

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 26th April 2011

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
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Ward: Chase

Application Number : TP/11/0002

Category: Other Development

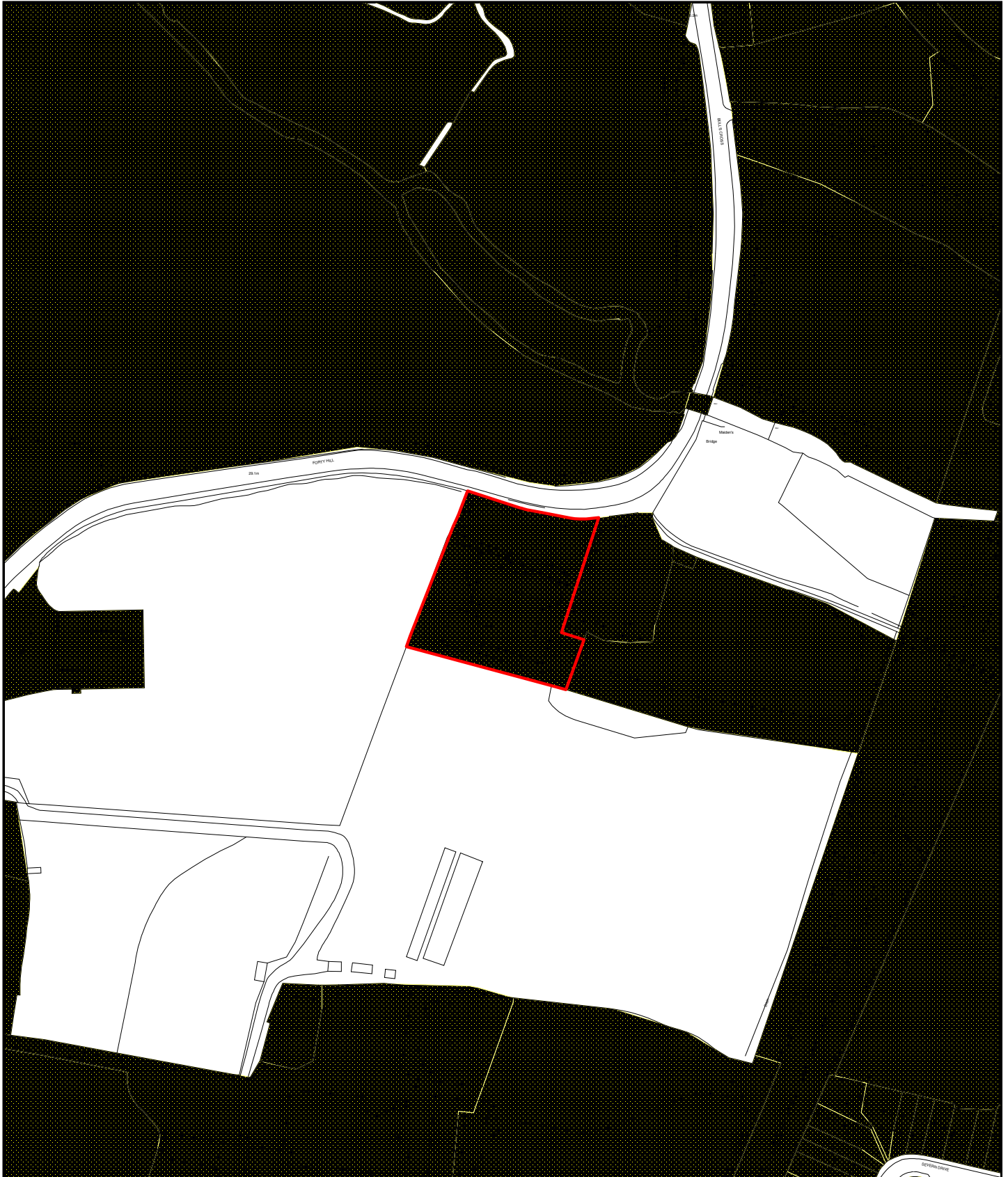
LOCATION: FORTY HILL C OF E PRIMARY SCHOOL, FORTY HILL, ENFIELD, EN2 9EY

PROPOSAL: Single storey extension to school hall (south west) elevation to provide an additional classroom and single storey extension to kitchen (south east) elevation to provide storage.

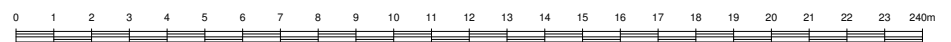
Applicant Name & Address:
Richard Yarwood,
Forty Hill CE Primary School
Forty Hill,
Enfield,
Middlesex,
EN2 9EY

Agent Name & Address:
Stuart Pelan,
Wilby and Burnett
123, Provident House
Ashdon Road
Saffron Walden
Essex
CB10 2AJ

RECOMMENDATION: That planning permission be **GRANTED**, subject to conditions



Development Control



Scale - 1:2002
Time of plot: 11:24

Date of plot: 06/04/2011

1. Site and Surroundings

- 1.1 The application site is located on the south side of Forty Hill, just to the west of Maiden's bridge within the Forty Hill Conservation Area, the Green Belt and Area of Special Character. The school is also locally listed.
- 1.2 The front building line of the main school building is sited approximately 25 metres from the back edge of the footpath and sits on slightly elevated ground. The site is well screened by trees on its east, west and south boundaries. Three of these trees, a Lawson Cypress, an Ash tree, and an Oak tree are covered by Tree Protection Orders: The Cypress and Ash trees are sited towards the front of the site, with the oak located in the south-east corner of the school.

2. Proposal

- 2.1 Permission is sought for a single storey extension to the south west elevation to provide an additional classroom and a single storey extension to the rear of the school (south east elevation) to provide an enlarged kitchen facility.
- 2.2 The proposed classroom would have a maximum height of 2.8 metres, have a width of 9 metres and a depth of 3 metres. The kitchen extension would be 8.2 metres long x 3.85 metres wide with a height of 2.8 metres.

3. Relevant Planning Decisions

- 3.1 TP/10/0390 - Erection of a canopy to outbuilding, including fencing, shingle path and landscaping at rear was approved in July 2010
- 3.2 TP/07/1158 – Single storey rear extension to south elevation was approved in August 2010

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Education comment that they fully support the proposals and that the School was approached by the Council to provide an additional "one-off" class as part of the Council's strategy for providing additional primary school places. The proposal is not for an additional form of entry.
- 4.1.3 Traffic and Transportation advise that due to the application not being for an additional form of entry but additional space to accommodate existing pupils, the development does not raise any transportation issues.
- 4.1.4 Thames Water raises no objections.
- 4.1.5 Any other comments received will be reported at Committee.

4.2 Public

- 4.2.1 As the site's boundaries have no immediately adjoining neighbours, neighbour consultation letters were not sent out, however being in a

Conservation Area, the statutory site publicity was provided. To date, no comments have been received.

4.3 Conservation Advisory Group

4.3.1 Any comments from the Group will be reported at the meeting.

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
- CP9: Supporting community cohesion
- CP20: Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP30: Maintaining and improving the quality of the built and open environment
- CP31: Built and landscape heritage
- CP33: Green Belt and countryside
- 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 updated policies and development standards within the Development Management Document. The following are of relevance:

- (II)C30 Developments in Conservation Areas to replicate, reflect or complement traditional characteristics of the area
- (II)CS1 Land requirements for Community Services
- (II)CS2 Siting and design of buildings and equipment
- (II)CS3 Effective and efficient use of land and buildings
- (II)G6 Areas of Special Character
- (II)G21 Reducing the visual intrusion of the built up area
- (II)GD3 Aesthetics and functional design
- (II)GD6 Traffic
- (II)GD8 Site access and servicing
- (II)T1 To ensure development takes place in locations which have appropriate access to transport networks
- (II)T20 To give full consideration to the needs of cyclists

5.3 The London Plan

- Policy 3C.1 Integrating transport and development
- Policy 3C.3 Sustainable transport in London
- Policy 3C.17 Tackling congestion and reducing traffic

Policy 3C.21	Improving conditions for walking
Policy 3C.22	Improving conditions for cycling
Policy 3C.23	Parking strategy
Policy 3D.9	Green Belt
Policy 3D.14	Biodiversity and nature conservation
Policy 4A.1	Tackling climate change
Policy 4A.2	Mitigating climate change
Policy 4A.3	Sustainable design and construction
Policy 4A.6	Decentralised Energy: heating, cooling and power
Policy 4A.7	Renewable energy
Policy 4A.9	Adaptation to climate change
Policy 4B.1	Design principles for a compact city
Policy 4B.2	Promoting world-class architecture and design
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.15	Archaeology
Policy 4C.4	Natural landscape

5.4 Other Relevant Policy

PPS1:	Sustainable development
PPG2	Green Belts
PPS5:	Planning for the Historic Environment
PPS9:	Biodiversity and Geological Conservation
PPG13:	Transport
PPS22:	Renewable energy
PPG23:	Planning and pollution control
PPG24:	Planning and Noise

6. **Analysis**

6.1 Principle / Relationship to Green Belt

- 6.1.1 As the school is located in Green Belt, the normal presumption is to resist new development which harms the essential open character. However, PPG2 Green Belts accepts that whilst educational development can be "inappropriate development", where the development is proposed for existing sites and has no greater impact than the existing development on the openness of the Green Belt, it does not exceed the height of the existing buildings and does not lead to a major increase in the developed proportion of the site, then educational development can be acceptable.
- 6.1.2 The footprint of the existing school buildings is approximately 1065sqm and the internal floor area is approximately 995sqm. The development would increase those areas to approximately 1168sqm and 1090sqm respectively. The development therefore involves a relatively minor increase in the overall site coverage and although the curtilage is limited, the siting, design and scale mean that the additional would sympathetically relate to the existing school building and would not represent a prominent development or harm the essential open character of the Green Belt.

6.1.3 Notwithstanding this, weight can also be given in such circumstances to the wider educational needs of the Borough in terms of the quality of school accommodation. The extensions being proposed are part of the Council's strategy for providing additional primary school places to meet immediate demand. Thus although there will be a temporary increase in pupils, the application does not support an expansion of the school by way of an additional form of entry.

6.1.4 On balance, therefore, it is considered that in principle, the proposed development would not represent an inappropriate form of development or harm the essential open character of the Green Belt.

6.2 Impact on Character of Conservation Area and Wider Surrounding Area

6.2.1 The classroom extension is sited some 40 metres back from the road frontage to the side of the school with the kitchen extension situated to the rear. With regard to their single storey form, both extensions are subservient to the existing buildings and will be of materials that would match the existing school building.

6.2.2 In terms of their relationship to the character and appearance of the Conservation Area, the Character Appraisal for the Conservation Area identifies that the school has suffered from an over-extension and the addition of a large tarmac playground in front of it. A further expansion therefore, could be considered contrary to the objective of safeguarding the appearance of the Conservation Area. In addition, it is also acknowledged that the school is locally listed and thus, makes an important contribution to the character of the area. However, each case must be weighed on its merits and in this instance it is considered that the size and subservient nature of the extensions means that they would have minimal presence and would not detract from the visual amenities of the Conservation Area. Moreover, any perceived harm is outweighed by the present educational needs of the Borough.

Consequently, it is considered therefore that the proposal does not further harm the character of the surrounding Forty Hill and Bulls Cross Conservation Area and or the long term objective of the Conservation Area.

6.3 Impact on Neighbouring Properties

6.3.1 There are no residential properties located within the proposal's immediately surrounding area. Therefore, it is considered that the works, by reason of separation, would not have a detrimental impact upon residential amenity.

6.4 Traffic Generation

6.4.1 Although this proposal does increase the capacity of the school through the provision of an additional classroom, it is considered that with a review of the existing school travel plan, the additional children would not materially increase the effects of current vehicular movement sufficient to warrant refusal of the application.

6.5 Sustainable Design & Construction

6.5.1 Core Policy 20 requires that all new developments (and existing developments where possible) need to address the causes and impacts of

climate change by minimising energy use, supplying energy efficiently, and using energy generated from renewable sources. A condition will be imposed to ensure that an energy statement is provided to demonstrate that the classroom extension will improve upon current building regulations.

6.5.2 In relation to trees, the most significant tree potentially affected by the proposed development is an Oak tree in the south-west corner of the site, which is covered by a Tree Preservation Order. The submitted plans show that the whilst the classroom extension will fall outside of the canopy spread area, the proposed trenches required for the drainage pipes will potentially compromise the root zone. The arboricultural report and the Arboricultural Officer agree that subject to conditions due to the minimal incursion into this zone combined with the ability of the trees roots to the south and west to compensate, there will be no significant harm to the health of the tree. The conditions will require that any trenches are excavated by hand, the works are supervised by an arboriculturist and that a protective fence is erected to prevent construction materials traffic from encroaching into the root protection area.

6.5.3 No other significant trees will be affected by the proposed development.

7. Conclusion

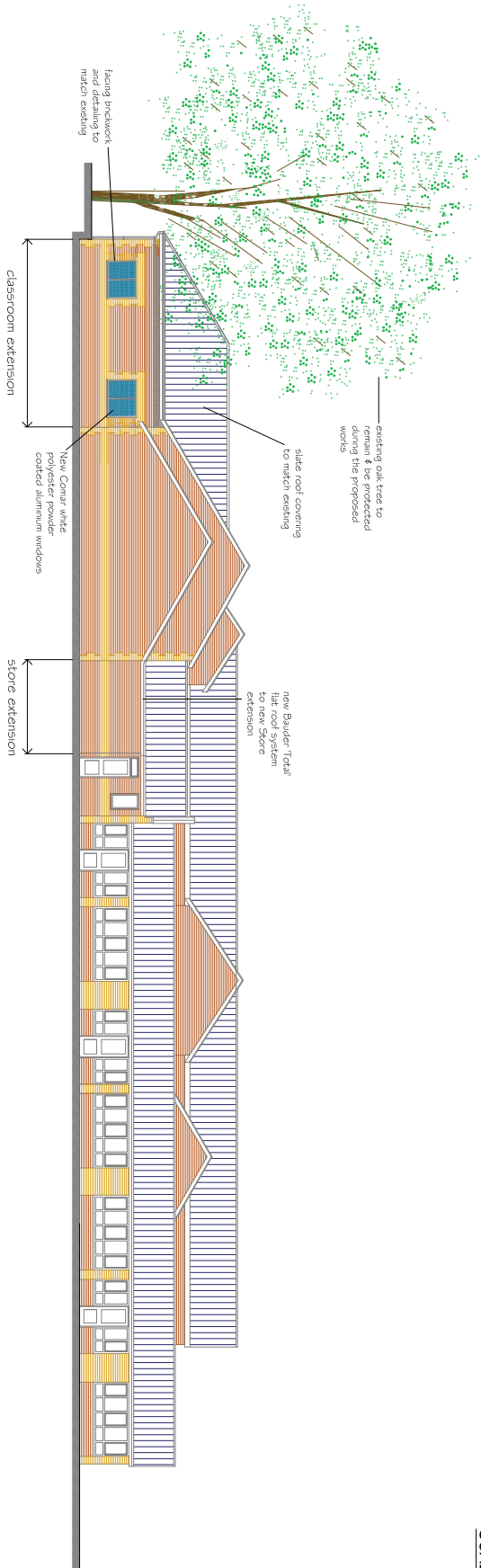
7.1. It is considered that the proposed extensions would not harm the essential character of the Green Belt or the special character and appearance of Forty Hill and Bulls Cross Conservation Area. Mindful also of the benefit to the community of addressing the shortfall I primary places, it is considered on balance, that the proposal is acceptable and approval is recommended for the following reasons:

1. The proposed extensions, by virtue of their size and siting would have no significant visual impact on the open character and amenity of the Green Belt or the character and appearance of the Forty Hill and Bulls Cross Conservation Area having regard to Core Policies 31 and 33 of the Core Strategy, Policies (II)GD3, (II)C30, (II)G6 and (II)G21 of the Unitary Development Plan Belt, Policies 3D.9, 4B.11 and 4B.12 of The London Plan and PPG2: Green Belts, PPS5: Planning for the Historic Environment.
2. The proposed development improves facilities at the existing school campus as well as providing for additional teaching space for which there is a recognised shortage within the Borough. It is considered that the proposed development complies with Core Policies 8 and 9 of the Core Strategy, Policies (II)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan, Policies 3A.18, 3A.24, 4B.1, 4B.8 of The London Plan, and with PPS1: Sustainable Development.
3. The proposed development due to its siting and distancing from residential properties will not affect the amenities of the nearby residential occupiers having regard to Core Policy 30 of the Core Strategy, Policies (II)CS2, (II)CS3 (II)GD3 and (II)H8 of the Unitary Development Plan and with Policy 4B.8 of The London Plan.

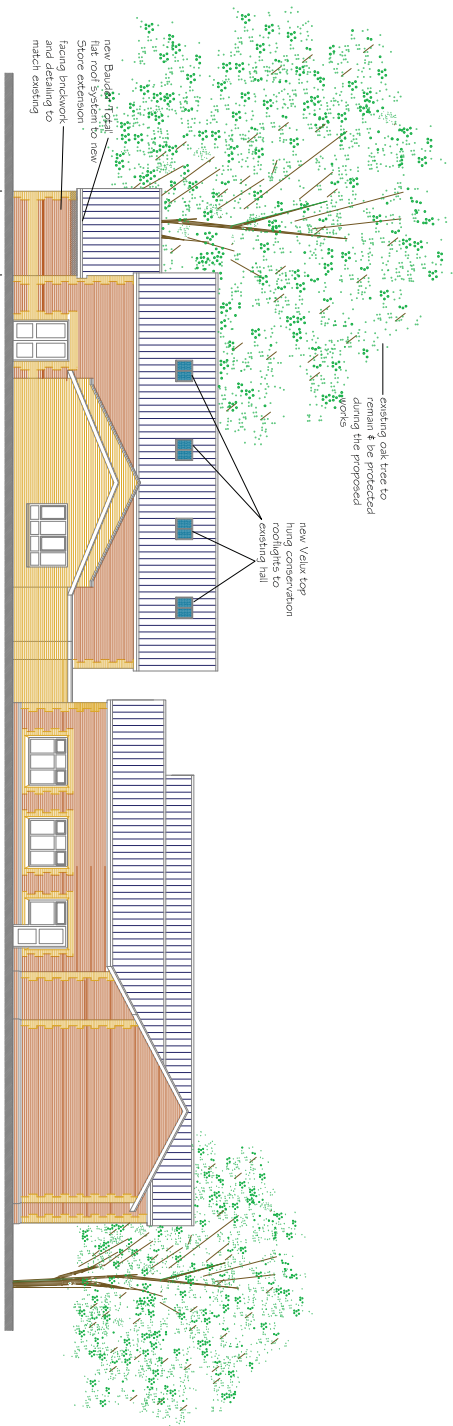
4. The proposed development, by virtue of conditions imposed will contribute to the provision of sustainable development within the Borough, having regard to Core Policies 20 and 36 of the Core Strategy, Policies 3D.14, 4A.1, 4A.3 and 4A.4 of the London Plan, PPS1: Sustainable Development, PPS9: Biodiversity and Geological Conservation, PPS22: Renewable energy.
5. The proposed development, having regard to its scale and the nature of the development, should not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways and will make adequate provision for cycle parking, having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policy 3C.23 of The London Plan and with PPG13: Transport.

8 Recommendation

- 8.1 That planning permission be GRANTED, subject to conditions:



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

FORTY HILL C SCHOOL
ENFIELD
ADDITIONAL CLASSROOM
ALTERATIONS
THE GOVERNORS

ELEVATIONS 2
AS PROPOSED

WILBY & BURNETT LLP
Project Management, Architecture & Surveying
RIBA **RIBA** **MP**
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