

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 14th August 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Ward: Bowes

Application Number : P12-01392HER

Category: Listed Building Consent
to Alter/Extend

LOCATION: BOWES PRIMARY SCHOOL, BOWES ROAD, LONDON, N11 2HL

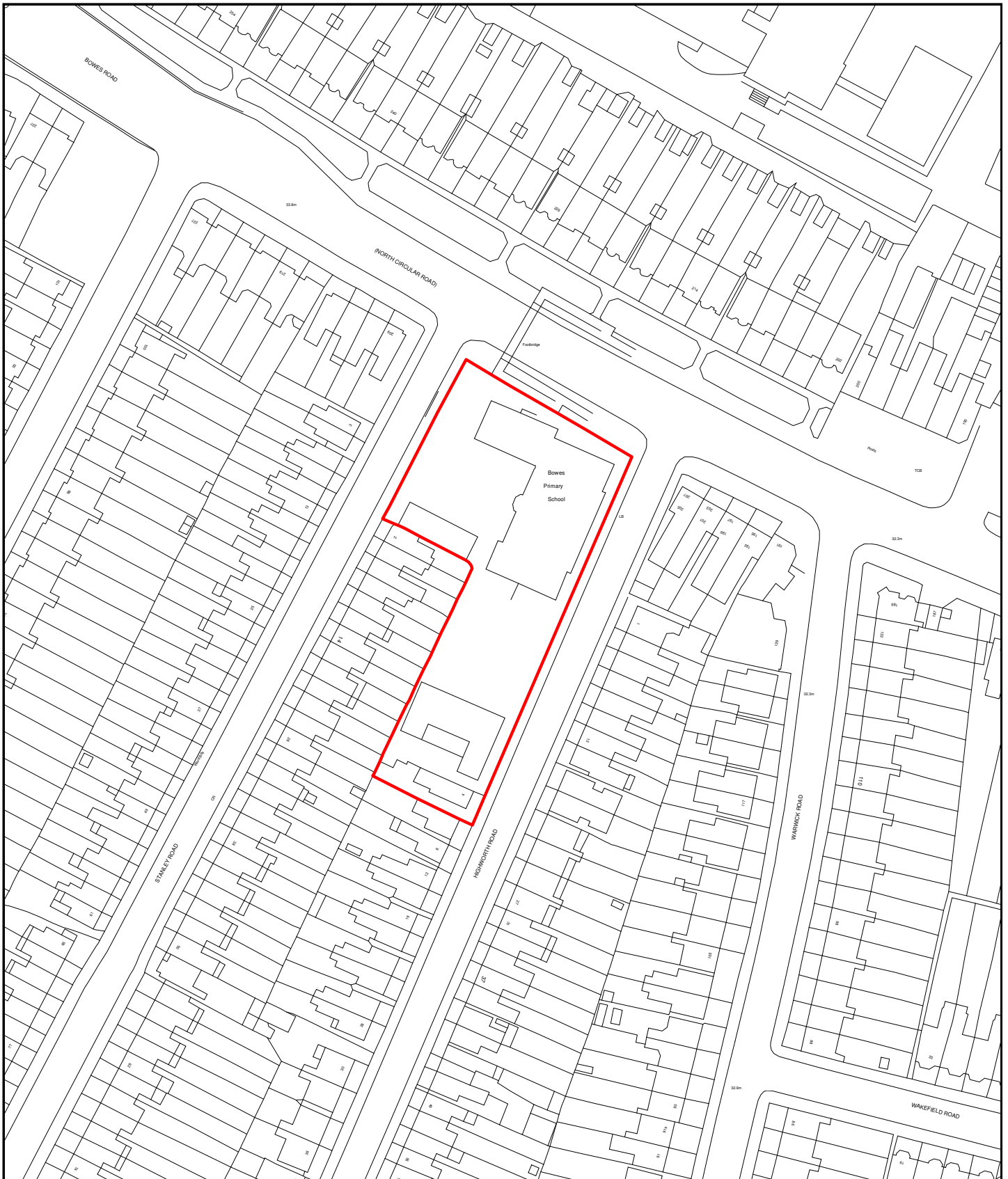
PROPOSAL: Relocation of existing children's centre from ground floor to basement to allow provision of 2 additional classrooms at ground floor level, involving internal alterations comprising removal of modern timber and hardboard partitions; removal of one masonry non-load bearing WC partition; removal of one four panel door and frame; tanking the basement and providing chemical DPC's to internal walls; provision of new kitchenette and sanitary fittings; provision of new mechanical ventilation system; provision of new heating system; provision of new electrical power and lighting circuits; provision of new fire and intruder alarms and new data and telephone trunkings; provision of new fire doors and frames; provision of fire protection to a modern steel beam and UPVC drains; provision of new floor coverings and redecoration throughout, and external alterations comprising removal of existing steel terrace and fire escape at side and provision of new fire escape; installation of entrance sign attached to existing gate and construction of canopy above the entrance door.

Applicant Name & Address:
THE DIRECTOR OF EDUCATION
CHILDRENS SERV,
LONDON BOROUGH OF ENFIELD
PO Box 50,
Civic Centre,
Silver Street,
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Middlesex,
EN1 3XA

Agent Name & Address:
DAVID MURCH,
ARCHITECTURAL SERVICES
LONDON BOROUGH OF ENFIELD
PO BOX 53
CIVIC CENTRE
ENFIELD
SILVER STREET
EN1 3XA

RECOMMENDATION:

That subject to referral to the Secretary of State and no objection being raised, planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 12:21

Date of plot: 01/08/2012

1. Site and Surroundings

- 1.1 Bowes Primary School is a Grade II Listed Building which is situated between the residential streets Stanley Road to the west and Highworth Road to the east with Bowes Road running along the northern boundary of the site. The property is a late C19 to early C20 school building which is three storeys in height with semi-basement and constructed in red stock brick with a slate roof and traditional timber sash windows.

2. Proposal

- 2.1 The proposal is for the relocation of existing children's centre to the basement level to allow the provision of 2 additional classrooms at ground floor level in order to accommodate a 'bulge class' of 30 additional reception age pupils that will be attending the school in the 2012/13. To enable the relocation of the children's centre and accommodate additional pupils the proposed development would involve internal and external alterations to the listed building. Internally, the works would comprise of removal of partition walls and a single door and its frame within the basement, followed by tanking and chemical treatment of the internal walls to enable use by the children's centre. Externally, there would be a new metal and glazed canopy situated over the entrance within the northern elevation. The entrance door would be renewed and the existing metal gate would be altered to fit the newly configured access. Within the western elevation, the external steps would be repositioned and the existing door would be removed and replaced with a window and matching brickwork.

3. Relevant Planning Decisions

- 3.1 The relevant planning history at the application site is as follows:
- 3.1.1 LBE/10/0035 – Extension to west of playground involving removal of section of the existing wall, erection of new boundary wall with brick piers and railing together with construction of vehicular access from Stanley Road. Granted with conditions.
- 3.1.2 LBC/06/0039 – Alterations to boundary wall of school involving demolition of existing sections on Stanley Road to facilitate the creation of a turning head and the erection of replacement wall 2.5 metres high enclosing the northern end of Stanley Road. Granted with conditions.
- 3.1.3 LBC/05/0016 – Part demolition of existing annex building and proposed new single storey building for the use as a Children's Centre for up to 42 children and the erection of new boundary wall and gates on the southern boundary. Granted with conditions.

4. Consultations

- 4.1 Statutory and Non-Statutory Consultees
- 4.1.1 *Community Access, Childcare and Early Years*

No comments to make at the current time.

4.1.2 *Conservation*

The Council's Conservation Officer raised no objections to the proposal subject to the making good of the listed building and the detailed design of new/replacement windows, doors and brickwork.

4.1.3 *English Heritage*

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

4.1.4 *The Garden History Society*

No comments with regards to the application

4.1.5 *Thames Water*

With regards to water and sewerage infrastructure, there are no objections to the planning application.

Thames Water request that the applicant should incorporate into their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

4.1.6 *Traffic and Transportation*

No objections to the proposal on the grounds that the proposal represents a small proportional increase in pupils which won't be replaced each year.

4.1.7 *Transport for London*

The proposal as it stands would not result in an unacceptable impact to the Transport for London Road Network (TLRN), subject to the recommended conditions being met.

4.2 Public

4.2.1 Consultation letters were sent to 19 adjoining neighbouring properties. In addition, notice was published in the local press and displayed at the site. No letters of representation had been received.

5. **Relevant Policy**

5.1 Core Strategy

CP31 Built and Heritage Landscape

5.2 Unitary Development Plan

(II)C16 Historic Buildings

(II)C18 Historic Setting

(II)C20 Historic Assets

5.3 London Plan

Policy 7.8 Heritage Assets and Archaeology

5.4 Other relevant policy considerations

National Planning Policy Framework

6. Analysis

6.1 Background

6.1.1 The Council's Core Strategy indicates that there is a Borough-wide need for school places at primary and secondary age. It has been indicated that there is a significant need for reception age school places in the locality of Bowes Primary and the proposed alterations to the listed building would enable the children's centre to benefit from its own accommodation whilst providing the classroom space required to meet the deficit of reception age pupil spaces within this part of the Borough.

6.2.1 Bowes Primary School is a three storey school building which is situated within its own ground and surrounded by brick and metal railings to the perimeter. The existing building accommodates a primary school and children's centre which provide an important educational and community facility in the local area. Whilst it is acknowledged that the proposed development would involve significant alterations to enable the use of the semi-basement, it is considered that the proposed development would represent a long term viable use of the primary school and children's centre by enabling them to meet a significant unmet need for reception age places in the local area. Moreover, it is considered that the proposed development would still maintain children's centre accommodation that would be used in conjunction with educational and community activities by Bowes Primary. As such, it is considered that the principle of the proposed works to the listed building would be acceptable in this instance.

6.2 Assessment

6.2.1 The key considerations in the determination of this listed building consent application will focus on the principle of the proposed works to the listed building and the impact of the internal and external alterations on the historic fabric and architectural features of this listed building.

6.2.2 As outlined above, the proposed works to the listed building would include significant works to the existing semi-basement to enable its use by the existing children's centre, located at ground floor level. English Heritage and the Council's Conservation Officer raised no objections to the proposed works, subject to the detailed specifications of the tanking by the basement, the replacement doors and windows as well as the making good of the listed building. It is considered that the plan-form of the basement would be largely retained with only the removal of partitions to the rear store to enable the creation of a larger counselling room and office. It is acknowledged that the proposal would require the upgrade and possible replacement of some internal doors to comply with building and fire safety regulations but it is

considered that the upgrade and replacement of existing doors would be acceptable. However, it is considered that relevant conditions should be recommended to ensure that upgraded or replacement doors are appropriate in terms of design and materials and the works are sensitive to the historic fabric of the listed building, by retaining as many original features as possible.

- 6.2.3 The proposal would also involve external alterations which would be relatively modest in size and would be confined to the ground floor northern and western elevations. It is considered that the new canopy and revised entrance stairs would remain subordinate to the main building, particularly as the metal and glass canopy would be relatively open and lightweight in its appearance when juxtaposed against the brickwork of the school building. Furthermore, the proposed materials for the making good of the brickwork would match the existing building and could be conditioned as such. It is therefore considered that the proposed alterations would be sympathetic to the character and appearance of the listed building. However, in the interest of maintaining the historic character and appearance of the building it is considered that a relevant condition should be recommended requiring details of replacement and infill brickwork.

7. Conclusion

- 7.1 Having regard to those considerations outlined above and subject to approval from the Secretary of State, it is considered that the proposed works to the listed building area acceptable for the following reason:

- 1) The proposed development, by virtue of the scale and nature of the alterations, together with the use of materials, would not result in the loss of significant architectural or historic fabric of the building and would be sympathetic to the character and appearance of the listed school building, having regard for Policies (II)C16, (II)C18 and (II)C20 of the Unitary Development Plan, Policy CP31 of the Core Strategy, Policy 7.8 of the London Plan 2011 and the National Planning Policy Framework.

8 Recommendation:

- 8.1 That subject to referral to the Secretary of State and no objection being raised, planning permission be deemed to be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the following condition:

1. C60 – Approved plans
2. C53A – Time limit
3. C54 – Start of works notification
4. Prior to any building works being commenced, the external materials of construction for the building hereby permitted shall be approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy CP31 of the Core Strategy,

Policy 7.8 of the London Plan 2011 and the National Planning Policy Framework.

5. Prior to any building works being first commenced, detailed drawings of the replacement windows including a section of the glazing bars and frame moulding, which it is proposed to install, shall be submitted to, and approved in writing by the Local Planning Authority.
Reason
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy CP31 of the Core Strategy, Policy 7.8 of the London Plan 2011 and the National Planning Policy Framework.
6. Prior to any building works being first commenced, detailed drawings including sections, showing the new and/or replacement doors which it is proposed to install, together with a detailed description or specification, shall be submitted to, and approved in writing by the Local Planning Authority.
Reason
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy CP31 of the Core Strategy, Policy 7.8 of the London Plan 2011 and the National Planning Policy Framework.
7. Prior to the commencement of any works, a detailed itemised schedule of repairs shall be submitted to, and approved in writing by the Local Planning Authority.
Reason
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy CP31 of the Core Strategy, Policy 7.8 of the London Plan 2011 and the National Planning Policy Framework.
8. Prior to any building works being first commenced, a detailed specification of the mortar mix and finish of the new/replacement brickwork, shall be submitted to and approved in writing by the Local Planning Authority.
Reason
To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy CP31 of the Core Strategy, Policy 7.8 of the London Plan 2011 and the National Planning Policy Framework.
9. All new or replacement rain water goods shall be in black painted cast iron.
Reason
To ensure the special historic and architectural character of the building is properly maintained, in accordance Policy CP31 of the Core Strategy, Policy 7.8 of the London Plan 2011 and the National Planning Policy Framework.
10. Following completion of the building operations for which consent is hereby granted, all 'making good' of the existing building shall be carried out in materials which closely match those used in the existing building to the satisfaction of the Local Planning Authority.
Reason

To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy CP31 of the Core Strategy, Policy 7.8 of the London Plan 2011 and the National Planning Policy Framework.

