

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 26th April 2016

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Francis Wambugu 020 8379 5076

Ward:

Winchmore Hill

Ref: 15/04043/FUL

Category: Full Application

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

PROPOSAL: Minor material amendments to P14-00584PLA to allow retention of existing building involving replacement of existing asphalt roof finish with zinc, removal of the parapet walling, replacement of three bubble roof lights with frameless glazed roof lights and removal of skylight at rear.

Applicant Name & Address:

Keble School
Wades Hill
Winchmore Hill
London
N21 1BG

Agent Name & Address:

Mr Sean Kehoe
Sean Kehoe
15 Pellerin Road
London
N16 8AY

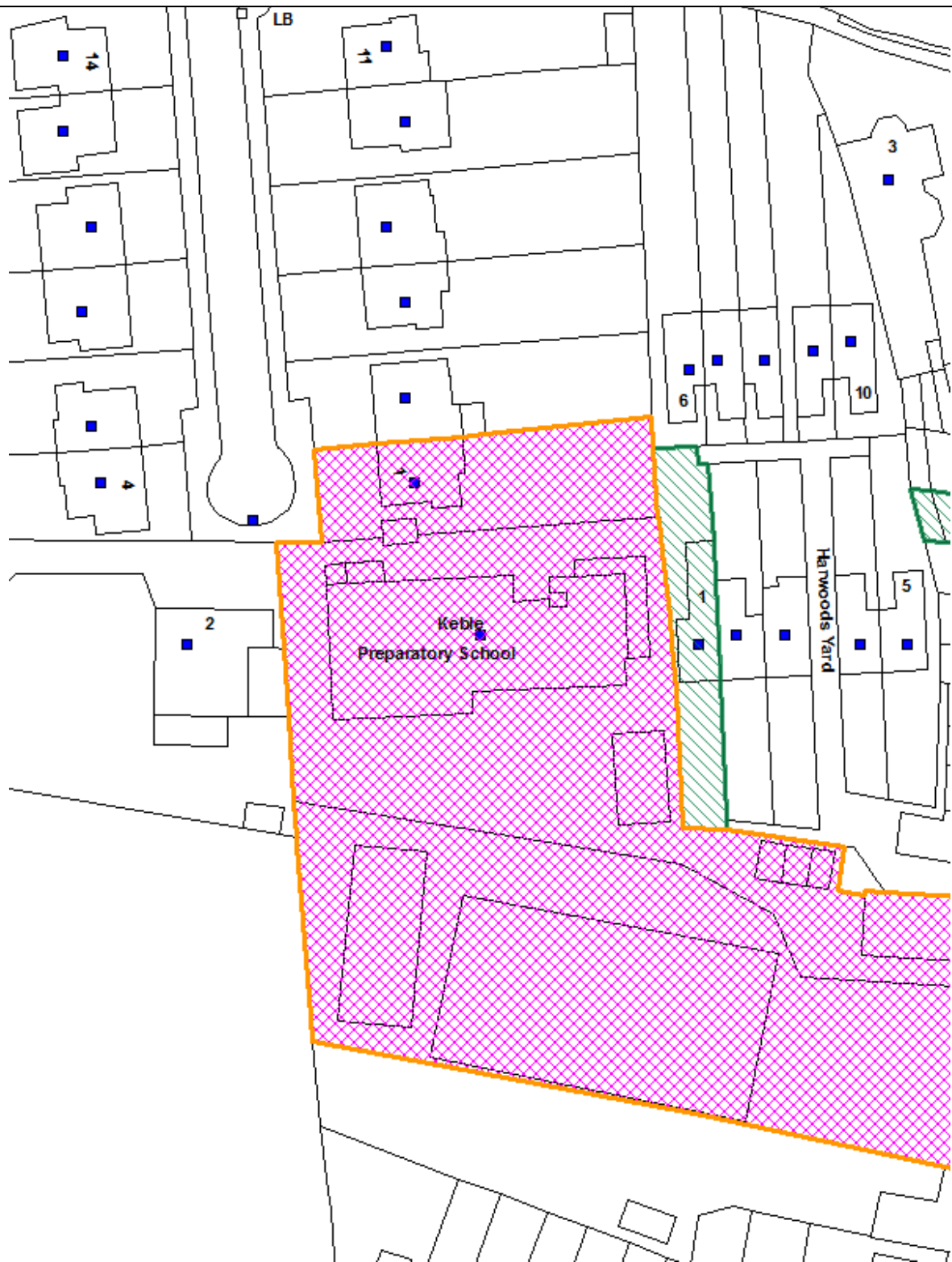
RECOMMENDATION:

That planning permission is recommended be **REFUSED** for the attached reason/s.

Note for Members:

Although an application of this nature would normally be determined under delegated authority, due to the history of the site and for transparency, it is considered appropriate for the application to be determined by the Planning Committee

Ref: 15/04043/FUL LOCATION: Keble Preparatory School, Wades Hill, London, N21 1BG



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The subject site 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 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 minor material amendment to planning permission P14-00584PLA. The extension was built to a greater height than that approved and an additional rooflight was installed. Current proposals seek to retain the extension but with alterations involving removal of the parapet walling, replacement of the existing asphalt roof finish with zinc, replacement of three bubble roof lights with frameless glazed roof lights and removal of one skylight at rear.
- 2.2 A previous application ref: 14/04111/FUL for minor material amendment to planning permission P14-00584PLA to allow an increase in the height of the building and installation of 1 additional roof light was refused by committee on the basis that, *The extension, given its size, siting, design, and height has led to a loss of outlook and an increased sense of enclosure for the occupiers of No.1 Harwoods Yard, detrimental to their amenities. In this respect the development is contrary to Policy DMD 37 of the Development Management Document.*
- 2.3 The current proposal is a follow up on the previous refusal.

3. Relevant Planning History

- 3.1 14/04111/FUL – Minor material amendments to approval P14-00584PLA to allow an increase in the height of the building and installation of 1 additional roof light – refused 18.12.14.
- 3.2 ENF/14/0232 - Alleged development larger than plans - ongoing
- 3.3 P14-00584PLA - Demolition of existing stores/changing rooms and erection of a single storey side and rear extension – 26.2.14.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Winchmore Hill Residents Association

No comment

4.1.2 Conservation Officer

No comment

4.2 Public response

4.2.1 Consultation letters were issued to 13 neighbouring properties.

4.2.2 Seven objection letters have been received raising the following concerns:

- The extension will continue to block light to neighbouring property, more so than the original building and was not what was agreed originally
- The size and shape of the building remains the same to the one refused last year by planning being 3 feet too high; only the roofing material is different.
- Being in a conservation area, the school should be respectful of the value of the conservation area
- Out of keeping with character of area
- Detrimental impact on neighbouring properties at Harwoods Yard
- White finished walls an eye sore
- Extensions to school every summer holiday causing noise/dust and general inconvenience
- Does not comply with planning permission
- Close to adjoining properties
- Will infringe on the amenity and enjoyment of neighbouring property
- Thought only one retrospective application can be made, this is the second
- Conflict with local plan
- Development too high
- General dislike of proposal
- Information missing from plans
- Drawings contain inaccuracies
- Blocking light and views and sky plane
- Building too big, awkward, bulky and unduly affecting amenity of neighbouring property
- Will contribute to a 'tunnelling effect' in the rear garden.
- Not built in accordance with approved drawings
- Not high quality
- Materials and detailing are an improvement but these are not minor amendments

Fourteen letters have been received in support:

- Supports further development at the school in provision of modern facilities to enhance the children's experience.
- Plans look as though they are a fantastic improvement on the quality and look of the school buildings
- Refurbishment and developing the premises will in future help the boys to excel and enjoy the amenities provided by the school.
- School is an asset to the local community together with Palmers Green High.
- The councillors and the borough should do the right thing for the school and the 220 boys that attend and their 440 parents.
- School has good intentions

- Upgrades particularly to older buildings would improve the site
- Zinc roofing should give the site much improved finish and aspect especially for neighbouring properties
- Demolition will result in wastage of resources; the building is fit for purpose.
- Children should be the main consideration
- Proposal is in line with the school's aims for the present and future education of all the boys.
- Refusal of scheme would be highly punitive for a school of this size and pupils would undoubtedly be impacted.
- Schools are under pressure to meet demand for places whilst keeping their facilities safe, modern and appropriate even before they meet their main function of educating children.
- The application should be supported to enable the school resolve the matter satisfactorily.

5 Relevant Policies

5.1 The London Plan 2015

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

5.2 Core Strategy

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

5.3 Development Management Document (DMD)

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

5.4 Other Relevant Considerations

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

6. Analysis

6.1 Principle

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

6.2 Background

- 6.2.1 The extension was built to a greater height than that approved under planning reference P14-00584PLA and an additional rooflight was installed.
- 6.2.2 A subsequent application ref: 14/04111/FUL for minor material amendments to approval P14-00584PLA to allow an increase in the height of the building and installation of 1 additional roof light was submitted. The proposals were assessed by officers who concluded that the additional height of the extension and installation of an additional rooflight would not unduly impact on the amenities enjoyed by the residents of the adjacent property No.1 Harwoods Yard. The application was presented to the planning committee with an officer recommendation to grant planning permission.
- 6.2.3 The planning committee overturned officer's recommendation and refused the application. In refusing the application, the committee was of the view that the extension, given its size, siting, design, and height has led to a loss of outlook and an increased sense of enclosure for the occupiers of No.1 Harwoods Yard, detrimental to their amenities.
- 6.2.4 The main issue to consider therefore with regard to this application is whether the current proposals have satisfactorily addressed the concerns raised by committee with particular regard to loss of outlook and sense of enclosure on the occupiers of No. 1 Harwoods Yard. The proposals will also be assessed with regard to their impact on the surrounding area.

6.3 Impact on Character of Surrounding Area

- 6.3.1 Core Policy 30 requires all developments and interventions in the public realm to be of high quality and have special regard to their context whilst Policy 37 of Development Management Document requires that development be suitable for its intended function and be appropriate to its context having appropriate regard to its surroundings
- 6.3.2 It was noted in the previous planning assessment under planning reference 14-00584PLA that, 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.
- 6.3.3 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 built forms which screen it from views to the Conservation Area.
- 6.3.4 The additional height to the element which extends beyond the rear of the dwellinghouse at No.1 Harwoods Yard has been increased by 0.65m as built to what was approved. The height of the parapet wall adjacent to the shared boundary with No.1 Harwoods Yard where the roof pitches away from the boundary is to the approved height up to where the angle of the pitch is more pronounced. As part of current proposals, the height of the flat roof element furthest from the boundary with No. 1 Harwoods Yard and abutting the main

school building is proposed to be raised by between 98mm to 180mm so that the maximum increase would be 0.709m and this height is necessary to create a fall of 3% for rainwater drainage purposes but with no significant additional impact given their scale. It is proposed to remove the bubble rooflight on the pitched roof facing No. 1 Harwoods Yard rear garden. These improvements together with the removal of the parapet surround and the new zinc roof would enhance the appearance of the extension when viewed from the rear garden of No. 1 Harwoods Yard and the wider surrounding area. In the analysis of the original application it was asserted that the relationship of the proposed structure to the main school building was appropriate. The additional height does not alter this analysis and the overall height of the structure still relates well to the main school building.

- 6.3.5 Notwithstanding the relationship with the main school building, the scale and siting of the subject extension and in particular its height and massing are more apparent when viewed from the rear garden area of adjacent property No. 1 Harwoods Yard. Although the proposed alterations have greatly improved the external visual appearance of the extension they have not addressed the main issue regarding its dominating presence on the adjacent property which results in poor outlook and sense of enclosure. It is therefore considered that the additional height to the approved structure would unduly impact on the neighbouring property and surrounding area, 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.

6.4 Impact on Neighbouring Properties

Approved extension:

- 6.4.1 Policy 37 of Development Management Document requires that development be suitable for its intended function and be appropriate to its context having regard to its surroundings.
- 6.4.2 The height of the approved extension adjacent to the shared boundary with No.1 Harwoods Yard was 2.4m. In recommending grant of planning permission under planning reference P14-00584PLA it was noted that 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, it was 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.

Existing extension:

- 6.4.3 With regard to the 'as built' extension, the committee was of the view that, given its size, siting, design, and height the extension has led to a loss of outlook and an increased sense of enclosure for the occupiers of No.1 Harwoods Yard, detrimental to their amenities. In this respect the development is contrary to Policy DMD 37 of the Development Management Document.

Proposed alterations:

- 6.4.4 The current proposals in seeking to overcome the reasons for previous refusal include some alterations to the 'as built' structure.
- 6.4.5 The parapet walling surrounding the flat roof is proposed to be removed thereby reducing the height of the extension at the sides by 340mm.
- 6.4.6 The existing bubble skylight on the sloping side roof facing the rear garden to No. 1 Harwoods Yard is to be removed thereby ensuring that the potential to cause harm to the amenities enjoyed by the residents of this property through noise emanating from within the extension is no longer an issue.
- 6.4.7 The existing asphalt roof cover over the extension is proposed to be replaced with zinc and the three existing bubble skylights on the roof would be replaced with frameless glazed rooflights. In addition, it is proposed to improve the corner details to the front and side walling adjacent number 1 Harwoods Yard. However, the new zinc roof would require a minimum drainage fall of 3% as opposed to the 1.5% required by the existing asphalt roofing and this would be achieved by increasing the height of the roof by between 98mm and 180mm from the point where it pitches away.
- 6.4.8 Overall, these measures would significantly enhance the visual appearance of the extension when viewed from the garden area of No.1 Harwoods Yard as well as from the surrounding area.

Resulting extension:

- 6.4.9 The extension is built to a height of 2.4m along the shared boundary. From the 2.414m element the extension has a sloping roof up to a flat roofed element at a height of between 3.224m, this being 0.65m higher than the approved scheme. Although the roof pitches away from the boundary, the additional height makes the bulk and massing of the extension more apparent when viewed from the rear garden area of No. 1 Harwoods Yard. As mentioned above, the height of the flat roof element furthest from the boundary with No. 1 Harwoods Yard and abutting the main school building is to be raised by between 98mm to 180mm so that the maximum increase would be 0.709m and although this increase is insignificant due to its scale, it is considered that as it is not proposed to reduce the height, bulk and massing, the proposals have failed to overcome reasons for previous refusal.
- 6.4.10 Having regard to the above it is considered that although the measures proposed would greatly improve the outlook and visual appearance of the extension and this is commendable, they have not overcome the reasons for previous refusal as they have failed to address the main issue relating its height and scale and the resulting loss of outlook and sense of enclosure to the residents of the adjacent property No.1 Harwoods Yard. Accordingly the proposals are unacceptable having regard to Core Policy 30 of the Core Strategy, and Policy DMD 37 of the Development Management Document.

6.5 Other issues identified through consultation

- 6.5.1 A number of issues have been raised by adjoining residents regarding dust/noise and general disturbance, inaccuracies in the plans, information missing from the plans and the quality of the building. It can be confirmed that

the applicant has submitted additional plans that have satisfactory details and it is proposed to improve the quality of works. The issues regarding noise/dust and general disturbance are unavoidable but a temporary consequence of development and cannot be considered as grounds to refuse planning permission.

- 6.5.2 A number of supporting letters have been received highlighting the fact that the school is a community asset and the need to support its modernisation of the facilities and that any demolition of the building would be a wastage of resources. These comments are noted and although material considerations cannot override the policy considerations.

7. Conclusion

- 7.1 In the light of the above, it is considered that the minor material amendment sought is unacceptable as it would result in harm on the amenities of the occupiers of adjoining property.

8. Recommendation

- 8.1 That planning permission be REFUSED for the following reason:
1. The extension, given its size, siting, design, and height has led to a loss of outlook and an increased sense of enclosure for the occupiers of No.1 Harwoods Yard, detrimental to their amenities. In this respect the development is contrary to Policy DMD 37 of the Development Management Document.











02 Proposed Site Plan
1:500



01 Proposed Site Location Plan
1:1250

notes
Do not scale drawings - use figure dimensions only. All dimensions to be verified and checked on site. Read the drawing in conjunction with all related drawings and specifications. Notify architect immediately of any discrepancy found therein.

drawing notes



REV | BY | (DATE) | DATE | AMENDMENT DETAILS

REV | BY | (DATE) | DATE | AMENDMENT DETAILS

project
Kebble School
Wardle Hill, Woodchester Hill
London, NE1 1BS

client
Kebble School

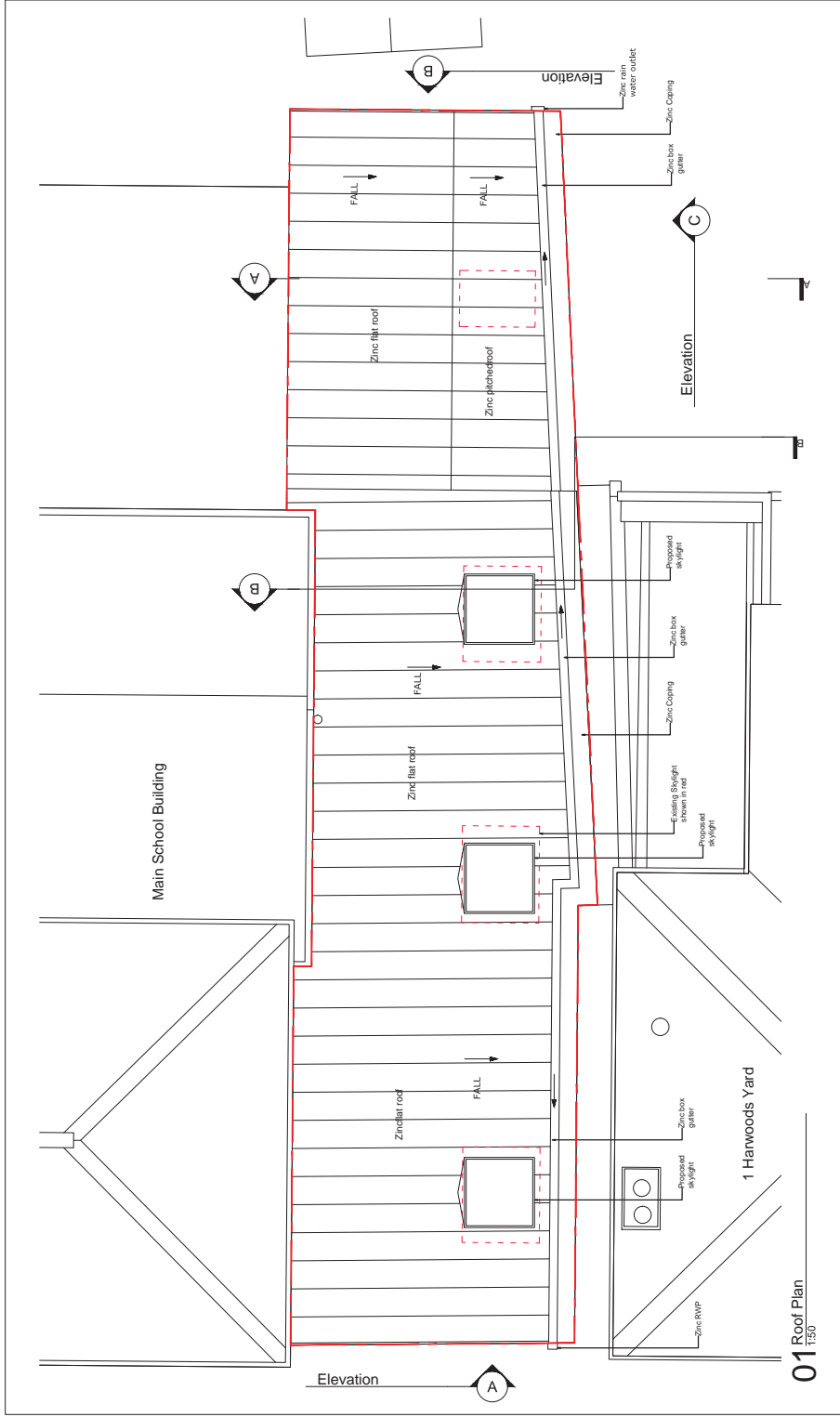
designer
Seán Kehoe
Architects Ltd
T: 078 278 04275

drawing title
Site Plan

PLANNING

NAME	STATUS	DATE	BY
READ	SK	VW	02/08/2015

DRAWING NUMBER **004 | P | 99**



01 Roof Plan
1:50

Notes:
Do not scale drawings - use figured dimensions only.
Check all dimensions and levels on site. Refer to drawings in other sheets for details.
Check all dimensions, levels, and elevations immediately after any discrepancy has arisen.

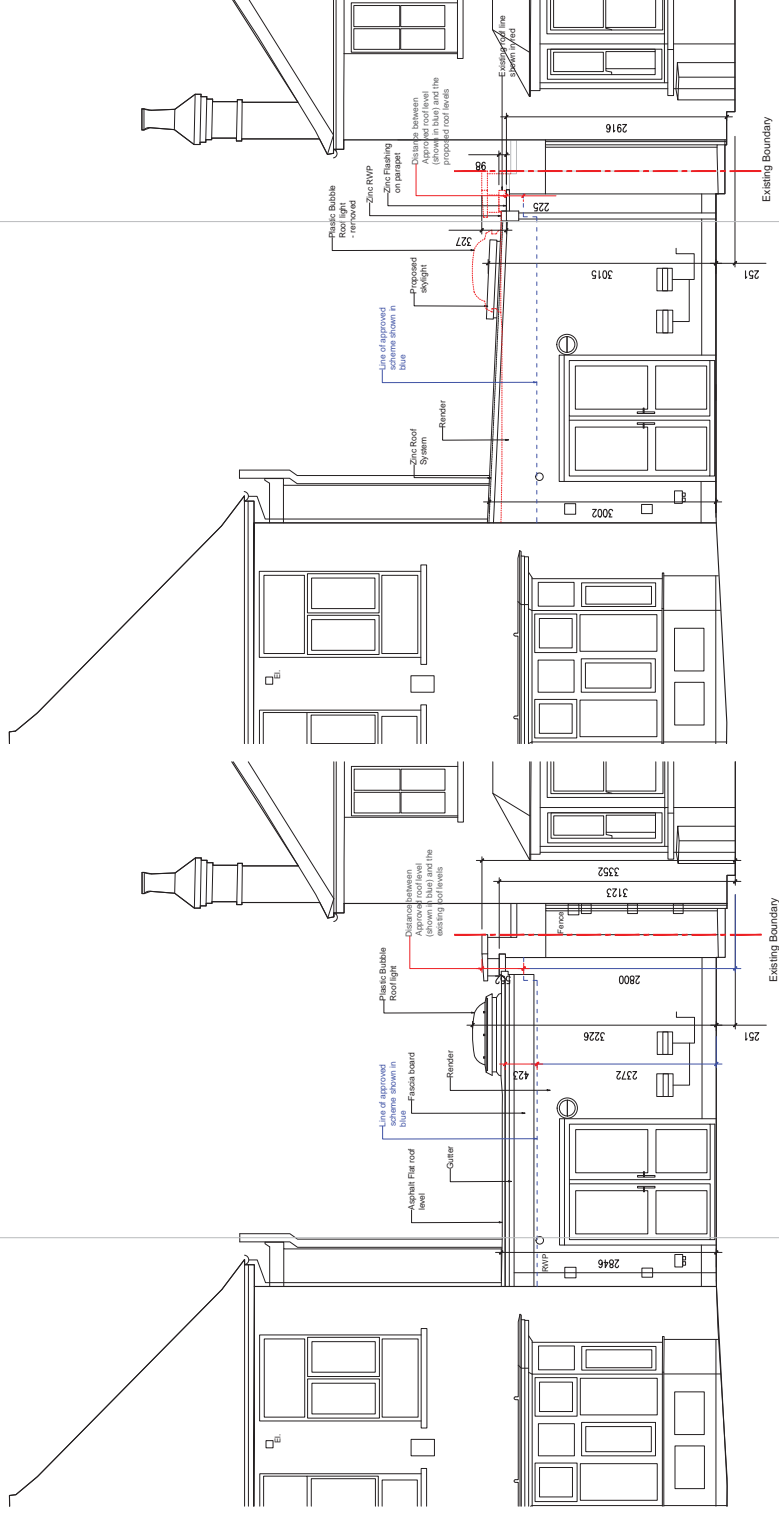
Changes:



ROOF PLAN (FORMER) DATE: 11/01/2014 (REVISIONS) DATE: 11/01/2014

Author: Kelle School
Project: Kelle School
Client: Kelle School
Scale: 1:50
Drawing No: 004 P | 100 | A

Proposed Roof Plan
PLANNING
004 P | 100 | A



01 Elevation A - Existing
1:50

02 Elevation A - Proposed
1:50

Do not scale drawings. Use figure and dimensions only. All dimensions are shown in millimeters. The architect shall be responsible for coordination with all related drawings and any discrepancy found there.

Proposed drawings and sections of the approved scheme should be checked against the approved drawings of P14-0056-FLA (Drawing No: 1237/0/PH1/OC) as provided by other.

DRAWING NO: P14-0056-FLA
 SHEET NO: 004 | P | 200 | B
 DATE: 04/01/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]

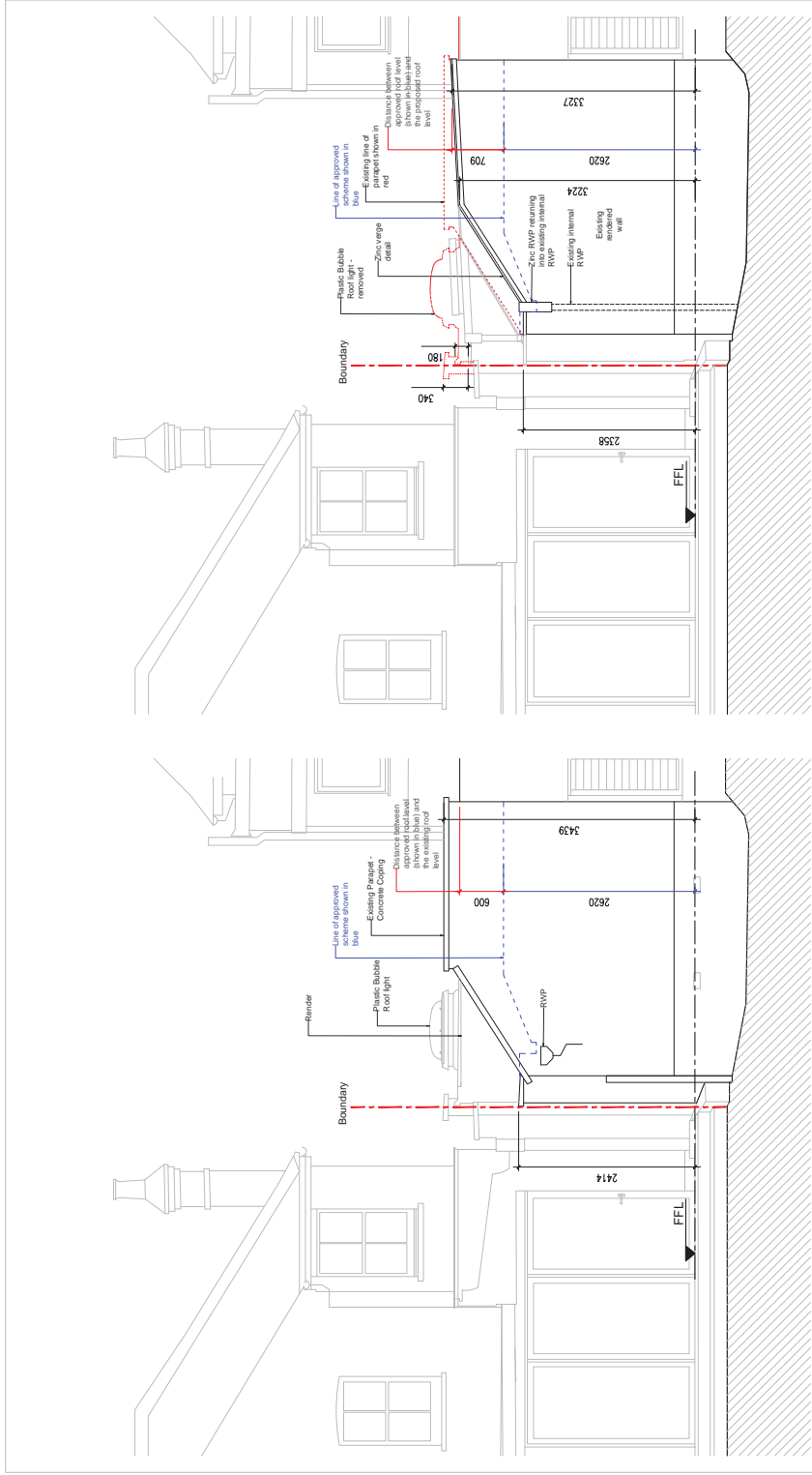
PLANNING

Elevation A

Kebile School
 West Hill, Westwood Hill
 Wetherby, LS18 5LQ

Alan Kabob
 117 The Quadrant, Levens Hall, Wyke, WF16 0RN
 01937 542425

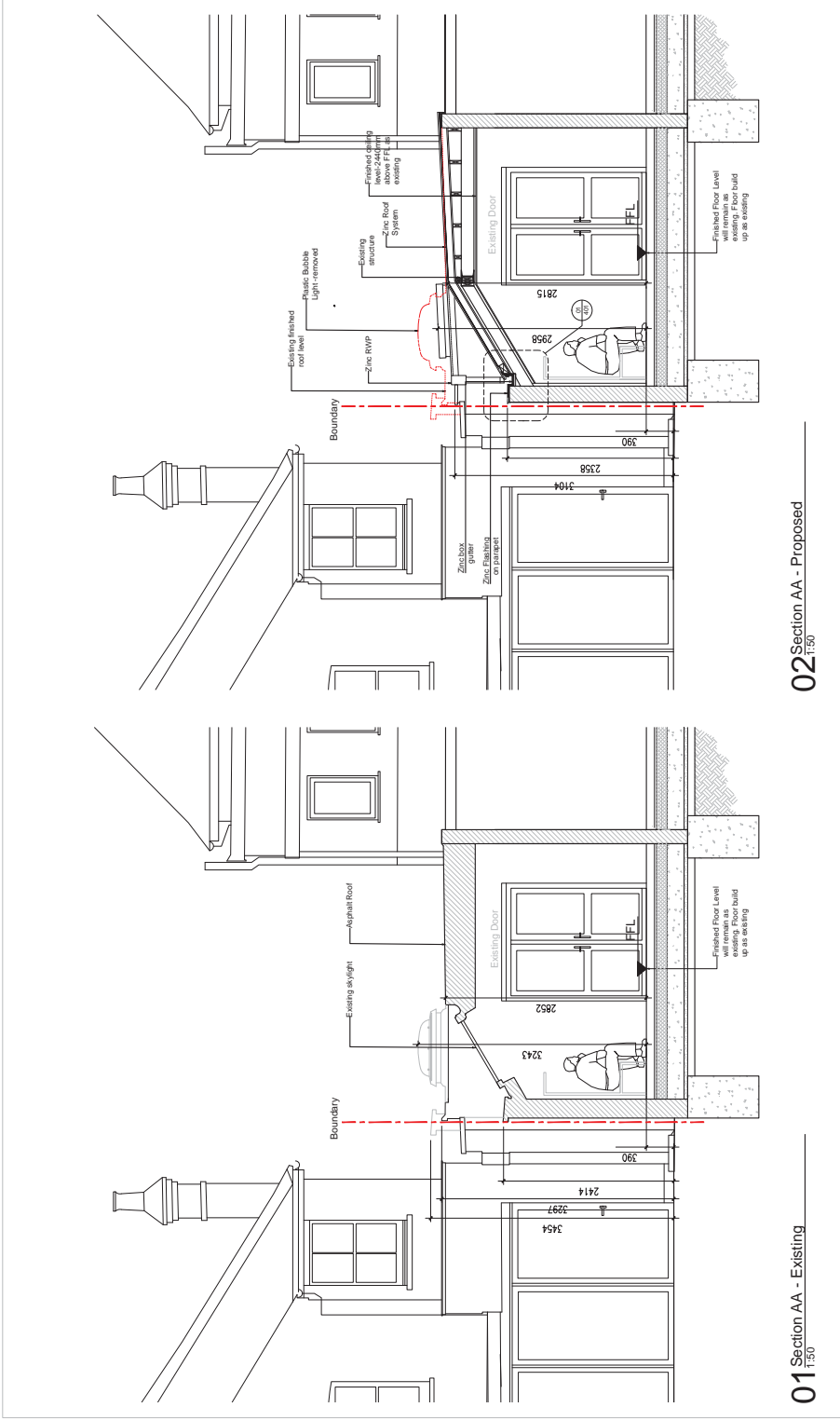
DRAWN BY: [Name]
 CHECKED BY: [Name]



01 Elevation B - Existing
1:50

02 Elevation B - Proposed
1:50

<p>Do not scale drawings - use figured dimensions.</p> <p>Please note: Dimensions and locations of the approved scheme shown in blue above are based on approved documents Ref. P4-4-00584-FLA (Drawing No. 12370/P/H/1/D) as provided by other. Differences in the roof height with in the approved set of drawings can be noted in the approved documents. However in reference to drawing no. 004/P/201 of this application the existing roof is 345mm above the approved drawing.</p>	<p>Client: Kelle School Location: Kelle School Architect: Shah Khorram T: 01753 376 401/272</p>	<p>Project: PLANNING Drawing No: 004 P 201 B</p>
	<p>Rev: 01 (01/11/2024) - Initial Design Rev: 02 (01/11/2024) - Approved Details</p>	<p>Scale: 1:50 Date: 01/11/2024</p>



01 Section AA - Existing
1:50

02 Section AA - Proposed
1:50

Section A-A

Keble School
Wales Hill, Melbourne Hill
London SE1 8SQ

Keble School
Sculptor
17th Floor, London SE1
T 020 3761 6275

PLANNING

APPROVALS

APPROVAL NO. 004 P 3 0 0

DATE 02/04/2016

PROJECT NO. 1000000000

SCALE 1:50

PROJECT NO. 1000000000

SCALE 1:50

PROJECT NO. 1000000000

SCALE 1:50

01 Section AA - Existing
1:50

02 Section AA - Proposed
1:50

Section A-A

Keble School
Wales Hill, Melbourne Hill
London SE1 8SQ

Keble School
Sculptor
17th Floor, London SE1
T 020 3761 6275

PLANNING

APPROVALS

APPROVAL NO. 004 P 3 0 0

DATE 02/04/2016

PROJECT NO. 1000000000

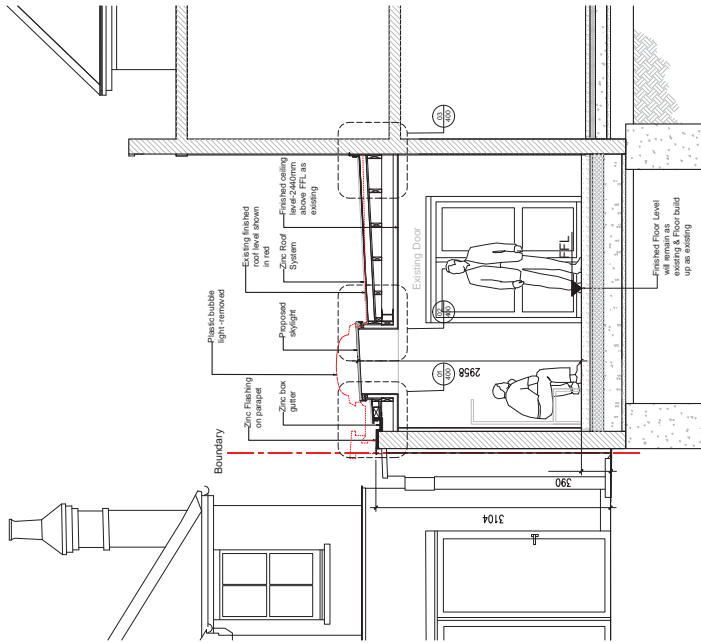
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01 Section B-B
1:50

Drawings and designs are the property of the Architect. All dimensions to be verified on site. The Contractor is responsible for ensuring that all dimensions and quantities are correct. Any discrepancy between drawings and site conditions shall be the responsibility of the Contractor.

Proposed Section B-B	
Kibble School Works 145, McIntosh Hill Location: 217 180	PLANNING 004 P 3 0 1
Scale: 1:50 1:50 (1:50)	004 P 3 0 1

Kibble School
 Works 145, McIntosh Hill
 Location: 217 180
Scale: 1:50
 1:50 (1:50)

A. S. W. ARCH & PLANNING
 110/111 DUNDAS STREET (ADMINISTRATIVE)

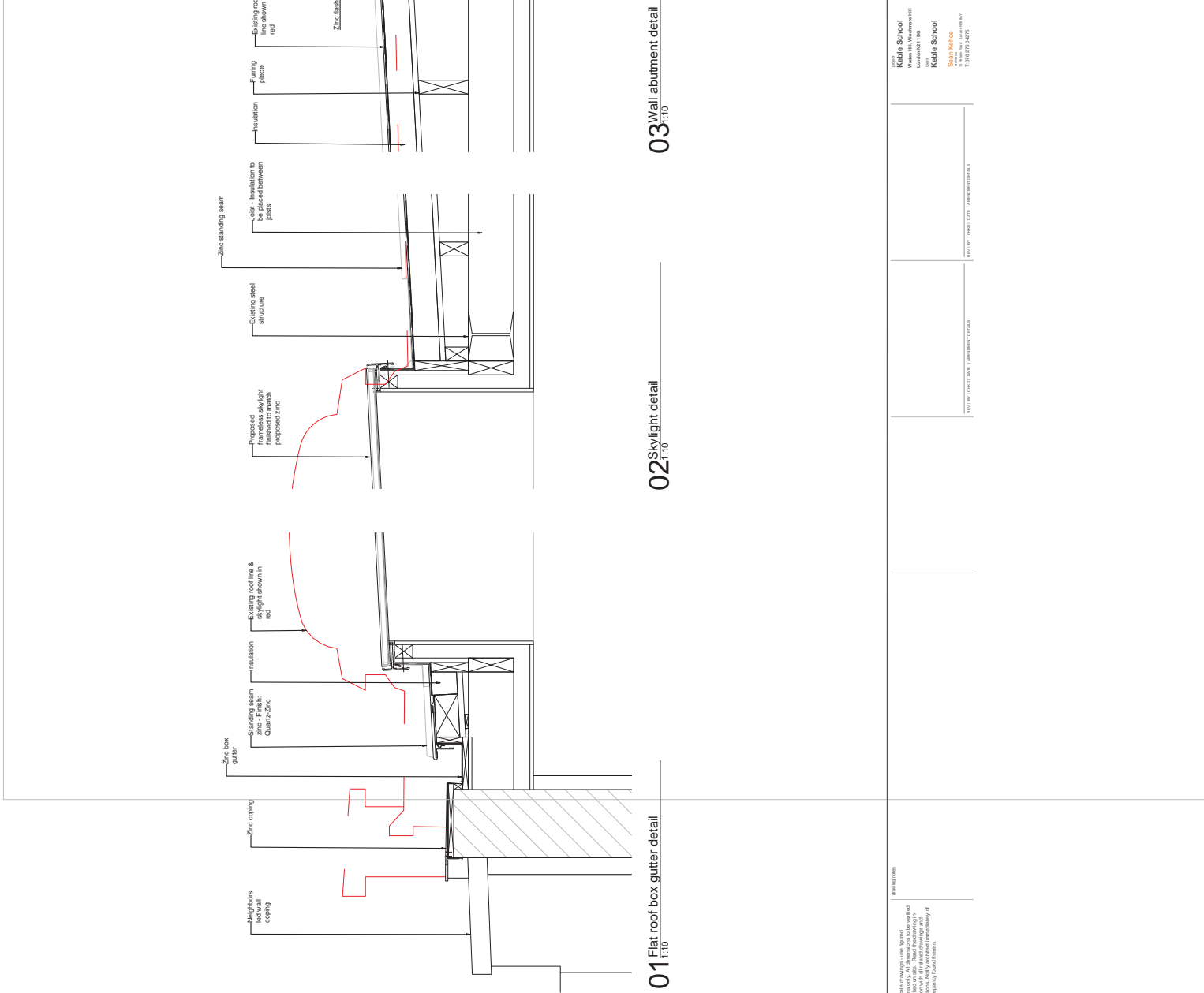
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110/111 DUNDAS STREET (ADMINISTRATIVE)

110/111 DUNDAS STREET (ADMINISTRATIVE)



03 Wall abutment detail
1:10

02 Skylight detail
1:10

01 Flat roof box gutter detail
1:10

Notes

Do not scale drawings. Use figures and dimensions as shown. Refer to specifications for materials and workmanship. Verify all dimensions and quantities. Notify architect immediately if any discrepancy found/exists.

ASH 0

Project Name: **Details**
 Sheet: **Sheet 1**

Client: **Keeble School**
 1000 West 10th Street
 Vancouver, BC V6H 1A5
 Architect: **Span Architecture**
 1100 West 10th Street
 Vancouver, BC V6H 1A5

PLANNING
 1:1000.0
 1:1000.0
 02/10/2016

Drawing Number: **004** | P | **400**

DATE OF ISSUE: 04/11/2016 | 11:45 AM (GMT-8) | 11:45 AM (GMT-8)

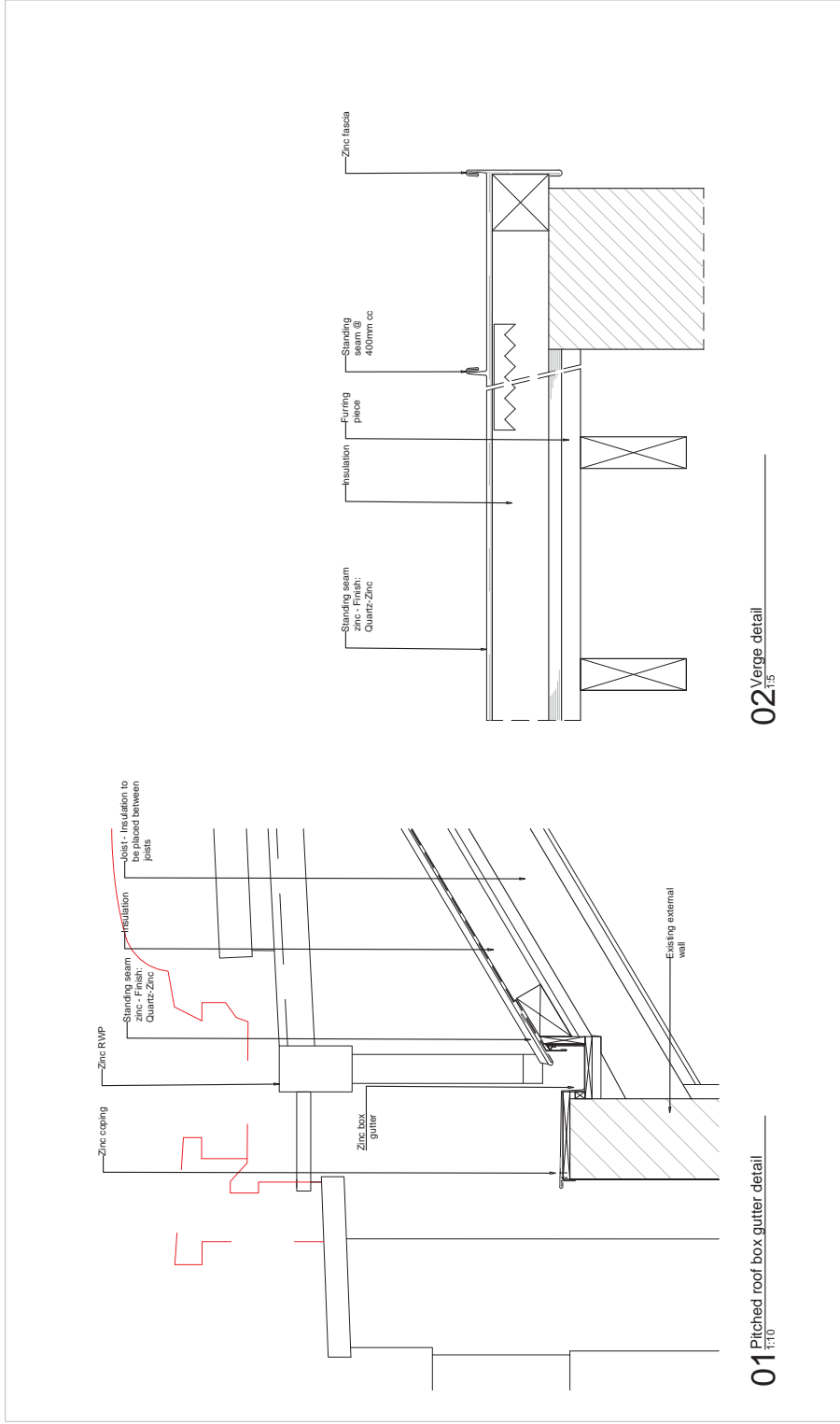
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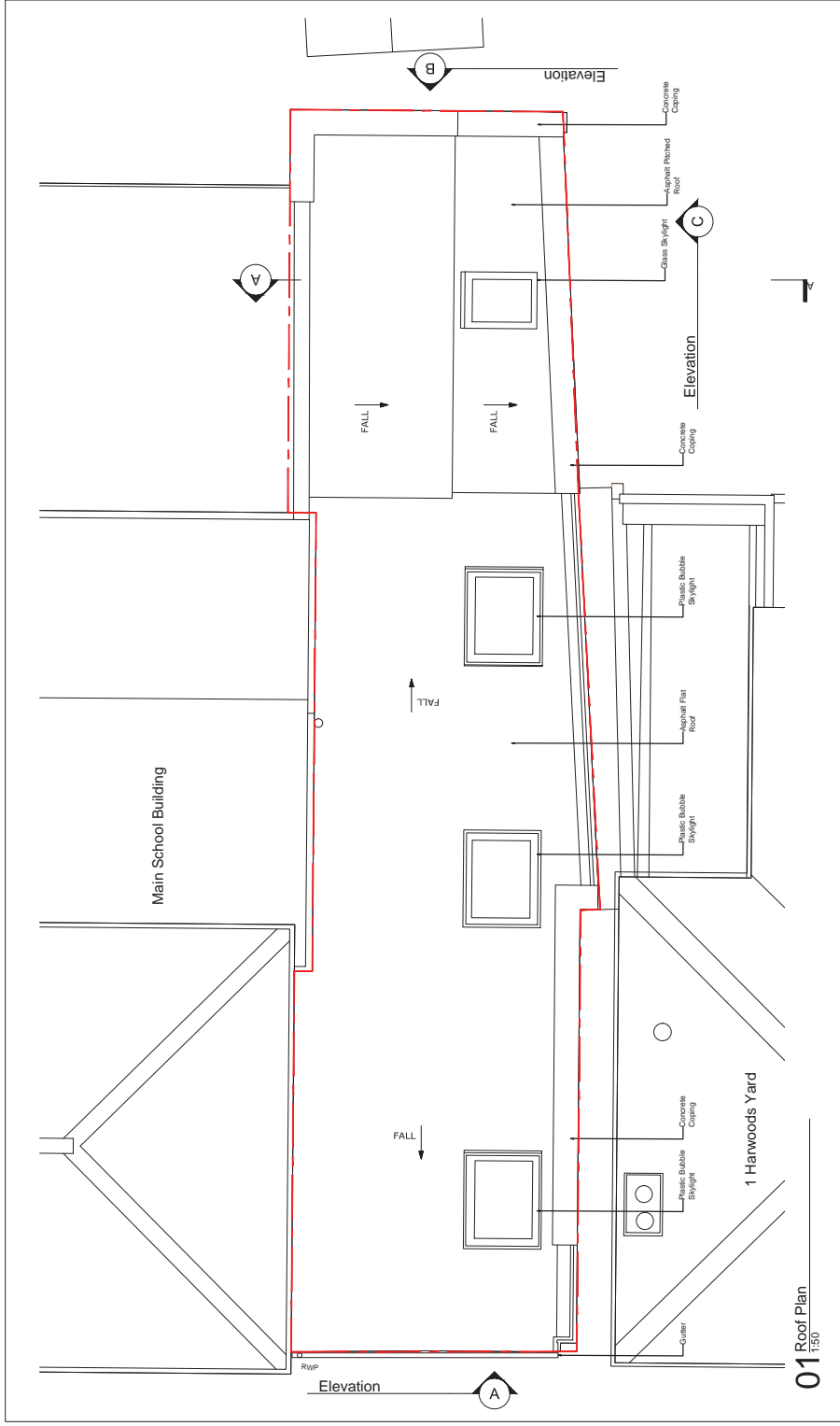
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DATE OF ISSUE: 04/11/2016 | 11:45 AM (GMT-8) | 11:45 AM (GMT-8)



Notes:
 Do not scale drawings - use figured dimensions only.
 All work to be done in accordance with the relevant standards and codes of practice.
 All work to be done in accordance with the relevant standards and codes of practice.
 All work to be done in accordance with the relevant standards and codes of practice.

<p>Project: Kelbie School Location: Kelbie, Victoria Address: 100 Kelbie Road Kelbie, Victoria 3702 Phone: 03 5462 1000 Email: info@kelbie.vic.edu.au</p>	<p>Client: Kelbie School Contact: Shelley Kerpe Phone: 03 5462 1000 Email: sherry.kerpe@kelbie.vic.edu.au</p>	<p>Architect: Details 10/10/2023</p>	<p>PLANNING 004 P 401</p>
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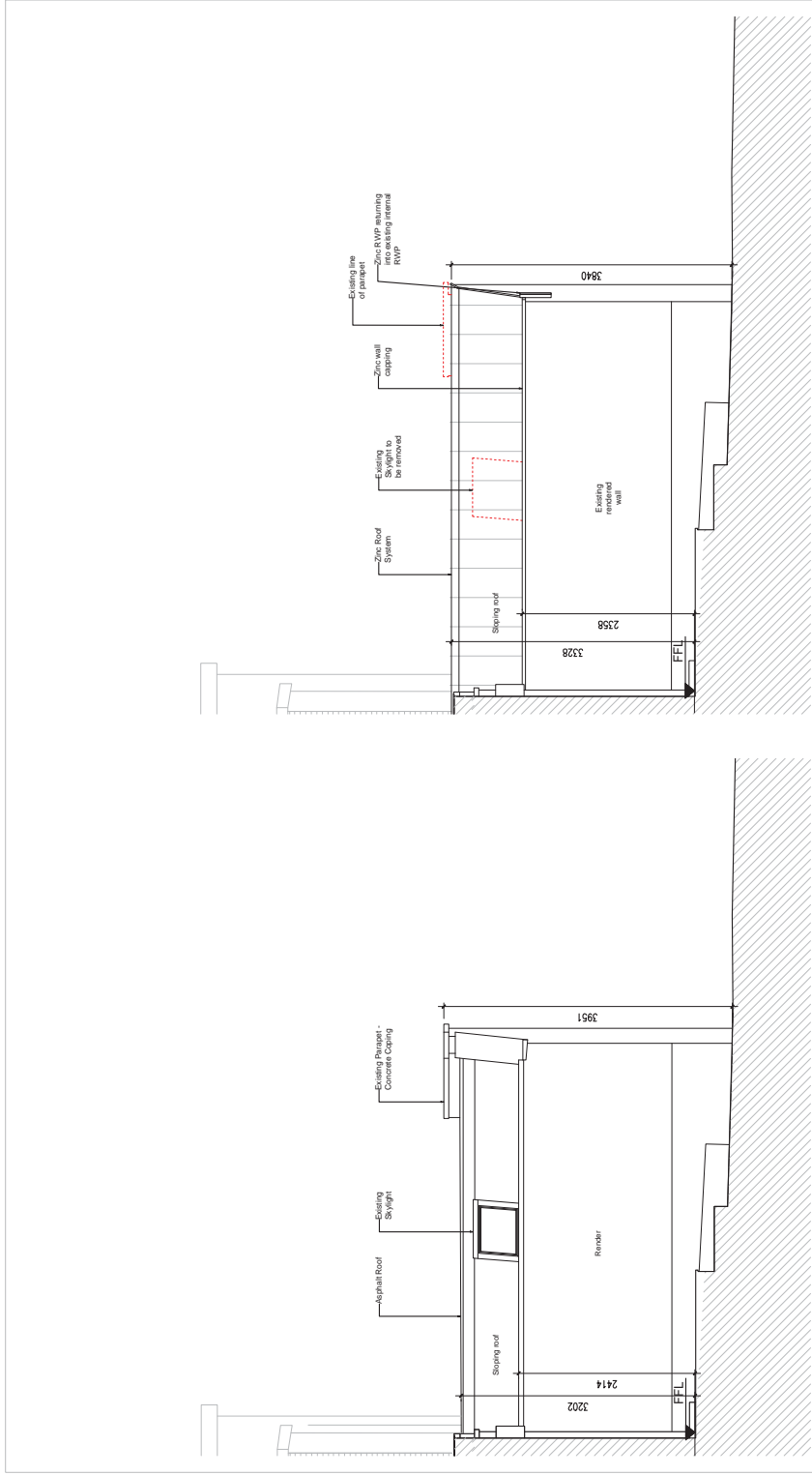


01 Roof Plan
130

Notes:
 1. Do not scale drawings - use figured dimensions.
 2. All dimensions are in millimeters unless otherwise stated.
 3. Read the drawings in conjunction with the specification and any other documents.
 4. All work shall be in accordance with the current edition of the Building Regulations and any amendments thereto.
 5. All work shall be in accordance with the current edition of the Building Regulations and any amendments thereto.
 6. All work shall be in accordance with the current edition of the Building Regulations and any amendments thereto.

Client: Kettle School
Project: Kettle School
Site: Kettle School
Scale: 1:50
Drawn: J. Kelly
Checked: J. Kelly
Date: 20/08/2024

Existing Roof plan
PLANNING
 004 | P | 101



01 Elevation C - Existing
1:50

02 Elevation C - Proposed
1:50

Notes: Do not scale drawings; use figured dimensions. Read dimensions in feet and inches or millimeters, as indicated on site. Read the drawings in the order shown. Verify all dimensions and materials of any discrepancy found in the field.

Drawings:

REV. BY: (DATE) (DATE) (DATE) (DATE) (DATE) (DATE)

REV. BY: (DATE) (DATE) (DATE) (DATE) (DATE) (DATE)

Project: Kettle School
Location: 10000
Client: Kettle School
Scale: 1/8" = 1'-0"

Sheet: PLANNING
Drawing No: 004 P | 202 A