Land. The nearest residential properties to the building are in Bedford Road
- 2.3 At present the only staff area is a working office so there is no appropriate staff rest facilities. This was identified as being in breach of Health and Safety requirements and therefore the new building is proposed to meet this requirement.

3. Relevant Planning Decisions

- 3.1 TP/11/0026- Installation of single storey detached building for use as music room. 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 boundary with the school's playing field which is designated Metropolitan Open Land, when viewed from this perspective, it would be seen in the context of the existing school building and other associated buildings. It is therefore considered that the well designed single storey building would not intrude on the open character of the MOL.

6.2.2 The proposed new decking area outside the building is a maximum height of 500mm and is acceptable in terms of its siting and appearance.

6.3 Impact on Neighbouring Properties

6.3.1 The closest residential properties to the new staff room building are in Bedford Road approximately 55m away. Given this overall relationship and the single storey nature of the building, although the building would bring the built envelope closer to the properties on Baxter Road, the intervening distance means there would be no effect on the residential amenities of these properties.

6.4 Highway Issues

6.4.1 The proposed staff room building would not give rise to any increase in vehicle movements or parking. Thus, it is considered there are no issues with regard to parking or the free flow and safety of traffic on the adjoining highway.

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 staff room would improve staff facilities for teachers 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 staff room building with decking having regard to its design, size and siting would not unduly impact on the open character of the adjoining Metropolitan Open Land or the amenities of nearby residents having regard to CP 30 and CP 34 of the Core Strategy, Policies (II) GD3 and (II) H8 of the UDP as well as 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:

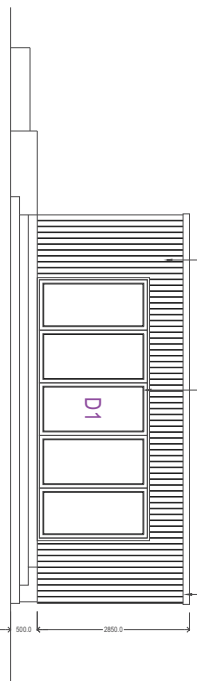
1. C60- Approved details

2. C7- Details of materials

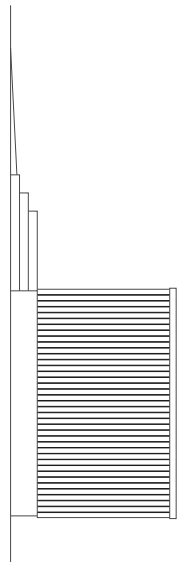
3. C51- Time Limit

Galliard Primary School, Greater London

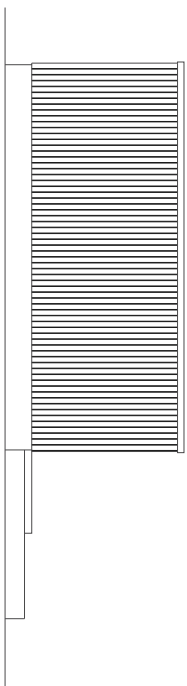
western red cedar cladding aluminium doors - powder coated dark grey single ply roofing with fascia - dark grey



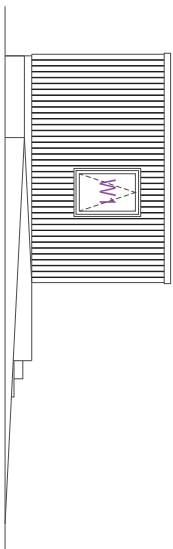
FRONT ELEVATION
scale 1:100



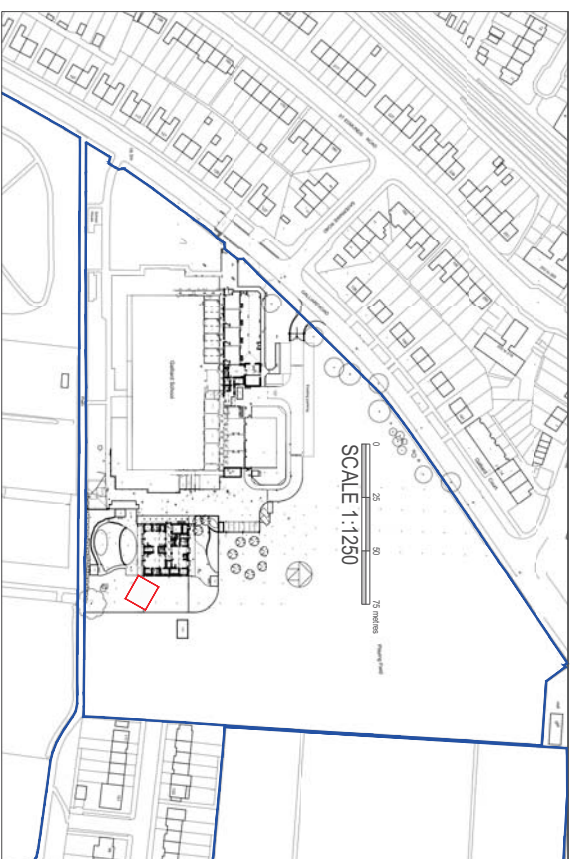
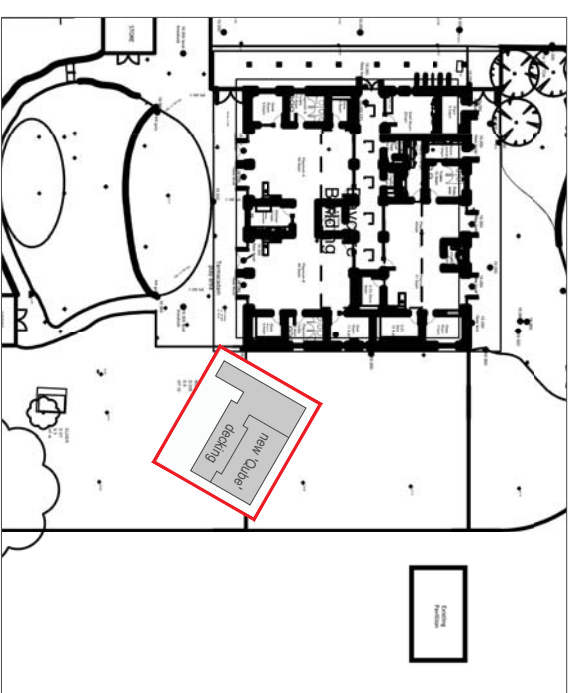
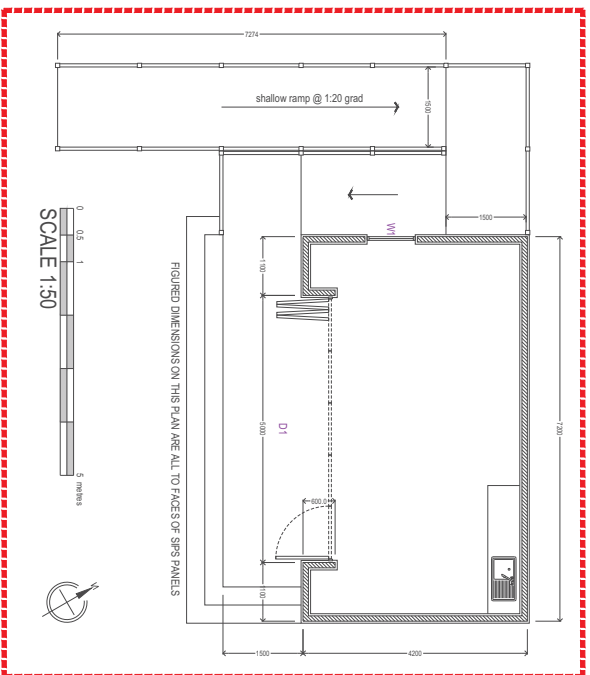
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



REF.	DATE	DESCRIPTION
Proposed Plans & Elevations NEW SIPRS ROOM		
001		10116 01
SCALE	1:50 / 1:250 / 1:1000	SHEET 08/10
DATE	15/07/2020	
DESIGNED BY	MA	
Galliard Primary School, Galliard Road, Greater London, W9 7PS		
The Oubse Suite 11, 100, The Hub Mansfield Road, Oxford OX4 1DQ 01865 200000 info@theoubse.co.uk www.theoubse.co.uk		

