

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th April 2012

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: Upper
Edmonton

Application Number : TP/11/1546

Category: Other Development

LOCATION: OAKTHORPE PRIMARY SCHOOL, TILE KILN LANE, LONDON, N13
6BY

PROPOSAL: Erection of additional green weld mesh fencing panels above existing
boundary walls fronting Tile Kiln Lane and adjacent to Oakthorpe Court.

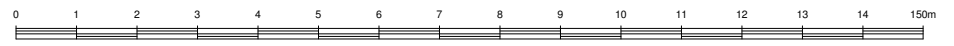
Applicant Name & Address:
Anne Del Greco
OAKTHORPE PRIMARY SCHOOL,
TILE KILN LANE,
LONDON,
N13 6BY

Agent Name & Address:
Paul Malone,
Ingleton Wood LLP
10, Lake Meadows Business Park
Woodbrook Crescent
Billericay
Essex
CM12 0EQ

RECOMMENDATION:
That planning permission be **REFUSED**.



Development Control



Scale - 1:1250
Time of plot: 11:18

Date of plot: 11/04/2012

1. Site and Surroundings

- 1.1 Oakthorpe Primary School is located on the southern side of Tile Kiln Lane, close to the junction with Chequers Way. The surrounding area is predominantly residential with properties along Petersfield Close directly abutting the site to the south, and Oakthorpe Court to the east. Immediately to the north is the Pymmes Brook with the Oakthorpe Dairy and residential properties beyond.

2. Proposal

- 2.1 Permission is sought for the retention of additional green weld mesh fencing panels above the existing boundary walls fronting Tile Kiln Lane and adjacent to Oakthorpe Court; on the northern and eastern boundaries of the school
- 2.2 The fencing is finished in green and of varied heights. On the Tile Kiln Lane frontage, the heights range from 2 metres to 3.3 metres, on the Petersfield Close frontage the height is 2.8 metres while fronting Oakthorpe Court, the height is 3 metres.:

3. Relevant Planning Decisions

- 3.1 There is no planning history relevant to the proposed development

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Consultation letters were sent to 29 neighbouring properties. In addition, notice was also displayed at the site. No representations have been received.

5. Relevant Policy

5.1 Core Strategy

- CP8 Education
CP9 Supporting community cohesion
CP30 Maintaining and improving quality of built environment

5.2 Saved UDP Policies

- (II) GD3 Aesthetics and functional Design
(II) GD6 Traffic
(II) GD8 Servicing
(II) CS1 Facilitate the work of various community services
(II) CS2 Siting and design of buildings to accord with the Council's environmental policies

5.3 The London Plan (2011)

Policy 3.18	Education
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.4	Local Character

5.4 Other Relevant Policies

National Planning Policy Framework (2012)

6. **Analysis**

6.1 Impact on the Character and Appearance of the Surrounding Area

6.1.1 The school is already enclosed by existing fencing of various heights and materials but generally around 2 metres in height. The new weld mesh fencing (the subject of this application) is erected above and/or behind the existing boundary treatments. Consequently, it is visible within the street scene, particularly in regards to the long elevation fronting Tile Kiln Lane extending up to Oakthorpe Court to the east of the site.

6.1.2 Whilst It is acknowledged that schools need to be secure to ensure safety of pupils and staff, it is considered in this instance that that the combined depth and height of the fencing together with the incongruous juxtaposition with the existing retained boundary treatment, results in a visually intrusive and discordant form of development within the street scene, particularly given its prominent siting located hard on the common boundary with the public footpath along Tile Kiln Lane. This is therefore detrimental to the character and appearance and visual amenities of the street scene, contrary to policies (II) GD3 of the UDP and CP30 of the Core Strategy and 7.4 and 7.6 of the London Plan.

6.2 Impact on Neighbouring Residential Properties

6.2.1 Although within a residential area, there are no immediate residential properties that would be affected by the provision of the fencing fronting Tile Kiln Lane or Petersfield Close. In particular, although part of the fencing lies adjacent to Oakthorpe Court, which serves as a hostel and could potentially have some impact on outlook to the windows on this particular flank elevation, the height of 2.8 metres is considered not to be detrimental to residential amenity.

6.3 Highways and Parking

6.3.1 The existing fencing would not have any detrimental impacts on highway safety in regards to visibility and sightlines to motorists and pedestrians, having regard to Policy (II) GD6 of the UDP.

7. **Conclusion**

7.1. In the light of the above factors, the fencing is considered unacceptable due to its overall appearance and excessive height within the street scene, resulting in a visually intrusive and discordant form of development detrimental to the character and appearance of the locality.

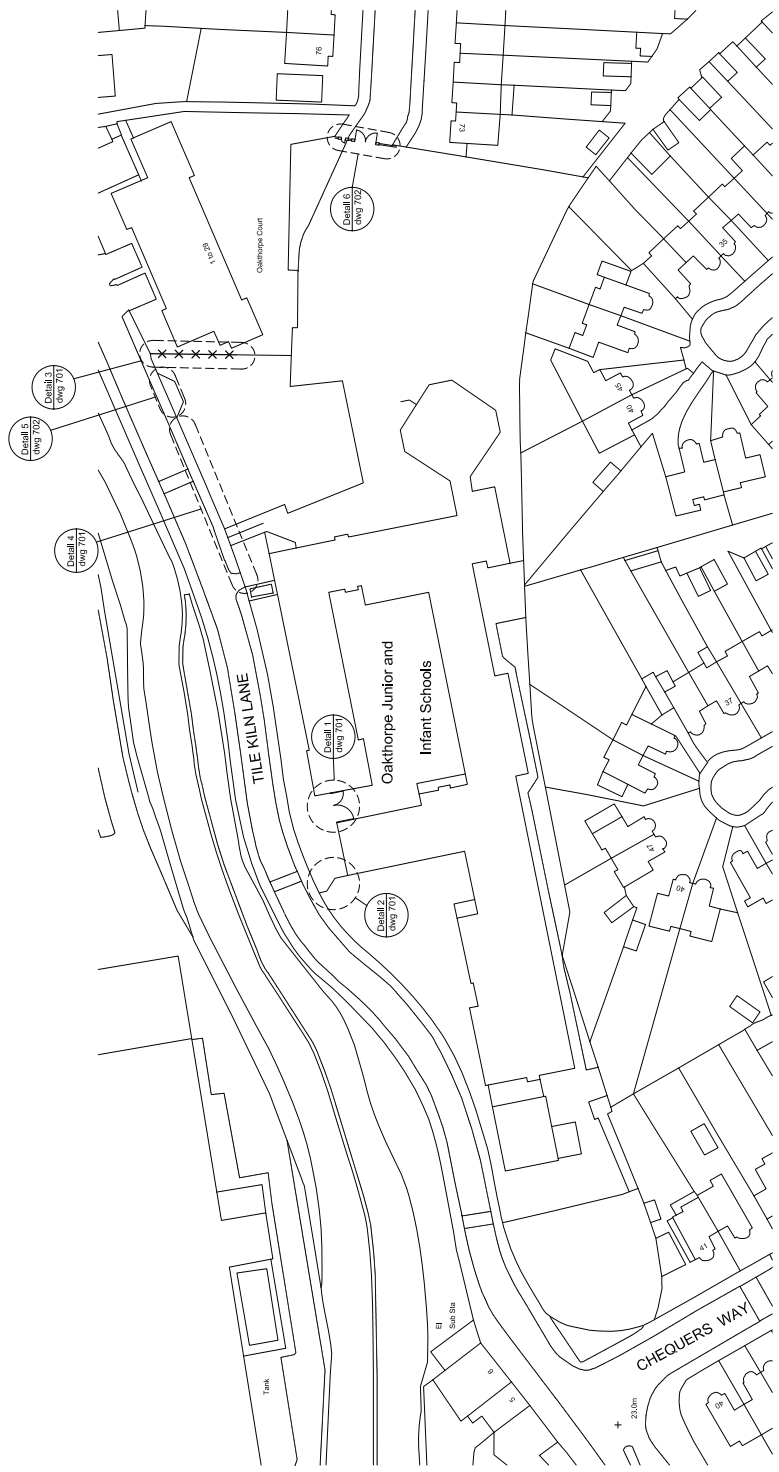
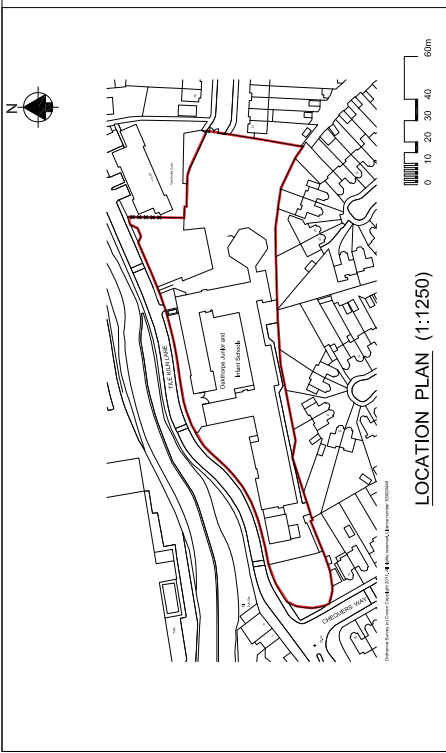
8 Recommendation

8.1 That planning permission be refused for the following reason

1. The fencing by virtue of its overall height and length directly abutting the street frontage of Tile Kiln Lane would result in a visually dominant and overbearing form of development within the street scene, detrimental to the visual amenities and character of the area, contrary to policies (II) GD3 of the Unitary Development Plan, CP30 of the Core Strategy and 7.4 and 7.6 of the London Plan (2011).

All drawings are the property of Ingleton Wood LLP. Clients retain the right of any copyright or other intellectual property in the drawings and all other information.
 Report any alterations to the Contract Administrator at once.
 The drawings are to be used for the purposes stated and are not to be used for any other purpose without the written consent of Ingleton Wood LLP.
 © Ingleton Wood LLP

LEGEND:
 DO NOT SCALE



Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449

SITE PLAN (1:500)

Project: 15/03/11 - Site and Location Plans
 Date: 10/11/11
 Drawn: GJM
 Checked: GJM



Vision, form and function
 Ingleton Wood
 15 Lister Way, Woodhouse, Leeds LS2 3JZ
 Tel: 0113 274 0200
 Fax: 0113 274 0201
 www.ingletonwood.co.uk

Project:
 Boundary Fencing Works
 Oakthorpe Primary School
 Tile Kiln Lane, Farners Green
 London N13 6BY

Drawn by: GJM
 Site and Location Plans
 Date: 10/11/11
 London Borough of Enfield

Drawn:	GJM	Scale:	As Shown	Page Ref:	A1
Checked:	AS	Date:	Dec 2011	Sheet:	101
Project:	15/03/11	Drawn by:	GJM	Project:	Planning
Client:	London Borough of Enfield	Scale:	1:500	Page Ref:	A

All drawings to be made in accordance with the British Standards unless otherwise stated. All drawings are to be made in accordance with the British Standards unless otherwise stated. All drawings are to be made in accordance with the British Standards unless otherwise stated.

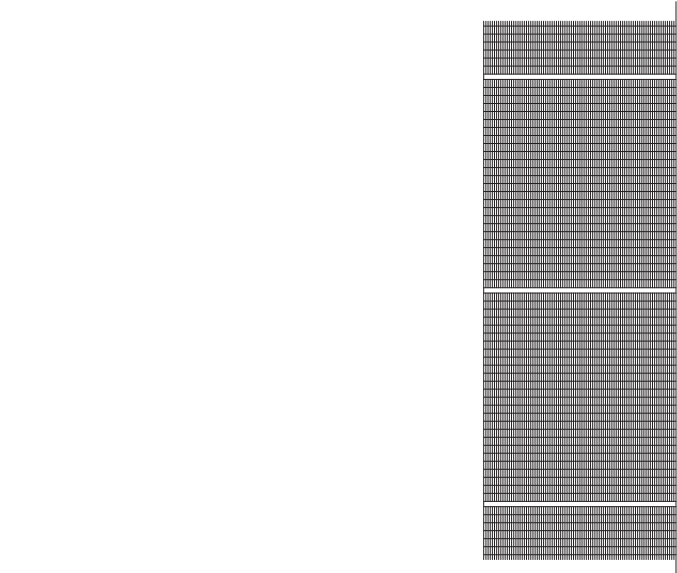
Report any alterations to the Contract Administrator as soon as possible.

Drawings are the property of Ingleton Wood LLP and shall remain the property of Ingleton Wood LLP. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Ingleton Wood LLP.

© Ingleton Wood LLP

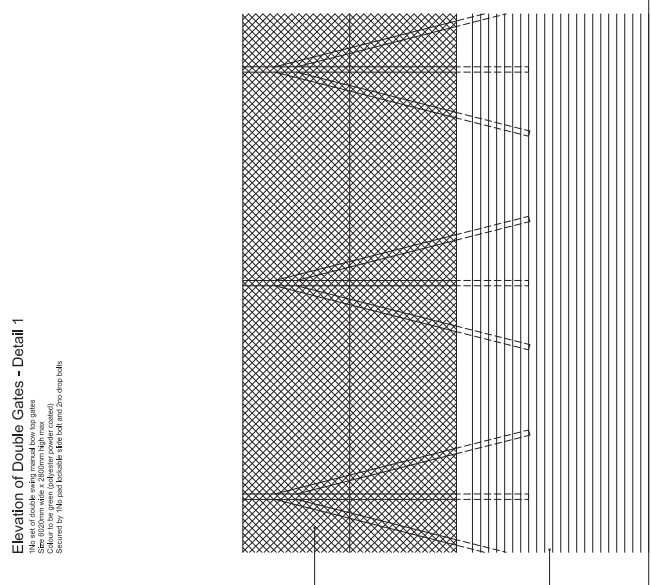
LEGEND:

DO NOT SCALE

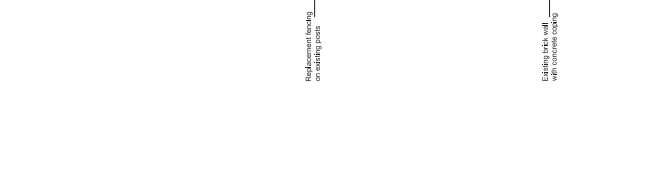


Elevation of Double Gates - Detail 1
 Gate: 1800mm wide x 2100mm high (max)
 Spacing: 1800mm between posts
 Supported by 100mm diameter steel post and 200mm deep rails

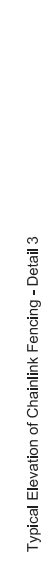
Typical Elevation of Anti-climb Mesh - Detail 2
 Gate: 1800mm wide x 2100mm high (max)
 Spacing: 1800mm between posts
 Colours to be given (polyester powder coated)



Elevation of Chainlink Fencing - Detail 3
 Gate: 1800mm wide x 2100mm high (max)
 Spacing: 1800mm between posts
 Supported by 100mm diameter steel post and 200mm deep rails



Elevation of Anti-climb Mesh - Detail 4
 Gate: 1800mm wide x 2100mm high (max)
 Spacing: 1800mm between posts
 Colours to be given (polyester powder coated)



Project No:	10000000000000000000	Rev:	001
Client:	London Borough of Enfield	Date:	12/12/2011
Drawn by:	AM	Checked by:	AM



Vision, form and function
 Boundary Fencing Works
 Oakthorpe Primary School
 Tile Kiln Lane, Palmers Green
 London N13 6BY

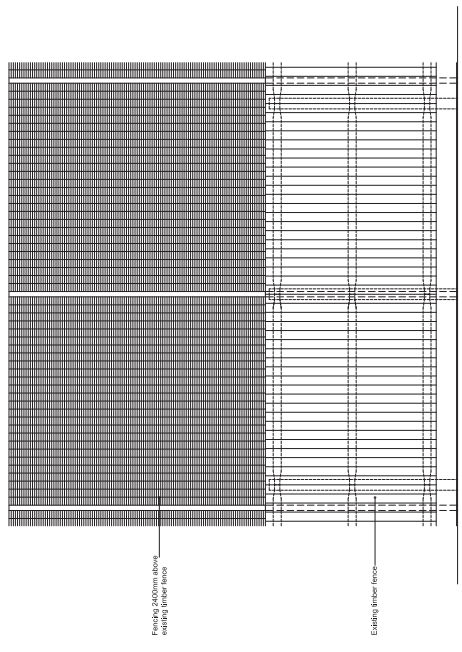
Project:
 Boundary Fencing Works
 Oakthorpe Primary School
 Tile Kiln Lane, Palmers Green
 London N13 6BY

Drawn by:
 AM

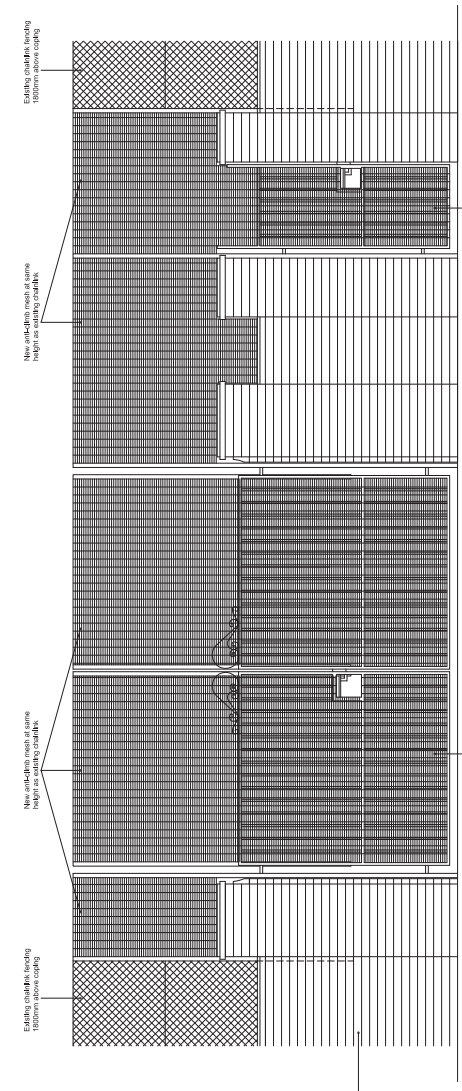
Sheet:	External Fence and Gate Details - Sheet 1
Client:	London Borough of Enfield
Drawn:	AM
Date:	12/12/2011
Checked:	AM
Project No:	10000000000000000000
Revision:	001
Project Name:	Boundary Fencing Works
Project Location:	Oakthorpe Primary School
Project Address:	Tile Kiln Lane, Palmers Green
Project Postcode:	London N13 6BY
Project Contact:	www.ingletonwood.co.uk

All drawings to be made in AutoCAD. The Contractor shall be responsible for any errors or omissions or any change of design or work whatsoever after the issue of the contract documents. Report any alterations to the Contract Administrator at once. The Contractor shall be responsible for the design and construction of the works and shall be bound by the drawings and specifications. © Ingleton Wood LLP

LEGEND:
DO NOT SCALE



Elevation of Anti-climb Mesh - Detail 5
Color to be green (polyester powder coated)



Elevation of Anti-climb Mesh - Detail 6
Color to be green (polyester powder coated)

Scale: 1:50
Date: 12/11/2011
Drawn: JAS
Checked: JAS



Vision, form and function
Ingleton Wood
15 Gower Way, London, SE14 6JG
Tel: 020 7432 0200
www.ingletonwood.co.uk

Project:
Boundary Fencing Works
Oakthorpe Primary School
Tile Kiln Lane, Palmers Green
London N13 6BY

Client:
London Borough of Enfield
Sheet 2

Drawn:	Checked:	Date:	Scale:	Page No.:
JAS	JAS	12/11/2011	1:20	A1
Job No.:	Drawn No.:	Sheet:	Scale:	Sheet:
61508	702	Planning		A