

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th May 2011

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr S. Newton Tel: 020 8379 3851

Ward: Chase

Application Number : TP/11/0458

Category: Other Development

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

PROPOSAL: Erection of single storey infill extension with lantern roof light to provide a new entrance including automated doors to west elevation, installation of double doors to replace window on north elevation.

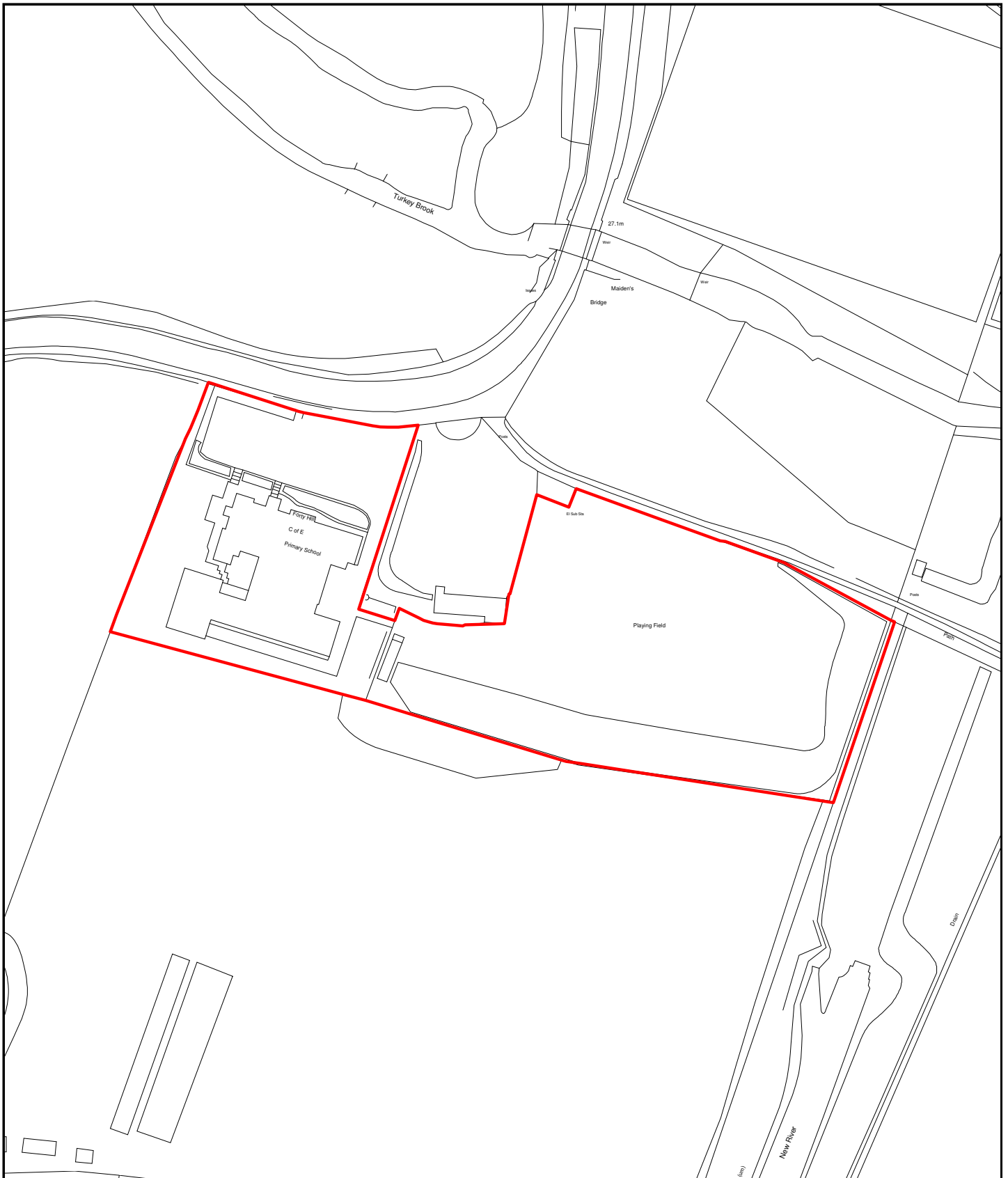
Applicant Name & Address:

Richard Yarwood
FORTY HILL C OF E PRIMARY SCHOOL,
FORTY HILL,
ENFIELD,
EN2 9EY

Agent Name & Address:

Stuart Pelan,
Wilby and Burnett
123, Provident House
Ashdon Road
Essex
Saffron Walden
CB10 2AJ

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



Development Control



Scale - 1:1250
Time of plot: 10:29

Date of plot: 04/05/2011

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 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 infill extension with lantern roof light to a recess on the western elevation of the school. The infill extension would provide a new entrance including automated doors to west elevation. In addition, the proposal incorporates the installation of double doors to replace window on north elevation facing the external courtyard area in front of the infill extension.
- 2.2 No increase in staff or pupils is proposed.

3. Relevant Planning Decisions

- 3.1 There is an extensive planning history relating to the site. The most recent applications are: -
- 3.2 TP/11/0002 - Single storey extension to school hall (south west) elevation to provide an additional classroom and a single storey extension to the kitchen (south east) elevation to provide storage was approved at Planning Committee 26/04/2011.
- 3.3 TP/10/0390 - Erection of a canopy to outbuilding, including fencing, shingle path and landscaping at rear was approved at Planning Committee 27/07/2010

4. Consultations

- 4.1 Statutory and non-statutory consultees
 - 4.1.1 Thames Water advises that there are no objections in relation to sewerage and water infrastructure.
 - 4.1.2 Any further comments received will be reported at Committee.
- 4.2 Public
 - 4.2.1 As the site's boundaries have no immediately adjoining neighbours, no neighbour consultation letters was considered necessary. However being in a Conservation Area, notice was displayed at the site and published in the local press. To date, no comments have been received.

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 updates 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

5.3 The London Plan

- 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
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 would be against 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 have no greater impact than the existing development on the openness of the Green Belt, not exceed the height of the existing buildings and not lead to a major increase in the developed proportion of the site, then educational development can be acceptable.
- 6.1.2 The infill development would marginally increase the proportion of built development on the site. However, it's siting and scale means that it would not represent a prominent form of development or harm the essential open character of the adjoining Green Belt. Moreover, as an existing school, consideration must also be given to the wider educational needs of the Borough in terms of the quality of school accommodation and the ongoing security of school children. Moreover, as the development is not for additional pupil accommodation, there are no wider issues that would otherwise arise.
- 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 infill extension is sited some 40 metres back from the road frontage and due to its position, would not be readily visible from the road frontage. Moreover, as a glazed structure, the proposed infill extension would have a relatively light appearance that would appear sympathetic in relation to the existing building.
- 6.2.2 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. Although the current proposal would further add to this, the infill extension would not be visible from the road nor would it be highly visible from the open field to the west due to the vegetated boundary. It is therefore considered that due to the siting and relatively minor nature of this proposal, together with the overall design of the proposed extensions (including materials), the proposal does not further harm the character of the surrounding Forty Hill and Bulls Cross Conservation Area 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 would not have a detrimental impact upon residential amenity.

6.4 Sustainable Design & Construction

6.4.1 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.

6.4.2 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.

6.4.3 In terms of ecology, the development involves the enclosure of an existing paved area. No trees are affected by the development.

7. **Conclusion**

7.1. It is considered that the proposed extensions would not result in a loss of residential amenity, unduly reduce the openness of the Green Belt or detract from the character and appearance of the Forty Hill and Bulls Cross Conservation Area.

7.2 Approval is recommended for the following reasons:

1. The proposed development, by virtue of its 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. 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

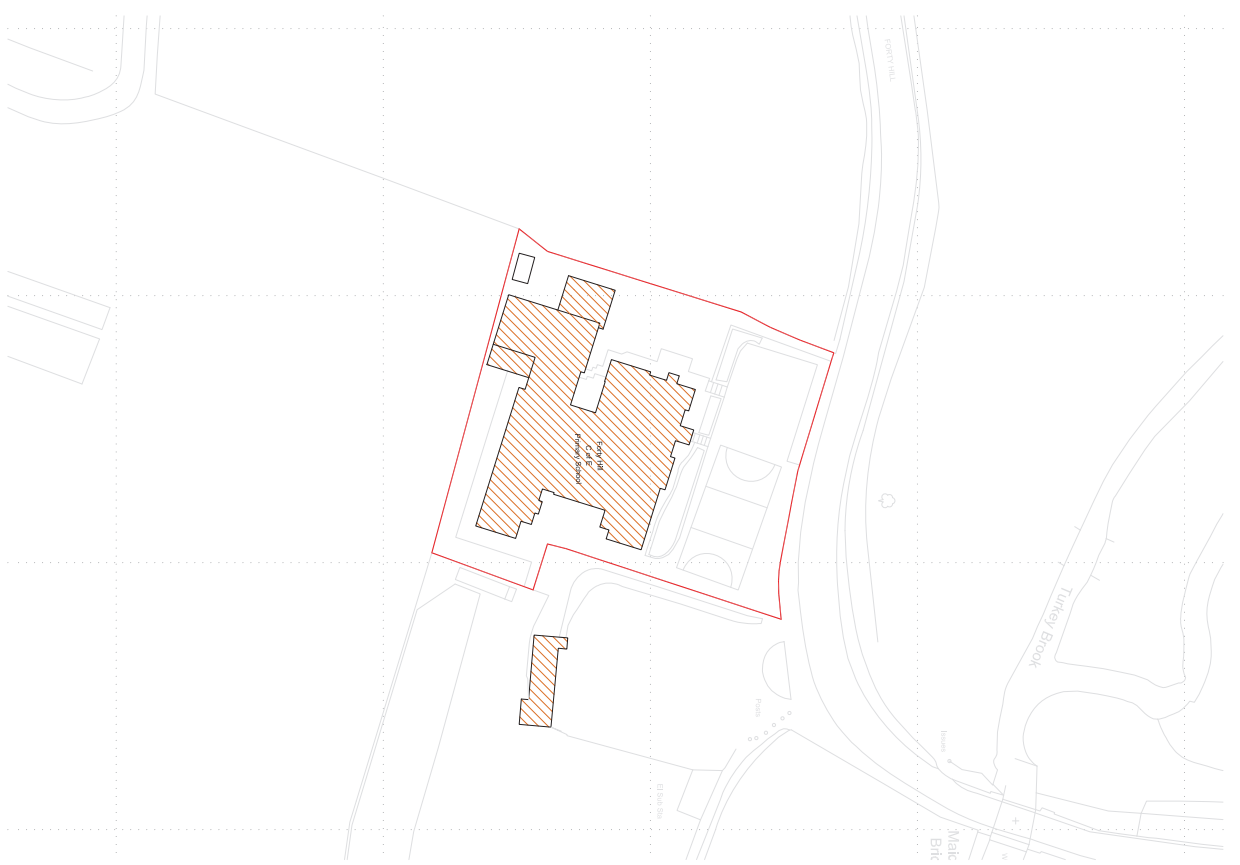
occupiers having regard to Core Policy 30 of the Core Strategy, Policies (II)CS2, (II)CS3 (II)GD3 and (II)H8 of the Unitary Development Plan and with Policy 4B.8 of The London Plan.

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.

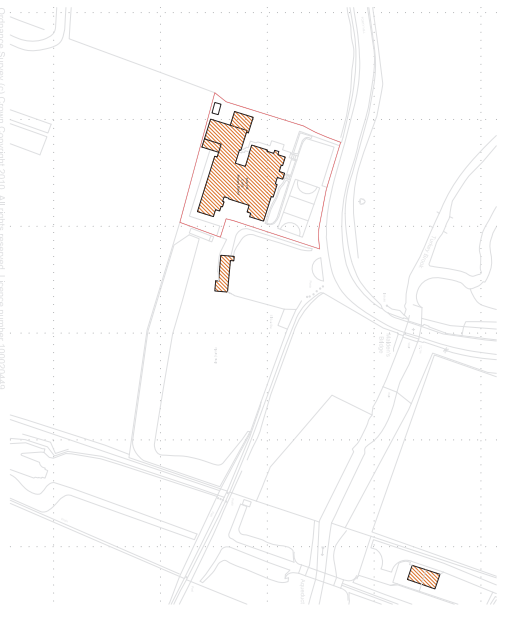
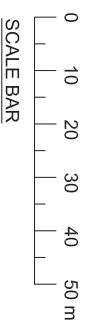
8 Recommendation

8.1 That planning permission be GRANTED subject to conditions:

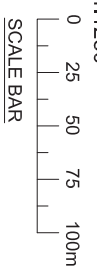
1. C7 Approval of Materials
2. C51a Time Limited Permission



EXISTING BLOCK PLAN 1:500



EXISTING LOCATION PLAN 1:1250



**FORTY HILL C E SCHOOL
ENFIELD**

COURTYARD INFILL

THE GOVERNORS

**LOCATION & BLOCK PLANS
AS EXISTING**

WILBY & BURNETT LLP
Project Management, Architecture & Surveying

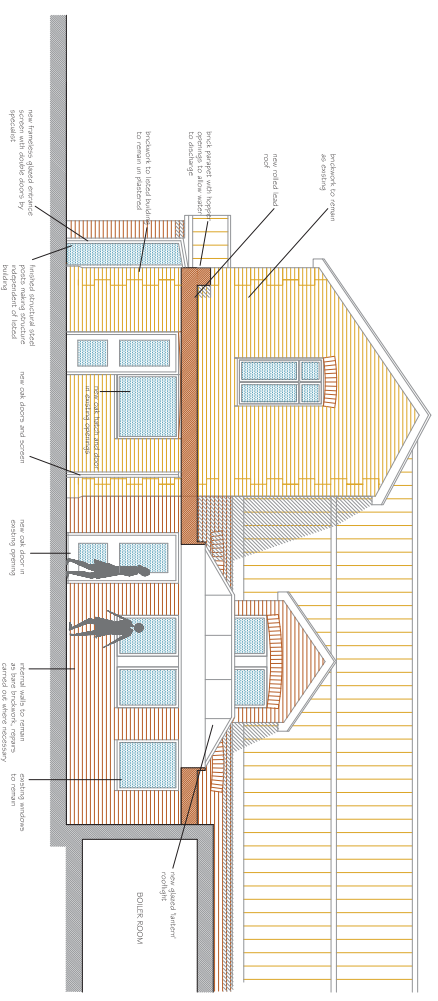
RIBA **RIBA**
Chartered Practice

Principal: Wilby, 121A Adelson Road, Sutton, Middlesex, Greater London, UK
 Tel: +44 (0)20 8996 3000
 Fax: +44 (0)20 8996 3001
 Email: enfield@wibbyandbarnett.com or enfield@wibbyandbarnett.co.uk

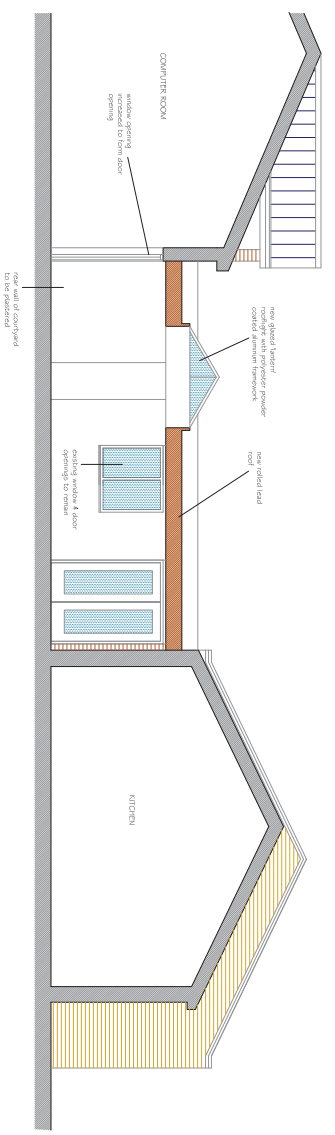
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SOUTH SECTIONAL ELEVATION 1:100



WEST SECTIONAL ELEVATION 1:100

FORTY HILL C SCHOOL
ENFIELD
COURTYARD INFILL
THE GOVERNORS

ELEVATIONS 2
AS PROPOSED

WILBY & BURNETT LLP
Project Management, Architecture & Surveying
RIBA RICS Chartered Practice

Project: Forty Hill C School, Enfield, Essex, Essex, Essex
100% RIBA RICS Chartered Practice
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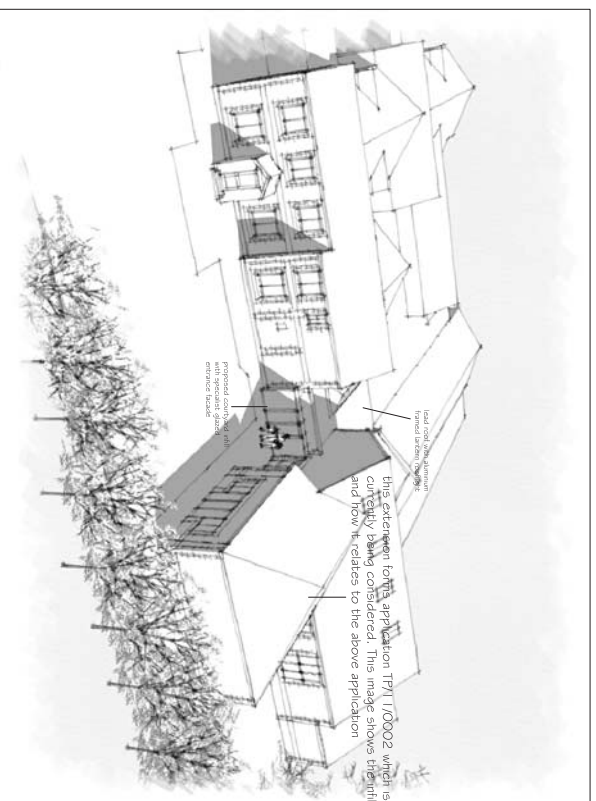


IMAGE 1



IMAGE 2

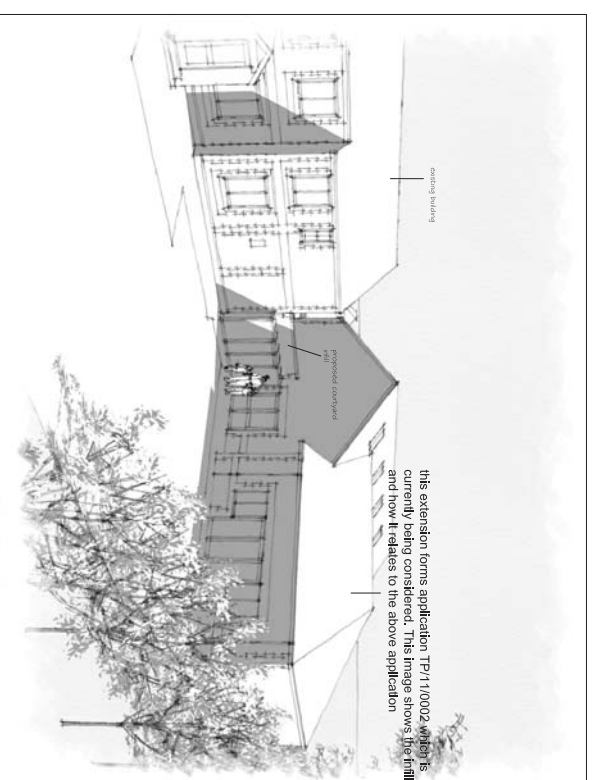


IMAGE 3

FORTY HILL C SCHOOL
ENFIELD

COURTYARD INFILL

THE GOVERNORS

PERSPECTIVES AS PROPOSED

WILBY & BURNETT LLP
Project Management, Architecture & Surveying



RIBA
Chartered Institute of
Architects

Principal: Wilby, 125 Abchurch Lane, London, EC4A 3DF
Tel: 020 7424 2000
Fax: 020 7424 2001
Email: enfield@wilbyandbarnett.com

MARCH 2011 CH

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