

## 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 R.W. Laws Tel: 020 8379 3605

**Ward:** Haselbury

**Application Number :** TP/11/0332

**Category:** Other Development

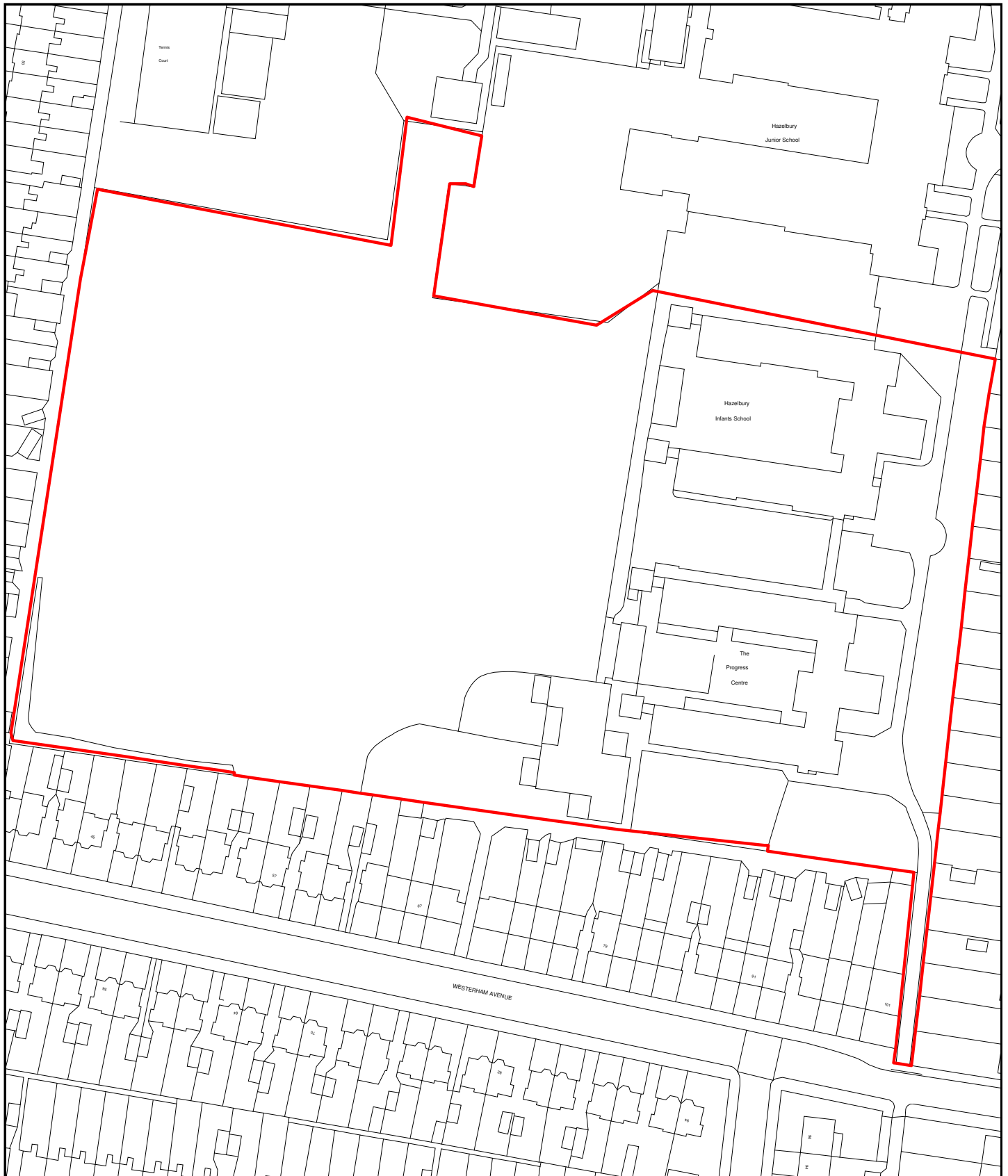
**LOCATION:** HAZELBURY INFANT AND JUNIOR SCHOOL, HASELBURY ROAD,  
LONDON, N9 9TT

**PROPOSAL:** Single storey extension and canopy to north elevation to provide entrance lobby.

**Applicant Name & Address:**  
Haselbury Infant School  
HAZELBURY INFANT AND JUNIOR  
SCHOOL,  
HAZELBURY ROAD,  
LONDON,  
N9 9TT

**Agent Name & Address:**  
James Wilson,  
Barker Associates  
Waggoners Court  
The Street  
Manuden  
Bishops Stortford  
Herts  
CM23 1DW

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



### Development Control



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Time of plot: 11:29

Date of plot: 06/05/2011

## **1. Site and Surroundings**

- 1.1 Haselbury Infants School comprises a mix of single storey buildings. Adjacent to the north is Haselbury Junior School as well as The Progress Centre. The immediate surrounding area is predominantly residential in character, with the nearest residential properties being in Haselbury Road. Access in to the site is available from Haselbury Road and Westerham Avenue.

## **2. Proposal**

- 2.1 The proposal involves a single storey flat roof side extension to the north elevation of the school. It would measure 5.2 metres in depth, 3.3m in width and 3m in height. In addition, there would be a projecting entrance canopy with glass roof measuring 1.6m in depth by 3.3m in width. This would be attached to the eastern elevation of the extension.
- 2.2 The extension and canopy would provide an improved main entrance and reception facilities for the school. There is no increase in staff or pupils proposed.

## **3. Relevant Planning Decisions**

- 3.1 LBE/07/0008- Erection of a Glazed extension to the east elevation and relocation of glass canopy approved July 2007

## **4. Consultations**

### 4.1 Statutory and non statutory consultees

- 4.1.1 None

### 4.2 Public

- 4.2.1 Consultation letters were sent to 9 adjoining neighbours. Any responses received will be reported at Committee.

## **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 policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

CP 8 Education

CP 9 Supporting community cohesion

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

CP 26 Public Transport

### 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) GD3 Aesthetics and Functional design
- (II) GD6 Traffic
- (II) GD8 Site access and Servicing
- (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

### 5.3 The London Plan

- Policy 2A.1 Sustainability
- Policy 4A.3 Sustainable Design and Construction
- Policy 4B.8 Respect Local context and communities
- Policy 3C.23 Parking strategy
- Policy 3A.24 Education facilities

### 5.4 Other Material Considerations

PPS1: Sustainable Development

## 6. **Analysis**

### 6.1 Principle

- 6.1.1 The proposed extension 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 area

- 6.2.1 The proposed design and appearance of the extension and canopy taking into account its position on the northern elevation would not detract from the character and appearance of the building in terms of its relationship with the surrounding area.. The extension and canopy would satisfactorily integrate in with the exiting complex of school buildings and is considered to have appropriate regard to Policy (II) GD3 and Core Policy CP30 of the Core Strategy.

### 6.3 Impact on Neighbouring Properties

- 6.3.1 The closest residential properties to the proposed extension and canopy are approximately 20m away located in Haselbury road. Given this overall relationship and the single storey nature of the building it is considered that the proposed extension and canopy would not have any adverse impact on the residential amenities of properties in Haselbury Road that back on to the site having regard to CP 30 of the Core Strategy.

## 6.4 Highway Issues

- 6.4.1 The improved reception facilities for the school provided by the small extension would not give rise to any increase in vehicle movements or additional parking requirements. Thus, it is considered there are no issues with regard to parking or the free flow of traffic having regard to Policies (II) GD6 and (II) GD8 and London Plan Policy 3C.23.

## 7. **Conclusion**

- 7.1 In the light of the above, it is recommended that the proposal be approved for the following reason:

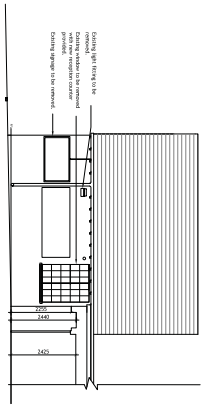
1. The proposed extension would improve reception facilities for the school. Accordingly, the proposed development complies with Core Policies CP8 and CP9 of the Core Strategy, Policy (II) CS2 of the UDP, Policy 3A.24 of the London Plan and PPS1 Sustainable Development.
2. The proposed extension and canopy having regard to its design and appearance would have appropriate regard to the school surroundings as well as not adversely impacting on the residential amenities of properties in Haselbury Road having regard to Policies (II) GD3 of the Unitary Development Plan and CP 30 of the Core Strategy.
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**

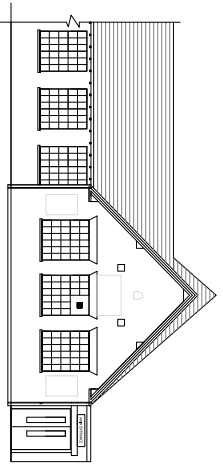
- 8.1 That Planning Permission be GRANTED subject to the following conditions:

1. C60            Approved Drawing
2. C8             Materials to match
3. C51a          Time Limited permission

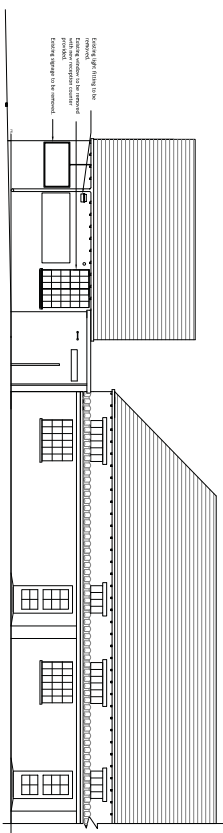




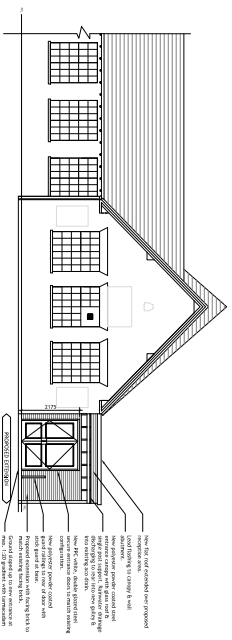
EXISTING PART NORTH ELEVATION



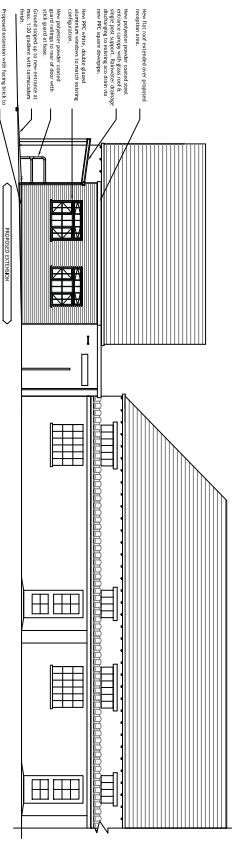
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



Scale:  
**PLANNING ISSUE**

**Banker**  
 ASSOCIATES

Walsworth  
 1000  
 1000  
 1000  
 1000

Project:  
 THE BOARD OF GOVERNORS

Client:  
 HAZELBURY INFANT SCHOOL  
 HAZELBURY ROAD  
 EDMONTON  
 N9 9T7

Proposed Entrance Extension

Title:  
 EXISTING & PROPOSED ELEVATIONS

Scale Date: Date: Drawn: Check:  
 1:100 05/12/10 CC MM

Drawing No.: BA / 4130.02/202 Rev