

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 24<sup>th</sup> May 2011

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mr P. Higginbottom Tel: 020 8379  
3846

**Ward:** Town

**Application Number :** LBE/11/0003

**Category:** Other Development

**LOCATION:** CHASE SIDE PRIMARY SCHOOL, TRINITY STREET, ENFIELD, EN2  
6NS

**PROPOSAL:** Single storey extension to west of main building to provide a kitchen and dining hall.

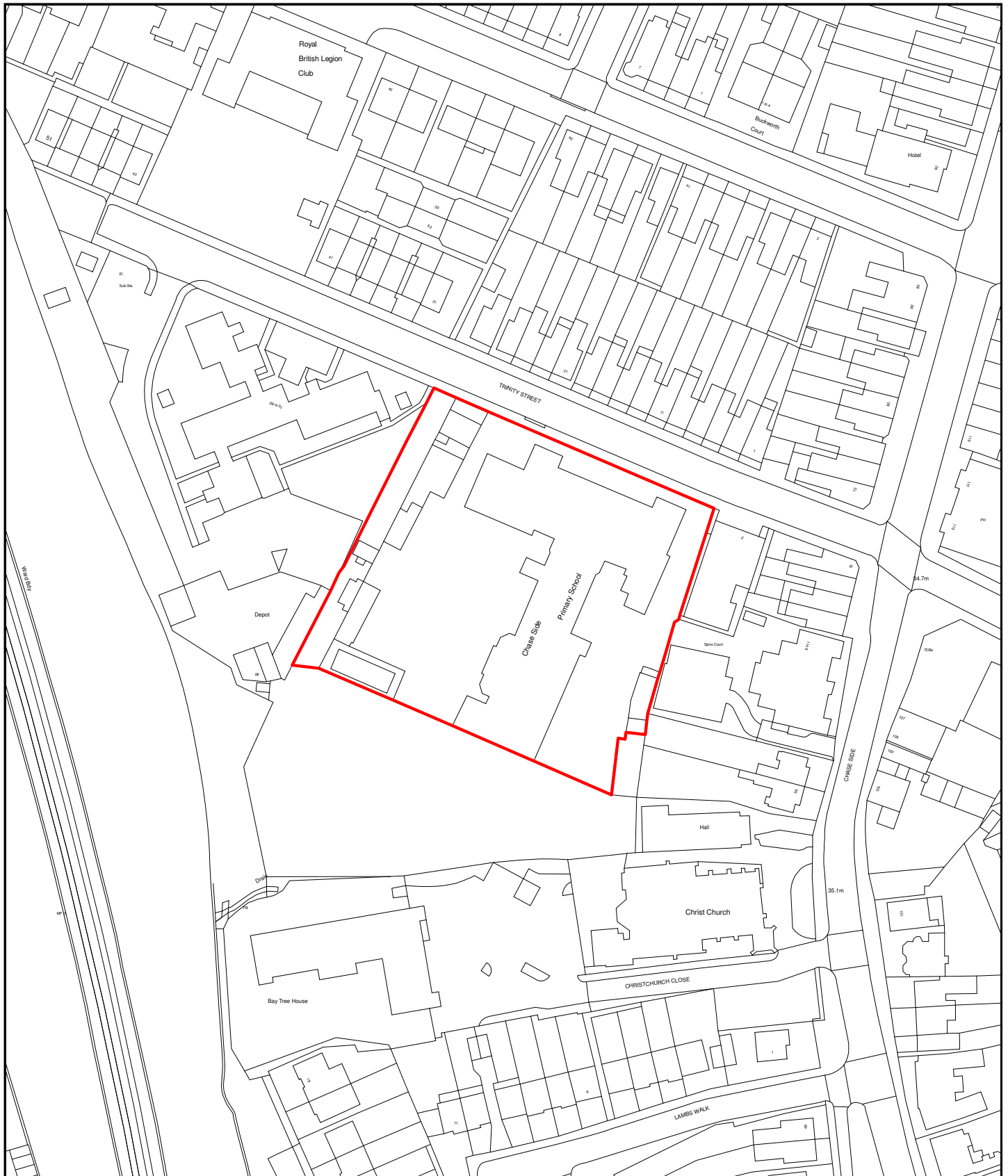
**Applicant Name & Address:**

London Borough of Enfield  
PO Box 51,  
Civic Centre,  
Silver Street,  
Enfield,  
Middlesex,  
EN1 3XB

**Agent Name & Address:**

Paul Malone,  
Ingleton Wood LLP  
10, Lake Meadows Business Park  
Woodbrook Crescent  
Billericay  
Essex  
CM12 0EQ

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



### Development Control



Scale - 1:1250  
Time of plot: 10:28

Date of plot: 04/05/2011

## **1.0 Site and Surroundings**

- 1.1 Chase Side Primary School is on the south side of Trinity Street within a residential area. Comprising a mix of two storey and single storey buildings, the music room is positioned along the western boundary of the site adjacent a block of residential flats on Trinity Street.

## **2.0 Proposal**

- 2.1 Permission is sought for the erection of an extension and alterations to form a dining hall block.
- 2.2 The works include the demolition of the store buildings to the west of the site to the south of the existing music room. The music room will be converted ancillary facilities for the proposed dining room. Ventilation equipment in the form of a kitchen hood extract duct and kitchen supply air intake cowl are proposed on the east elevation of the roof of the existing music room.

## **3.0 Planning History**

- 3.1 LBE/10/0017 – Demolition of existing bomb shelter and construction of a timber framed office with existing independent roof structure over. Granted 24 June 2010.

## **4.0 Consultations**

### 4.1 Statutory and Non-Statutory Consultees

- 4.1.1 None necessary

### 4.2 Public

- 4.2.1 Consultation letters were sent to 36 neighbouring properties. No letters of objection have been received.

## **5.0 Relevant Policies**

### 5.1 Core Strategy

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:

SO10	Built environment
CP8	Education
CP9	Supporting Community Cohesion
CP11	Recreation, Leisure, Culture and Arts
CP20	sustainable energy use
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
CP30	Built and Open Environment
CP36	Biodiversity

## 5.2 Unitary Development Plan

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	Character / Design
(II)CS1	Facilitate Provision of Various Community Services
(II)CS2	Community Facilities accord with environmental policies
(II)CS3	Community Facilities represent and effective and efficient use of land

## 5.3 London Plan

3A.18	Protection and Enhancement of Social Infrastructure and Community
3A.24	Education facilities
4A.3	Sustainable Design and Construction
4B.1	Design principles for a compact city
4B.8	Respect local context and communities

## 5.4 Other Material Considerations

PPS1	Delivering Sustainable Communities
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## 6.0 **Analysis**

### 6.1 Effect on Character and Appearance of Surrounding Area

6.1.1 The proposed extension will provide a dining hall and ancillary spaces including food preparation area, servery, dry store, managers office, staff changing/WC, cleaners cupboard and a lobby. The extension will be 19.5m in width, 11.3m in depth and a maximum height of 7.5m to pitch.

6.1.2 The design of the proposed extension will match that of the existing music room including the pitch of the roof, GRP dormer windows and use of materials. The proposed design is not considered to impact on the character of the area and existing buildings with regards to Core Policy 30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the UDP and Policy 4B.8 of the London Plan.

### 6.2 Effect on Residential Amenity.

6.2.1 The proposed extension will be sited closer to the boundary than the existing stores which are to be demolished. The application site is situated adjacent to a block of flats yet will be sited at least 15m away and therefore not considered to impact on the residential amenities of the properties.

### 6.3 Extract Ventilation

6.3.1 The proposal includes the installation of ventilation equipment associated with the kitchen. The proposed siting of the equipment is not considered to disrupt the character of the building and therefore acceptable with regards to Core Policy 30 of the Enfield Plan Core Strategy and Policy (II)GD3 of the UDP. However in order to ensure that amenities of nearby properties are

safeguarded, a condition requiring full details of the specification be submitted for approval to the council will be attached to an approval

#### 6.4 Sustainable Construction

- 6.4.1 A sustainability statement has been submitted to support the application. In order to ensure that the proposal meets Core Policies 20, 21 and 36 of the Core Strategy, conditions will be attached to requiring the submission of an Energy Statement, rainwater recycling system details, details of biodiversity roof, and water efficiency.

### 7 **Conclusion**

- 7.1 It is considered that the proposed extension and alterations would have no undue impact on the character of the area or the amenities of the occupiers of adjoining properties. Given that it also supports an existing community service, it is therefore recommended that planning permission be granted for the following reason:

1. The proposed single storey extension to west of main building to provide kitchen and dining hall by virtue of its size, siting and design to not cause undue impact on the character of the area or the amenities of the occupiers of adjoining properties with regards to Core Policy 30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the Unitary Development Plan and Policy 4B.8 of the London Plan.

### 8 **Recommendation**

- 8.1 That planning permission be **GRANTED** subject to the following conditions

1. C60 Approved Plans
2. C08 materials to match
3. The development shall not commence until a detailed 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate energy efficiency of the development above Part L of Building Regs 2010 arising from the operation of a development and its services. In addition the report will also demonstrate the feasibility of achieving increased efficiency beyond that specified through the use of low zero carbon technologies over Part L of Building Regs 2010. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies and shall be implemented in accordance with the details approved.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 4A.4 and 4A.7 of the London Plan and PPS22.

4. The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the

maximum level of recycled water that can feasibly be provided to the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the emerging Core Strategy, Policy 4A.16 of the London Plan.

5. The development shall not commence until details of biodiversity (green/brown) roof(s) on the flat roofs identified on Drawing No. 201 are submitted and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- Biodiversity based with extensive substrate base (depth 80-150mm);
- Sited in accordance with plan No. 1370.02.01 rev. C hereby approved; and,
- Planted/seeded with an agreed mix of species within the first planting season following practical completion of the building works.

The biodiversity (green/brown) roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 3D.14, 4A,3 and 4B.5 of the London Plan.

6. Development shall not commence until details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption compliance with issue WAT1 of BREEAM Education 2008 or the maximum water efficiency that can feasibly be provided to the development in all other cases. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the emerging Core Strategy, Policy 4A.16 of the London Plan.

7. C20 Ventilation/extractor details

Details of the specification and appearance of any fume extraction and/or ventilation plant required in connection with the use shall be submitted to and

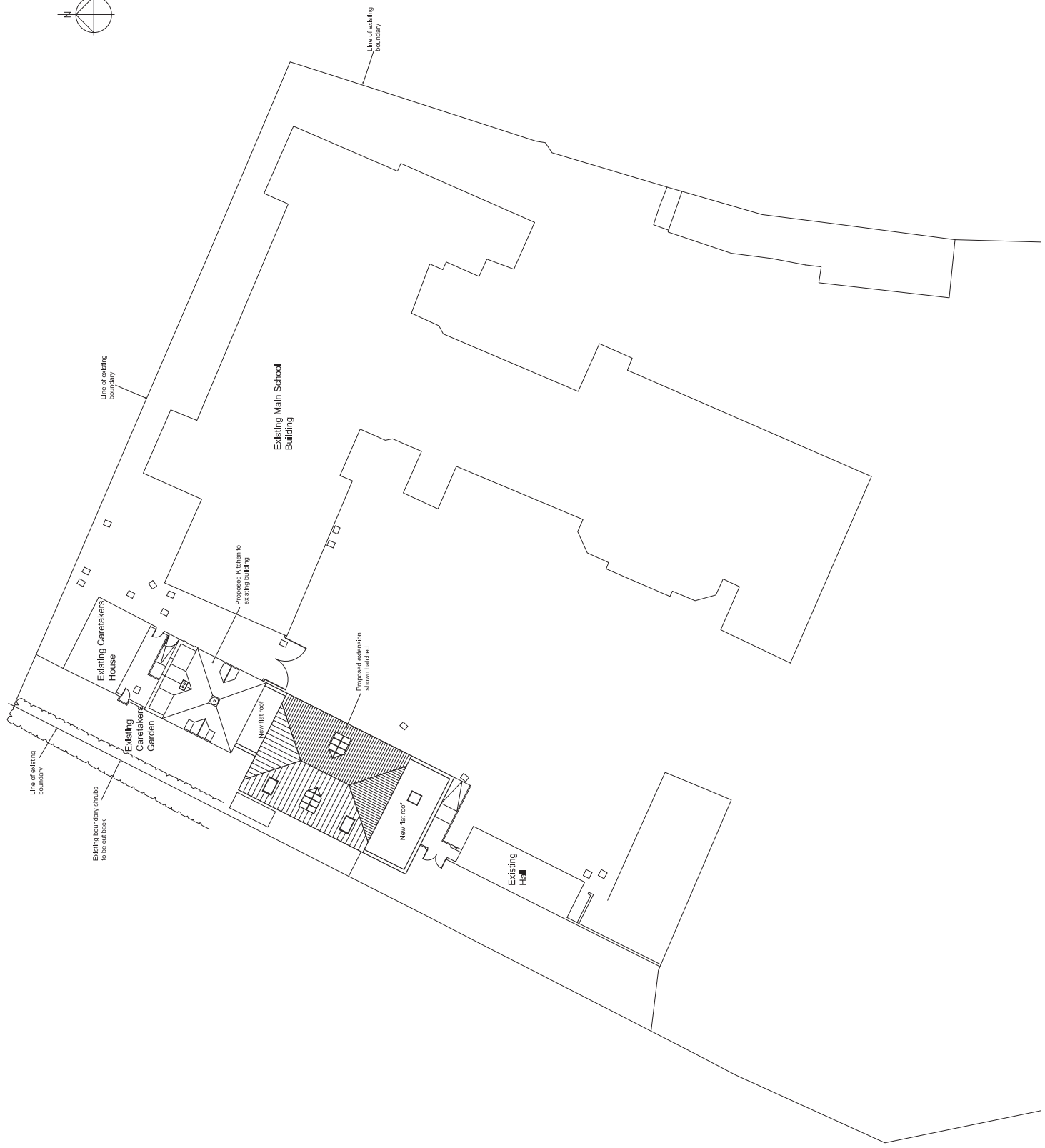
approved in writing by the Local Planning Authority. The plant shall be installed in accordance with the approved details before the use commences.

Reason: To ensure a satisfactory appearance and safeguard amenity.

8. C51A Time limited permission (3 years)

All information is based on the best available information. The Client is responsible for the accuracy of the information. The Contractor shall be responsible for the accuracy of the information. The Contractor shall be responsible for the accuracy of the information. The Contractor shall be responsible for the accuracy of the information.

Report any discrepancies to the Contract Administrator as soon as possible. The Contractor shall be responsible for the accuracy of the information. The Contractor shall be responsible for the accuracy of the information. The Contractor shall be responsible for the accuracy of the information.



DO NOT SCALE

Client	2023/11	Project Name	6077705
Author	DAK	Designer	DAK
Checker	DAK	Drawn	DAK



**Vision, form and function**  
 Blarney  
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 Woodstock, Co. Wick  
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Project:  
 Chase Side Primary School  
 Trinity Street  
 Enfield  
 EN2 6NS

Date of this Plan:  
 Proposed Kitchener/Opening Hall Extension  
 Proposed Block Plan

Area:  
 London Borough of Enfield

Drawn	Checked	Date	Scale	Page Ref.
PM	SW	21.02.11	1:200	A1
Job No.	Proj. No.	Sheet	Author	
60860	203	Planning	A	

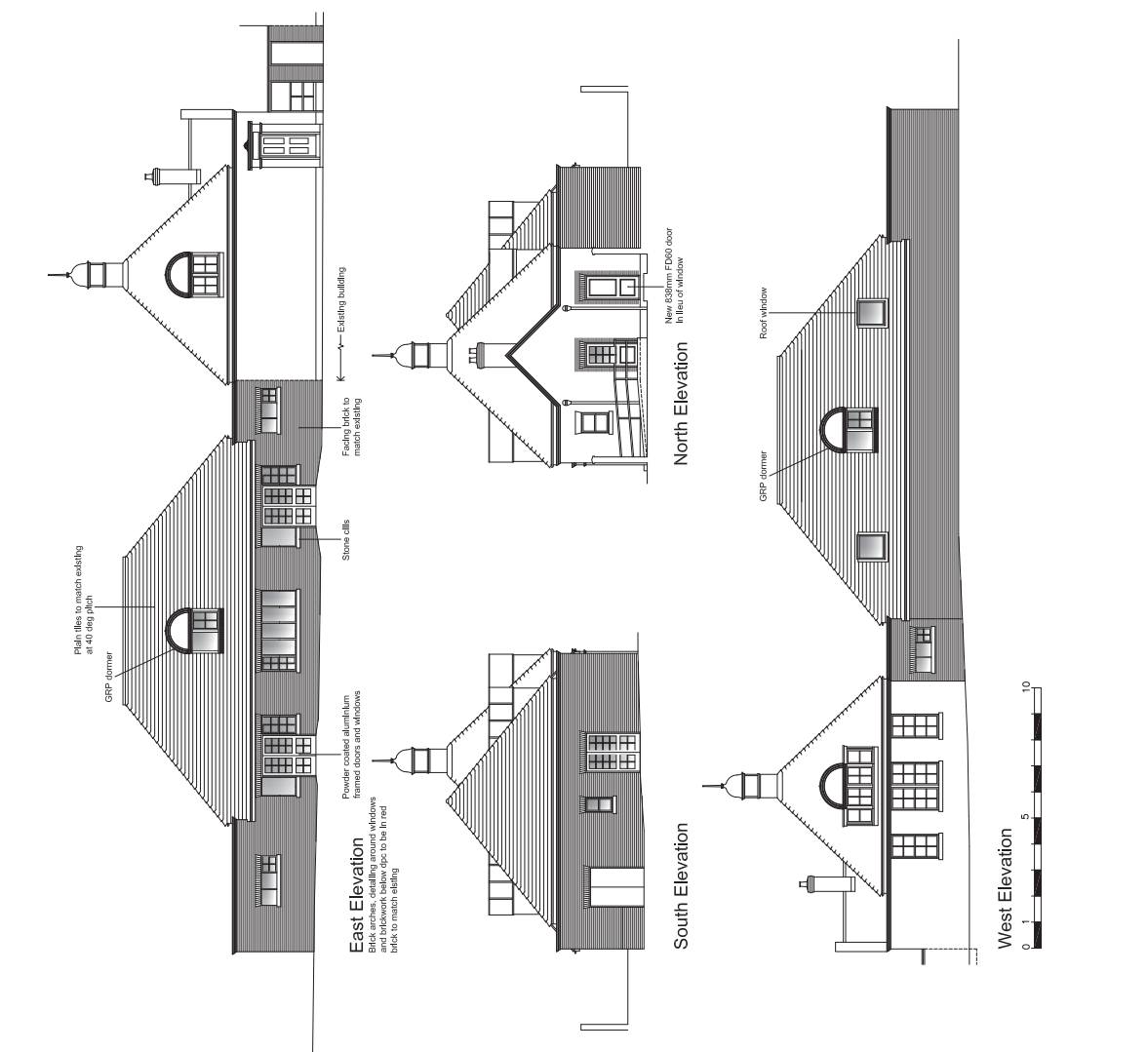
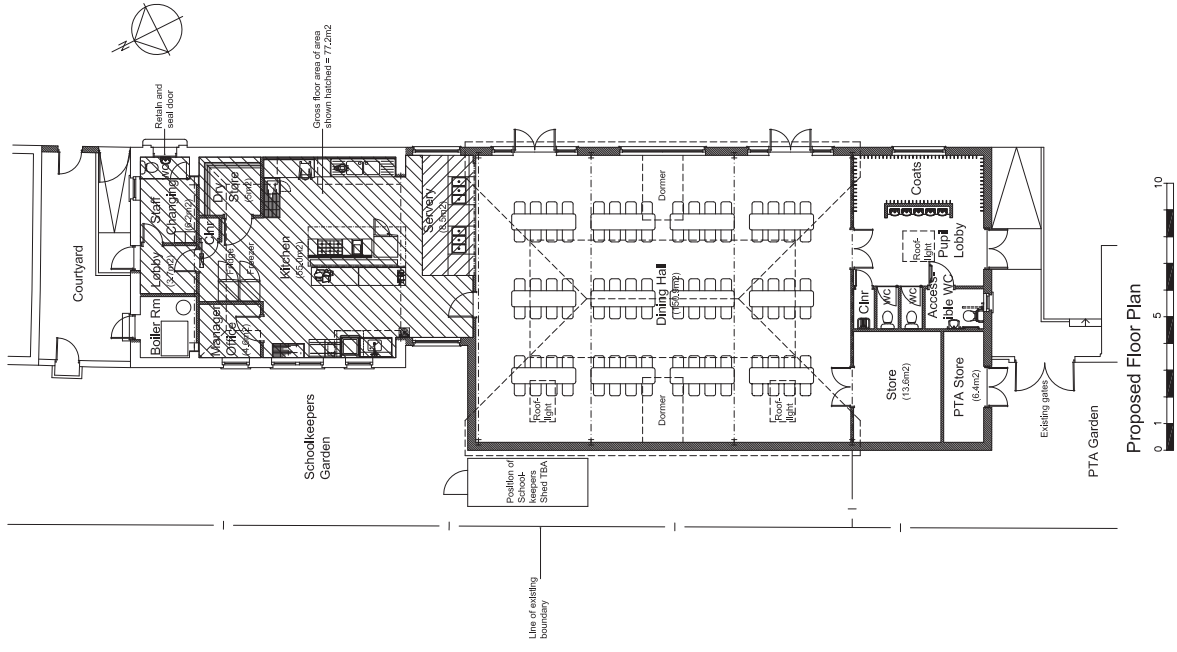
Block Plan (1:200)





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LEGEND: DO NOT SCALE



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Client: Chase Side Primary School  
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 EN2 6NS

Drawn by: PM  
 Checked: SW  
 Date: 04.08.10  
 Scale: 1:100  
 Page Ref: A1

Project: Proposed Kitchen/Dining Hall Extension  
 Proposed Plan and Elevations  
 Location: London Borough of Enfield

Job No: 60860  
 Drawing: 201  
 Stage: Planning  
 Sheet: B