

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 16th December 2014

**Report of**

Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**

Andy Higham 020 8379 3848  
Sharon Davidson 020 8379 3841  
Mr Nigel Catherall 020 8379 3833

**Ward:**

Winchmore Hill

**Ref:** 14/04111/FUL

**Category:** Full Application

**LOCATION:** Keble Preparatory School, Wades Hill, London, N21 1BG

**PROPOSAL:** Minor material amendments to approval P14-00584PLA to allow an increase in the height of the building and installation of 1 additional roof light.

**Applicant Name & Address:**

Keble School  
Wades Hill  
Winchmore Hill  
London  
N21 1BG

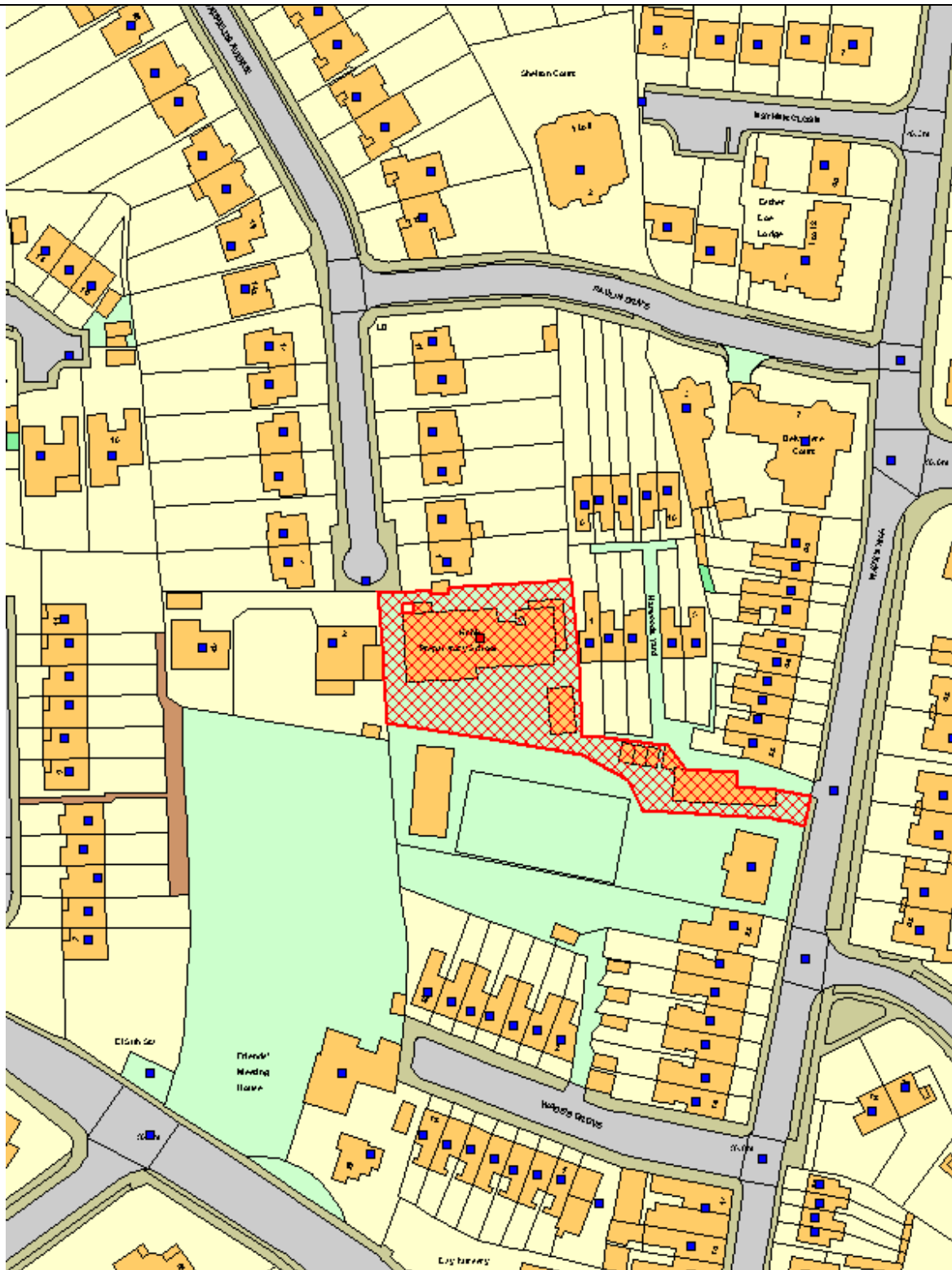
**Agent Name & Address:**

Mr Andrew Lismore  
Andrew Lismore Associates  
2 Prospect House  
Athenaeum Road  
London  
N20 9AE

**RECOMMENDATION:**

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

Ref: 14/04111/FUL LOCATION: Keble Preparatory School, Wades Hill, London, N21 1BG



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Scale 1:625

North



## **1. Site and Surroundings**

- 1.1 The subject comprises a school on the western side of Wades Hill, to the south and west of Harwoods Yard. The school site comprises an 'L' shape, with a variety of buildings serving its educational function mostly on the western half of the site, with the main school building adjacent to the northern boundary. Vehicular access into the school is located between Glenwood House, a Grade II Listed Building, and close to No.38 Wades Hill. The main school building is sited adjacent to residential properties on Harwoods Yard and Broadfields Avenue. The area is predominately residential and is characterised by a mixture of terraced and semi-detached properties. The southern half of the site falls within the Winchmore Hill Green Conservation Area.

## **2. Proposal**

- 2.1 The application is for a retrospective minor material amendment to planning permission P14-00584PLA for the retention of the single storey side and rear extension to the main school building. The extension was built to a greater height than that approved and an additional rooflight was installed, consideration is limited to these changes only. The additional height varies between 0.2m to the side element, and 0.65m to the rear element.

## **3. Relevant Planning History**

- 3.1 ENF/14/0232 - Alleged development larger than plans
- 3.2 P14-00584PLA - Demolition of existing stores/changing rooms and erection of a single storey side and rear extension. Granted with conditions, April 2014.

## **4. Consultations**

### **4.1 Statutory and non-statutory consultees**

#### **4.1.1 Winchmore Hill Residents Association**

The Winchmore Hill Residents Association commented that the minor amendment just appears to be creeping development and increases the applicants lack of concern for the amenity of the adjoining owner.

#### **4.1.2 Conservation Officer**

The Conservation Officer comments that the increased bulk and height of the extension is apparent, particularly when viewed from the rear of No.1 Harwood Yard. However, views into and out of the site are limited and the proposal does not impact on any of the key views highlighted in the Character Appraisal. The extension has been badly executed, particularly with regard to the awkward parapet profile and the uPVC rainwater goods that are not normally appropriate for the setting of a conservation area. That said, the impact of the development on the character and appearance of the setting of the conservation area is limited and cannot therefore in her opinion, be viewed as having a detrimental impact or causing harm. It is recognised that the increase in the height of the building and additional roof light is apparent from the conservation area, particularly in regard to views from no. 1, Harwood Yard and no. 6, Paulins Drive. However, on balance it is her assessment that

overall this impact will not cause harm to the setting of the conservation area or that of the listed building.

## **4.2 Public response**

4.2.1 Consultation letters were issued to four neighbouring properties.

4.2.2 Three written replies have been received raising the following :

- The building casts a shadow over the adjacent garden
- Poor quality appearance, out of place in a conservation area
- Negative impact on outlook of surrounding properties
- Poor appearance in relation to host building and neighbouring properties
- Loss of amenity enjoyed by residents of adjacent property
- Overbearing impact to adjacent property, bulky appearance, tunnelling effect
- Reduction in visible skyplane as viewed from rear of adjacent property
- The approved design was poor, but at least low and discreet
- Contrary to numerous planning policies

## **5 Relevant Policy**

5.1 The Development Management Document (DMD) was adopted on 19th November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined and is now considered to carry significant weight.

### 5.2 London Plan

Policy 7.1	Building London's neighbourhoods and communities
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.8	Heritage assets

### 5.3 Core Strategy

CP30	Maintaining and improving the quality of the built and open environment
CP32	Built and landscape environment

### 5.4 Development Management Document (DMD)

DMD 11	Rear extensions
DMD 37	Achieving high quality and design-led development
DMD 44	Preserving and enhancing heritage assets

### 5.5 Other Relevant Considerations

National Planning Policy Framework  
National Planning Practice Guidance  
Winchmore Hill Green Conservation Area character appraisal

## 6. Analysis

### 6.1 Principle

- 6.2.1 The principle of the extension was established through the grant of planning permission under planning reference P14-00584PLA.

### 6.2 Impact on Character of Surrounding Area

- 6.2.1 As noted in the assessment of the proposed scheme under planning reference P14-00584PLA: The Winchmore Hill Green Character Appraisal does not individually refer to the Keble Preparatory School and identifies it as a neutral building. Whilst the area of the school site where the proposed extension is sited is not within the Conservation Area, due to its siting adjacent to Harwoods Yard the extension would be a visible presence within the Conservation Area. However, the relationship of the proposed structure to host building is considered appropriate, the structure would not be a dominating presence, and given the appearance of the existing structure, the proposed extension would represent an improvement.

- 6.2.2 The additional height to the element of the extension sited between the main school building and the dwellinghouse at No.1 Harwoods Yard does not have an impact on the character of the Conservation Area due to its siting between the two 2-storey built forms which limits any views of the structure from the Conservation Area. In addition it is noted that the height corresponds to the parapet wall of the single storey rear extension at No.1 Harwoods Yard, and the roof atop the bay projection at the front, therefore appearing to be of an appropriate height.

- 6.2.3 The additional height to the element which extends beyond the rear of the dwellinghouse at No.1 Harwoods Yard relates to the height of the flat roofed element. The height of the parapet wall adjacent to the shared boundary with No.1 Harwoods Yard is to the approved height, where the roof pitches away from the boundary, the angle of the pitch is more pronounced, and the height of the adjoining flat roof element has been raised by an additional 0.65m. The resulting appearance is more apparent when viewed from the access path between the 'rears' of the properties on Harwood Yard. In the analysis of the original application it was asserted that the relationship of the proposed structure to main school building was appropriate, and the structure would not be a dominating presence. The additional height does not alter this analysis, the overall height of the structure still relates well to the main school building, whilst the fall in ground levels to the rear of the site does amplify the appearance of structure, this is not considered to harm the character and appearance of the Conservation Area.

- 6.2.4 Given the character of the surrounding area and the height and siting of the subject extension, the main school building, and the neighbouring residential buildings, the additional height of the approved structure does not have an undue impact on the character or appearance of the locality, having regard to Core Policies 30 and 31 of the Core Strategy, and Policies DMD 37 and DMD 44 of the Development Management Document, and having regard to the Winchmore Hill Conservation Area Character Appraisal.

### 6.3 Impact on Neighbouring Properties

- 6.3.1 The neighbour consultation comments relating to incorrect measurements shown on the submitted plans are noted. The structure has not been measured on site, however this assessment is based on the structure as built and any potential impact this may cause.
- 6.3.2 The height of the approved extension adjacent to the shared boundary with No.1 Harwoods Yard was 2.4m. In the analysis under planning reference P14-00584PLA the following was noted: the proposed extension would breach a 45 degree line taken from the centre of the rear facing windows at No.1, however, taking into account the existing boundary treatment, as well as the existing outbuilding adjacent to the shared boundary with No.1, with regard to the height and siting of the proposed extension, it is considered that the proposed extension would not result in an unacceptably prominent or overbearing presence when viewed from the rear of No.1 Harwoods Yard, or from the neighbouring properties in Harwoods Yard. The height of the extension as built is to a height of 2.4m along the shared boundary. From the 2.4m element the extension has a sloping roof up to a flat roofed element at a height of 3.28m, this being 0.65m higher than the approved scheme. Whilst the additional height is visible from the rear of the dwellinghouse at No.1 Harwoods Yard and the rear amenity space, as the roof pitches away from the boundary it is not considered that the additional height results in an unacceptable impact on the outlook of the residents of No.1 Harwoods Yard, or a sense of enclosure.
- 6.3.3 With regard to the appearance of the additional height of the element sited between the main school building and the dwellinghouse at No.1 Harwoods Yard, the impact on the light and outlook enjoyed by the residential occupiers is considered to be negligible and does not represent an overbearing presence.
- 6.3.4 The additional rooflight sited in the pitched roof element of the extension could have the potential to cause harm to the amenities enjoyed by the residents of No.1 Harwoods Yard through noise emanating from within the extension, therefore it is recommended that a condition be attached ensuring that the rooflight is fixed shut and be for light purposes only.
- 6.3.5 Having regard to the above it is considered that the additional height of the proposed extension and installation of an additional rooflight does not unduly impact on the amenities enjoyed by the residents of the adjacent property No.1 Harwoods Yard in terms of a loss of light and outlook or sense of enclosure, having regard to Core Policy 30 of the Core Strategy, and Policies DMD 11 and DMD 37 of the Development Management Document.

## **7. Conclusion**

- 7.1 In the light of the above, it is considered that the minor material amendment sought is acceptable and does not harm the character or appearance of the Conservation Area, the setting of the listed building or the amenities of the occupiers of adjoining properties.

## **8. Recommendation**

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

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

3. Within one month of the date of decision, the rooflight sited in the pitched roof element of the extension shall be fixed shut and shall remain fixed shut in perpetuity.

Reason: To safeguard the amenity of the occupiers of adjoining properties.



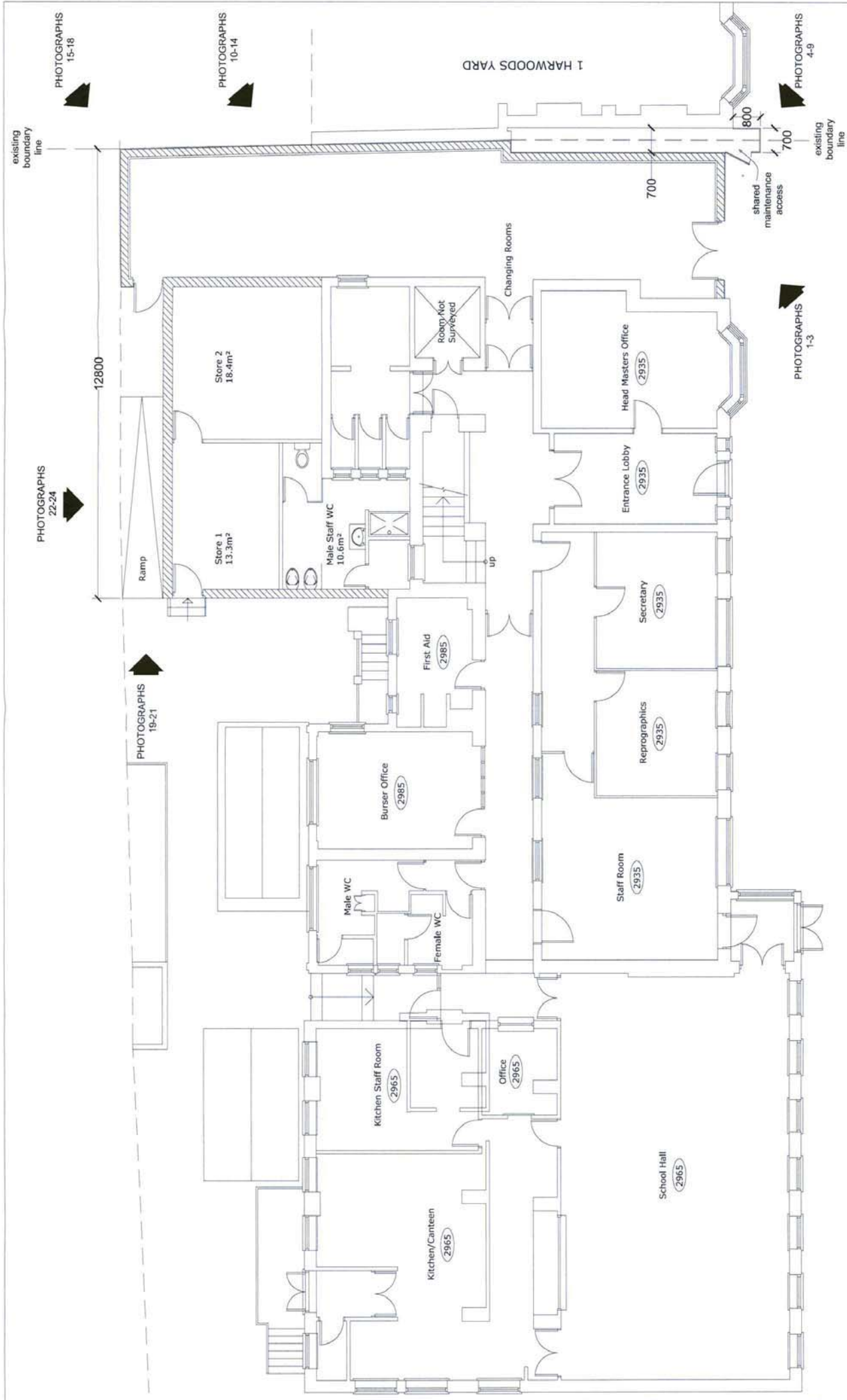
Proposed Site Location Plan  
(Scale 1:1250)



Proposed Block Plan  
(Scale 1:500)

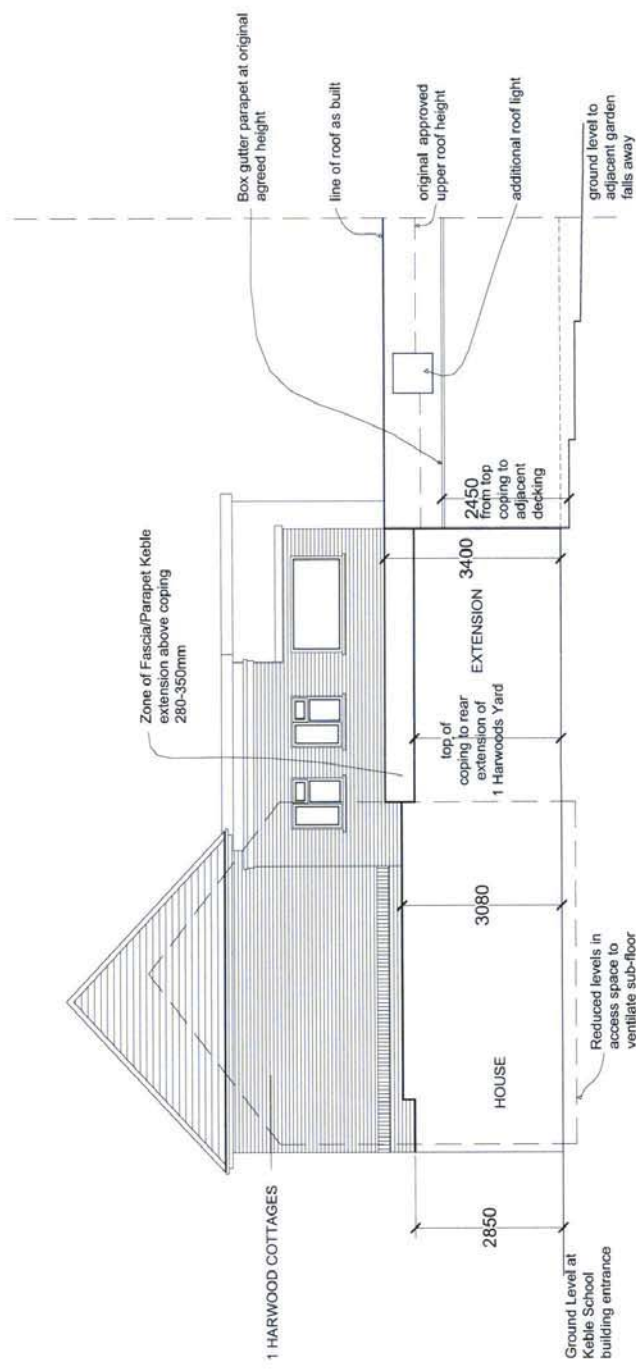
<b>Andrew Howard</b> 172 Hale End Road Woodford Green Essex IG8 9LZ	Surveyors Project Managers Tel: 0181 923 9005 Fax: 0181 923 9006	Project Keble School, Wades Hill, Winchmore Hill, London, N21 1BG	Drawing Title Proposed Site Location Plan	Job No. 12970
	Client Keble School	Date October 2013	Drawn by CR	Drawing No. 12970/PH1/07
		Rev Amendment	Date Initials Rev Amendment	Scale Block Plan: 1:500 OS map: 1:1250
		Date Initials Rev Amendment	Date Initials Rev Amendment	A3





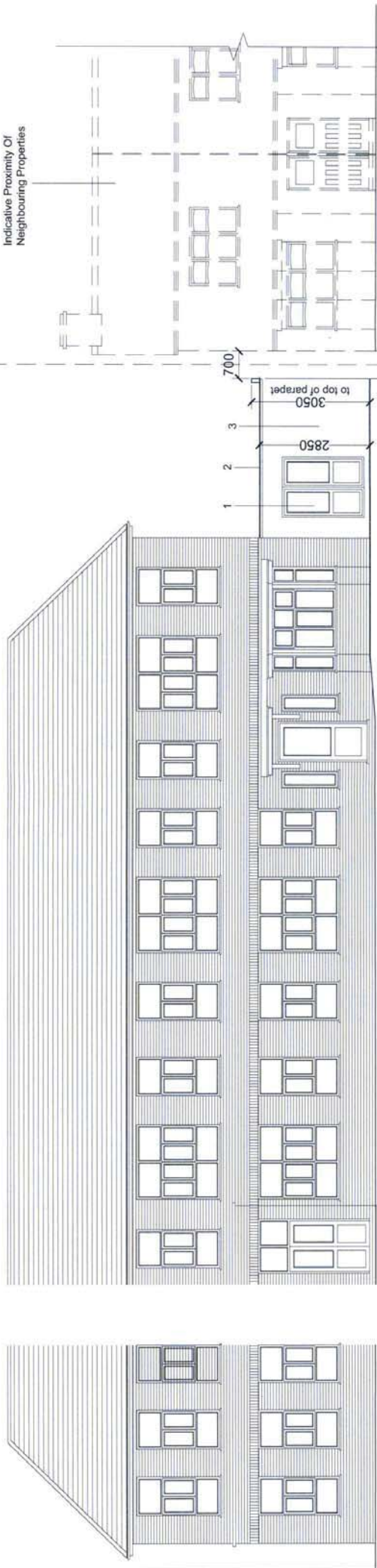
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	CLIENT Keble School	DRAWN BY CR	DATE October 2013	

SCALE A3 1:100

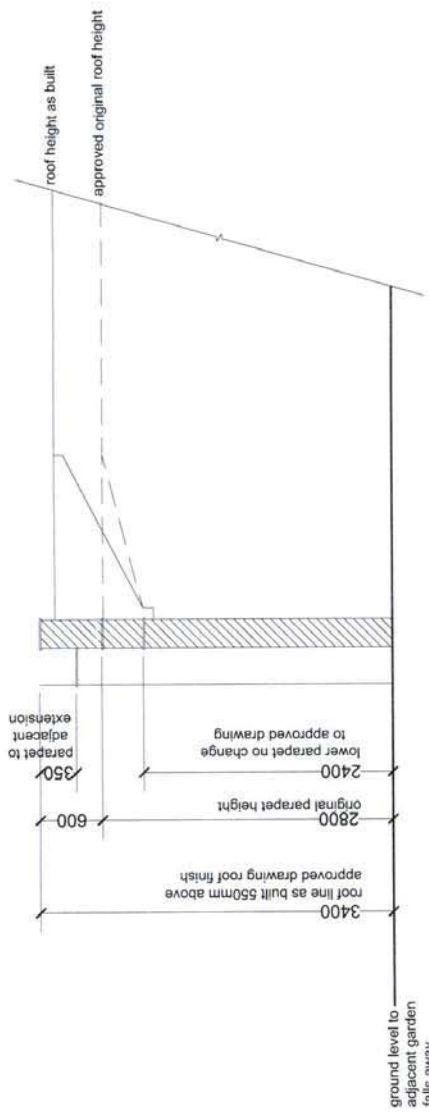


REVISIONS  
 A - 28/01/2014 Shading to show phases 1 & 2  
 B - 06/02/2014 Phase 1 Planning Stage  
 C - 14/03/2014 Planning Revisions  
 D - 12/09/2014 Planning Revisions

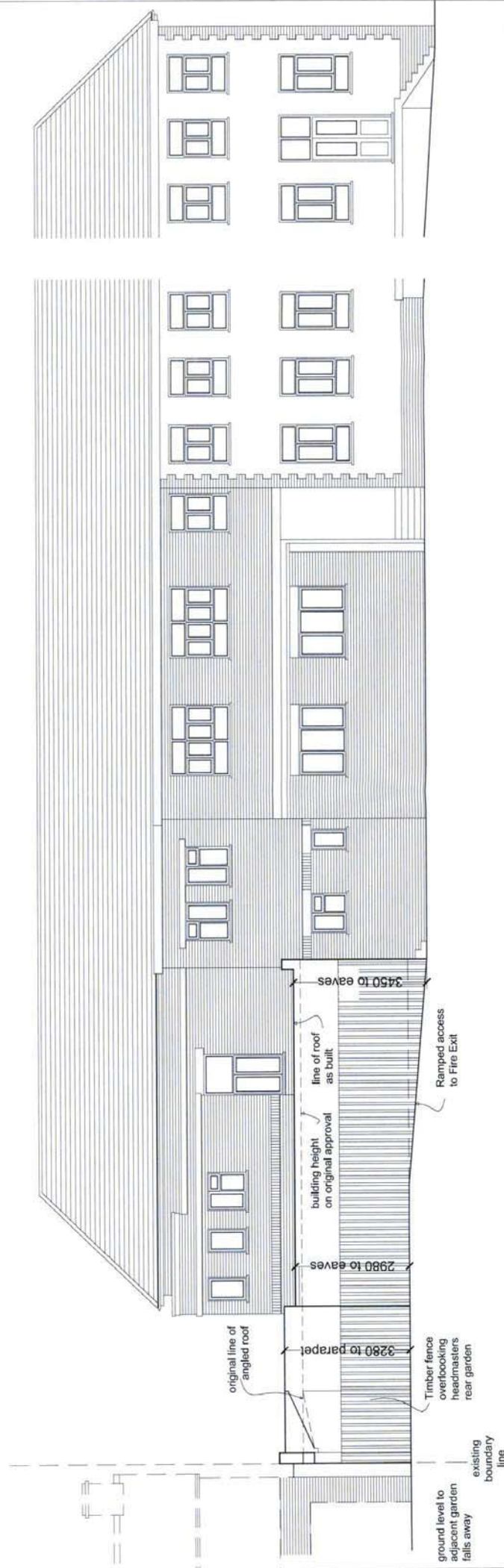
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	CLIENT		Keble School	DRAWING NUMBER	12970/PH1/12D
SCALE	A3 1:100	DATE	September 2014		
4a York Road New Barnet Hertfordshire EN5 1LJ TEL: 0800 542 0198 andrewlismoreassociates@gmail.com		<b>Andrew Lismore Associates</b>			



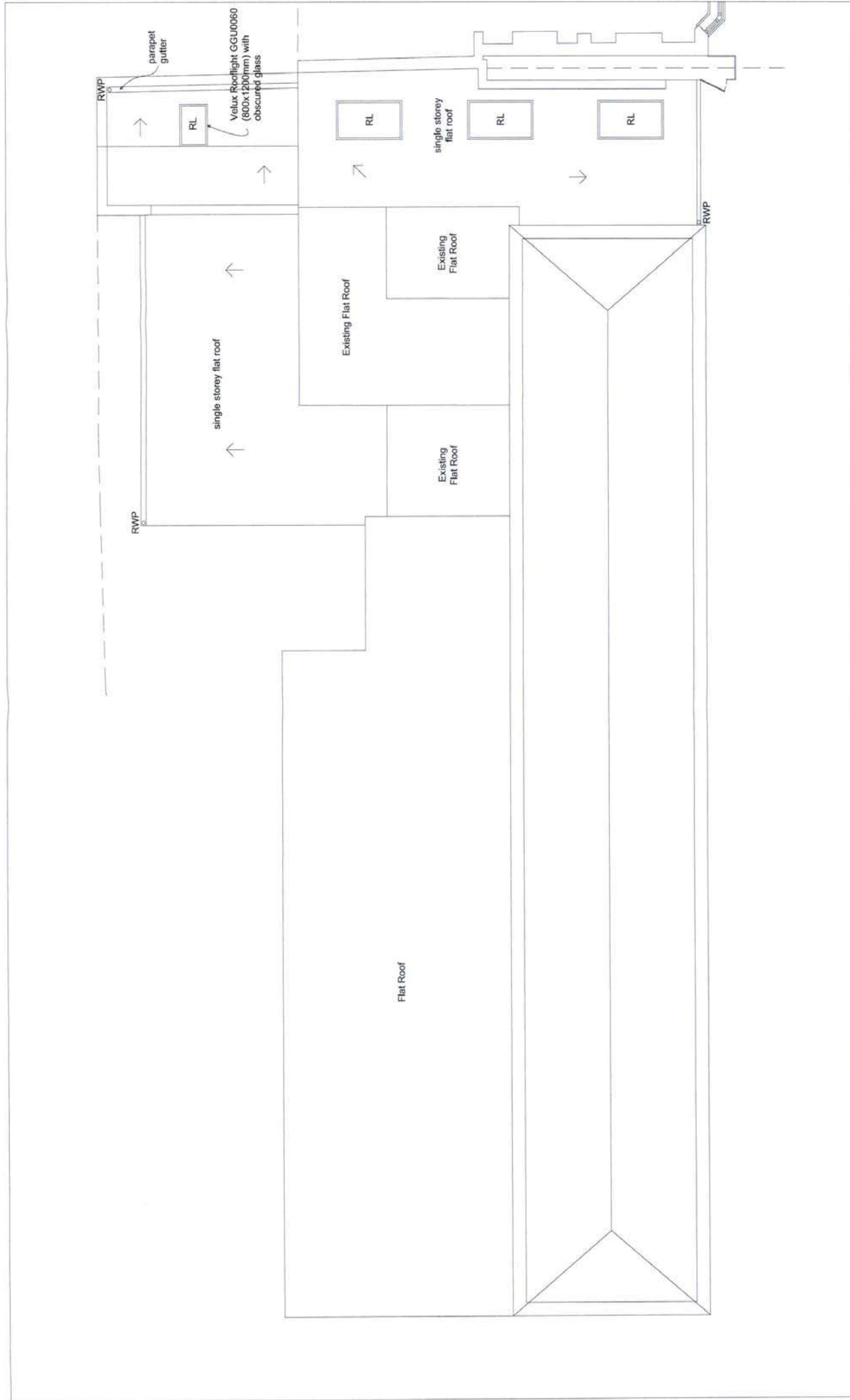
REVISIONS A - 26/01/2014 Shading to show phases 1 & 2 B - 06/02/2014 Phase 1 Planning Stage C - 14/03/2014 Planning Revisions	PROJECT Keble School Wades Hill, Winchmore Hill, London N21 1BG	TITLE <b>Proposed Front Elevation</b>	4a York Road New Barnet Hertfordshire EN5 1LJ TEL: 0800 542 0198 andrewlismoreassociates@gmail.com
	CLIENT Keble School SCALE A3 1:100 DATE September 2014	DRAWN BY 12970/PH1/10D	DRAWING NUMBER 12970/PH1/10D



**DETAIL 1:50**



REVISIONS X- 28/01/2014 Shading to show phases 1 & 2 B- 06/02/2014 Phase 1 Planning Stage C- 14/03/2014 Planning Revisions D- 20/03/2014 Planning Revisions E- 11/05/2014 Planning Revisions	PROJECT Keble School Wades Hill, Winchmore Hill, London N21 1BG	TITLE Proposed Rear Elevation Application for material change	4a York Road New Barnet Hertfordshire EN5 1LJ TEL: 0800 542 0198 andrewlismoreassociates@gmail.com
	CLIENT Keble School	DRAWN BY 12970/PH1/11E	ANDREW LISMORE ASSOCIATES
SCALE A3 1:100 DATE September 2014			



REVISIONS X - 05/02/2014 Amended to show phase 1 B - 14/02/2014 Planning Revisions C - 13/09/14 Planning Revisions	PROJECT <b>Keble School</b> Wades Hill, Winchmore Hill, London N21 1BG	TITLE <b>Proposed Roof Plan</b>	4a York Road New Barnet Hertfordshire EN5 1LJ TEL: 0800 542 0198 andrewlismoreassociates@gmail.com
	CLIENT <b>Keble School</b>	DRAWN BY <b>12970/PH1/13C</b>	<b>Andrew Lismore Associates</b>
SCALE <b>A3 1:100</b>	DATE <b>September 2014</b>		