

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th May 2016

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham
Sharon Davidson
Ms Eloise Kiernan

Ward:

Lower Edmonton

Ref: 16/00654/RE4

Category: LBE - Dev by LA

LOCATION: Eldon Primary School, Eldon Road, London, N9 8LG

PROPOSAL: Demolition of existing hut, construction of detached building to accommodate kitchen, dining halls and children's centre facility associated landscaping and external works, construction of all-weather pitch with perimeter fencing.

Applicant Name & Address:

Mr Keith Rowley
Silver Street
Enfield
London
EN1 3XY
United Kingdom

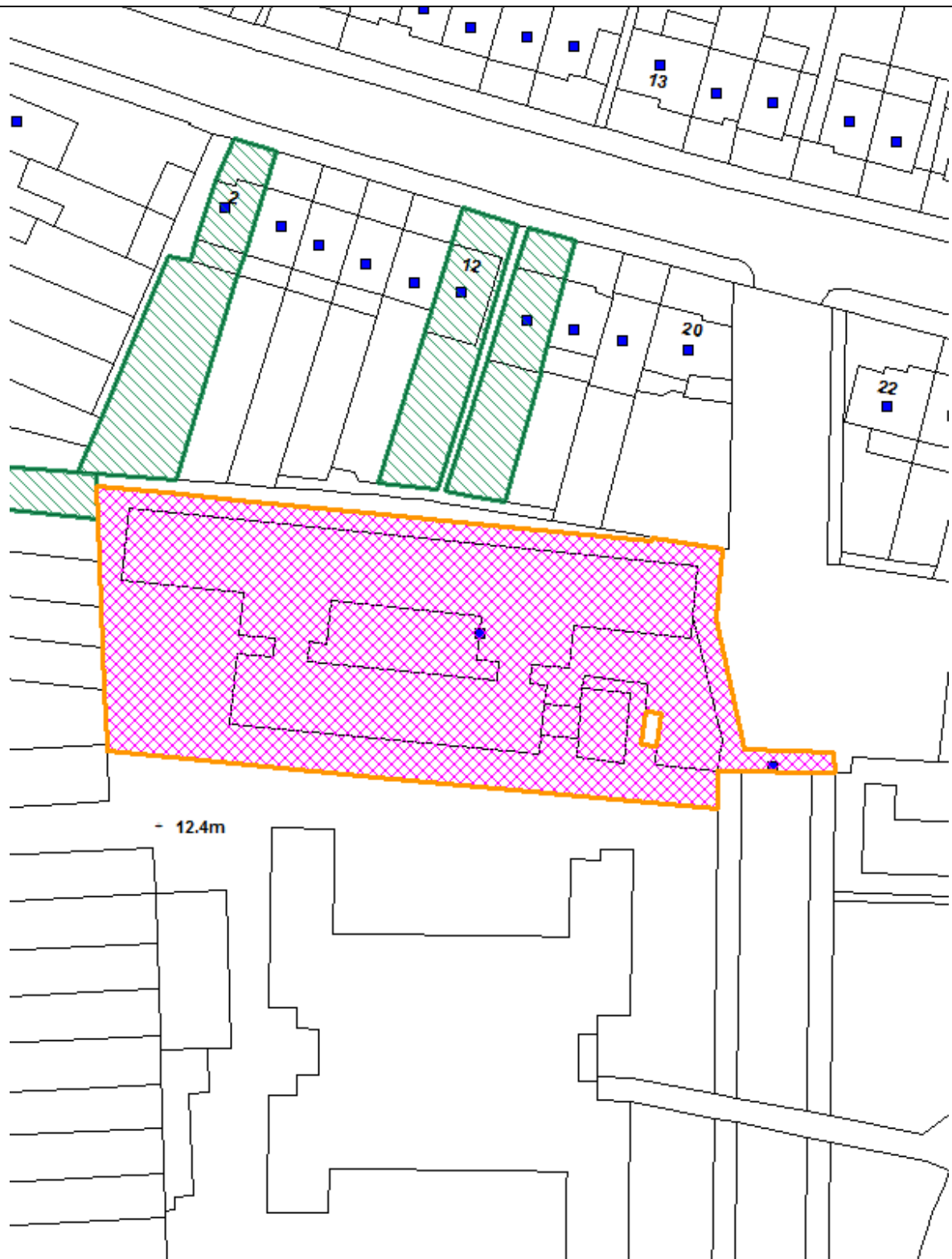
Agent Name & Address:

Ms Shweta Waikar
63-65 Fore Street
Hertford
Hertfordshire
SG14 1AL
United Kingdom

RECOMMENDATION: Planning permission be **GRANTED** subject to conditions.

Note for Members:

Ref: 16/00654/RE4 LOCATION: Eldon Primary School, Eldon Road, London, N9 8LG



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The site is located on the western and eastern side of Eldon Road with properties sited at Cumberland Road to the south, Woodlands Road to the north and St Peters Road to the west. The site contains a three storey building of a Victorian design, which is the main school building, additionally there are other single storey structures to the school building and site.
- 1.2 The surrounding street scene is predominantly residential and features rows of terraced dwellings, which are of a similar design, age and character.

2. Proposal

- 2.1 The application is being reported to Planning Committee as Enfield Council are the applicant.
- 2.2 The proposal involves the demolition of an existing concrete and timber hut (HORSA hut), which is in a dilapidated state and the erection of a replacement building to accommodate kitchen, dining halls and children's centre facility with associated landscaping and external works and construction of all-weather pitch with perimeter fencing.
- 2.3 The proposed building would have a floor area of 850 sq.m. The existing HORSA building to serve the kitchen and dining halls would be demolished a part of the project.
- 2.4 The scheme also includes a fenced all weather pitch (Multi Use Games Area - MUGA) adjacent to the existing Early Years and Nursery block and alongside Eldon Road.
- 2.5 The proposal would not increase the capacity of the school for pupils or staff.

3. Relevant Planning Decisions

- 3.1 TP/05/0262 - Construction of canopy walkway to link existing school buildings - Granted with conditions 06/04/2005
- 3.2 P12-01256PLA - Single-storey side extension to west elevation and repositioning of access ramp - Granted with conditions 14/08/2012
- 3.3 P12-01773PLA - Erection of a single-storey detached building to provide a temporary library - Granted with conditions 25/09/2012

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Environment Agency

No comments received.

4.1.2 Highways Services-SUDS

Comments received - no objections raised.

4.1.3 Environmental Health

Comments received - no objections raised.

4.1.4 Trees

No comments received.

4.1.5 Enfield Sports Advisory Council

No comments received.

4.1.6 Sport England

Comments received - no objections raised.

4.1.7 Thames Water

No comments received.

4.1.8 Traffic and Transportation

No comments received.

4.1.9 Commercial Waste

Comments received - no objections raised.

4.1.10 Education

No comments received.

4.2 **Public**

Letters were sent to 141 adjoining and nearby residents on 7th April 2016. No representations were received.

5. **Relevant Policy**

5.1 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.2 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

- 3.1 Ensuring equal life chances for all
- 3.18 Educational facilities
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.13 Sustainable drainage

- 6.13 Parking
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture

5.5 Local Plan - Core Strategy

- 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
- CP32 Pollution

5.6 Development Management Document

- DMD16 Provision of New Community Facilities
- DMD37 Achieving High Quality and Design-Led Development
- DMD45 Parking Standards and Layout
- DMD47 Access, New Roads and Servicing
- DMD49 Sustainable Design and Construction Statements
- DMD51 Energy Efficiency Standards
- DMD61 Managing Surface Water
- DMD68 Noise
- DMD74 Playing Pitches
- DMD80 Trees on Developed Sites
- DMD81 Landscaping

5.7 Other Relevant Policy

- National Planning Policy Framework
- National Planning Practice Guidance

6. Analysis

6.1 The key considerations in the determination of this planning application will focus on the principle of development, the impact on the expansion of the school on the character of the surrounding area, highways and access issues, neighbouring amenity and other matters.

6.2 Principle

6.2.1 The building currently serves as an educational facility and the proposed building would improve the existing facilities at this site with a children's centre, kitchen and dining room.

6.2.2 Policies DMD16 of the Development Management Document and CP8 of the Core Strategy seek to protect and improve existing educational facilities. It is therefore considered that the improvements to the existing school are acceptable in principle.

6.3 Impact on Character of Surrounding Area

- 6.3.1 The proposed development would comprise the removal of the existing Building and erection of a single-storey building to serve as a children's centre, kitchen and dining halls.
- 6.3.2 The National Planning Policy Framework advises that Local Planning Authorities should not attempt to impose architectural styles or particular tastes, and that design policies should concentrate on guiding factors such as the layout of the new development in relation to neighbouring buildings.
- 6.3.3 Policy DMD37 requires developments to be designed to be appropriate for its context while Policy DMD42 requires civic buildings to be designed to a high standard.
- 6.3.4 The proposed erection of detached building, of a comparable footprint, bulk and scale to existing building, which would be in alignment with the existing school buildings on site, is considered to be the logical location for a new building. The design incorporates a dual pitched roofline with flat roof elements, which complements and respects the existing character of the buildings on site. Additionally, the demolition of the existing building is welcomed as it would improve the overall appearance of the site.
- 6.3.5 In regards to the proposed MUGA, limited details have been provided regarding the artificial pitch including details of the fencing, surfacing, court layout, however these could be secured by appropriate conditions, should members be minded to approve. However, due to the small scale and low profile of a typical MUGA, it is considered that this element of the proposal would not be detrimental to the visual amenities of the site, having regard to policy DMD74.
- 6.3.6 It is therefore considered that the proposed development is appropriately designed and would not detract from the overall appearance of the existing school buildings or the surrounding area. As such, the proposed development respects the character of the surrounding area with regards to Core Policy 30 of the Core Strategy, Policy 7.4 of the London Plan and Policies DMD37 and DMD42 of the Development Management Document.

6.4 Neighbouring Amenity

- 6.4.1 A key consideration is the relationship of the proposed extensions to neighbouring properties.
- 6.4.2 Policies DMD8 and DMD10 of the Development Management Document and CP30 of the Core Strategy seek to maintain residential amenities in regards to levels of outlook, sunlight and daylight and privacy.
- 6.4.3 The property would be well embedded between existing school buildings to the north corner of the site, fronting Eldon Road. Immediately to the south are existing school buildings, and directly opposite on the other side of Eldon Road is the junior school building.
- 6.4.4 There is a pedestrian access to the north and west of the proposed building leading to St Peter's Road and Woodlands Road and the rear gardens of residential properties abut the proposed building. The proposed block would

therefore be sited approximately 30m away from the rear elevations of these properties and given this separation, it is not considered that the proposed development would be detrimental to residential amenities in regards to loss of sunlight/daylight, outlook or privacy.

- 6.4.5 Additionally, Environmental Health has raised no objections to the proposed development in regards to noise and disturbance, having regard to policies CP32 of the Core Strategy and DMD68 of the Development Management Document.

6.5 Traffic and Transportation

- 6.5.1 The submitted details state that the proposed development would not increase occupancy or generate an increase in traffic. Transport officers have raised no objections to the proposals and their concerns at pre-application have been addressed.

- 6.5.2 At the request of transport, a draft Construction Management Plan has been submitted as part of the proposals which sets out details of routeing of demolition and construction vehicles; access arrangements to the site; the estimated number and type of vehicles per day/week; details of any vehicle holding area; details of the vehicle call up procedure; details of any changes to on-street waiting and loading restrictions that would be required; details of measures to protect pedestrians and other highway users from construction activities on the highway. The submitted details show that the construction of the proposed development could be achieved with minimal disruption to the highway. An appropriate condition would therefore be attached to ensure that the development is implemented in accordance with the details of the management plan.

- 6.5.3 Details of cycle, buggy, refuse and recycling would be secured by appropriate conditions, should the scheme be granted permission, having regard to policies DMD8, DMD45 and DMD47 of the DMD and 6.9 of the London Plan.

6.6 CIL

- 6.6.1 The proposed development is not liable for CIL.

7. **Conclusion**

- 7.1 Having regard to the considerations above, the proposed single-storey building to serve as a children's centre, kitchen and dining halls and MUGA, due to the scale, design and location within the school grounds, would not have an impact on the residential amenities of neighbouring properties or the character and appearance of the surrounding area.

- 7.3 Officers therefore considered that the scheme to be acceptable.

8. **Recommendation**

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

8.1.1 Conditions

1. Time limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2. Approved plans

The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Construction Management Plan

That development shall not commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:

- a. Arrangements for wheel cleaning;
- b. Arrangements for the storage of materials;
- c. Hours of work;
- d. Arrangements for the securing of the site during construction;
- e. The arrangement for the parking of contractors' vehicles clear of the highway;
- f. The siting and design of any ancillary structures;
- g. Enclosure hoarding details; and
- h. Would be written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition'.

The development shall be carried out in accordance with the approved construction management plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment.

4. Details of materials

The development shall not commence until samples and details of all the external finishing to be used within the development, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

5. Details of Hard Surfacing

The development shall not commence until details and design of the surfacing materials to be used within the development including footpaths, access roads, parking areas, road markings and all other hard surfacing shall be

submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

6. Landscaping

The development shall not commence until details of trees, shrubs, grass and all other soft landscaping to be planted on the site shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

7. Refuse and recycling

The development shall not commence until details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

8. Cycle parking

The development shall not commence until details of the siting, number and design of secure/covered cycle parking and buggy stores have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

9. No additional fenestration

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 the occupiers of adjoining properties.

10. External lighting

The development shall not commence until details of any external lighting proposed have been submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and/or the visual amenities of the surrounding area.

11. MUGA

Notwithstanding the details hereby approved, full details relating to the Multi Use Games Area (MUGA) including means of enclosure, surfacing and lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to ensure that the MUGA has an acceptable external appearance.



SOUTH EAST AERIAL VIEW



NORTH WEST AERIAL VIEW



APPROACH FROM ST. PETER'S ROAD ENTRANCE

IN ALL RIGHTS RESERVED.
 Dimensions to be verified on site.
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 document 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 the Architect. Copyright is retained by the Architect. All rights reserved. No part of this document 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 the Architect. Copyright is retained by the Architect. All rights reserved.

NOTES

REVISIONS: DD DD DD 16
 B. External works & signage - bottom updated. DD 11 DD 16.
 C. Hidden windows updated. DD 11 DD 16.

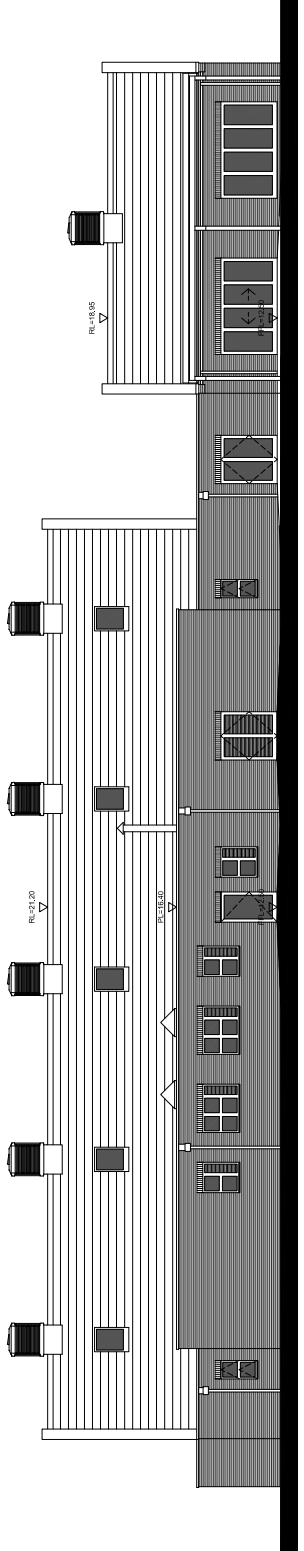


Lincoln through an inset
ELDON PRIMARY SCHOOL
 New Foster and Camp Halls
 3D Views
 As Proposed

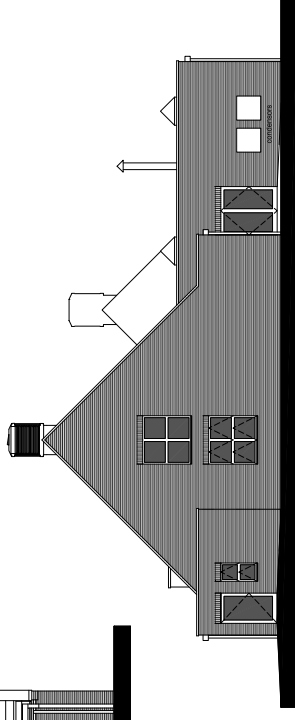
Scale: NTS
 Date: JAN 2016
 Checked: JG
 Status: CLASHING
 1370 L 300
 Rev: C
 0565 Fox Street, Harrogate, SC14 1AL Tel: +44 (0)1937 549683 Fax: +44 (0)1937 549682 Email: info@adarchitects.co.uk



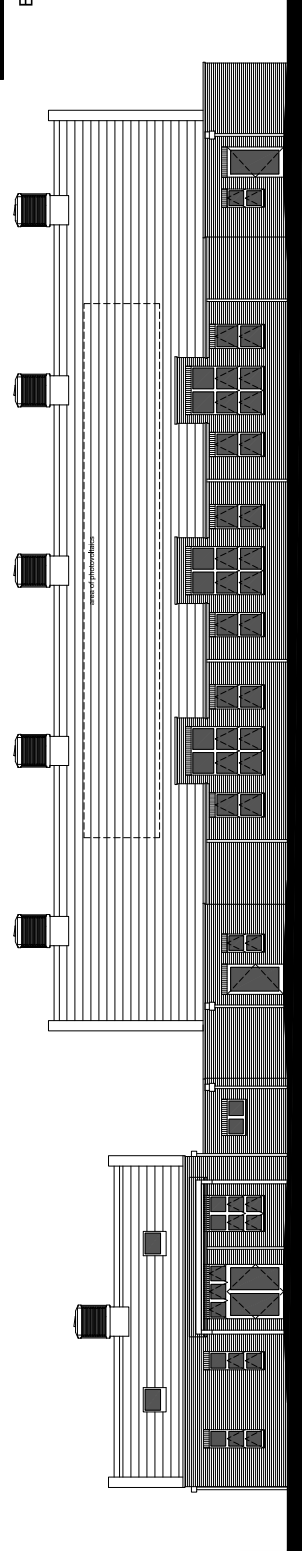
APPROACH FROM WOODLANDS ROAD ENTRANCE



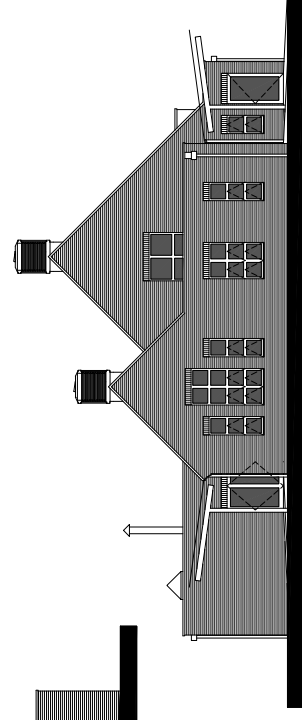
NORTH ELEVATION



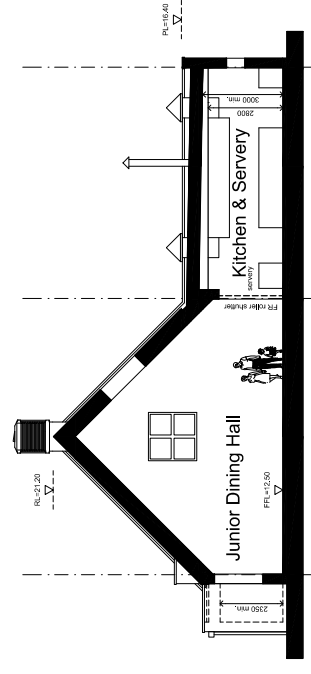
EAST ELEVATION



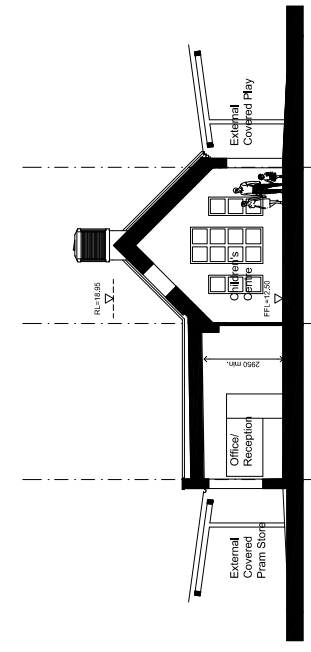
SOUTH ELEVATION



WEST ELEVATION



TYPICAL SECTION THROUGH DINING & KITCHEN



TYPICAL SECTION THROUGH CHILDREN'S CENTRE

IF IN DOUBT ASK.
Dimensions to be verified on site.
All dimensions are in millimetres unless otherwise stated.
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NOTES:

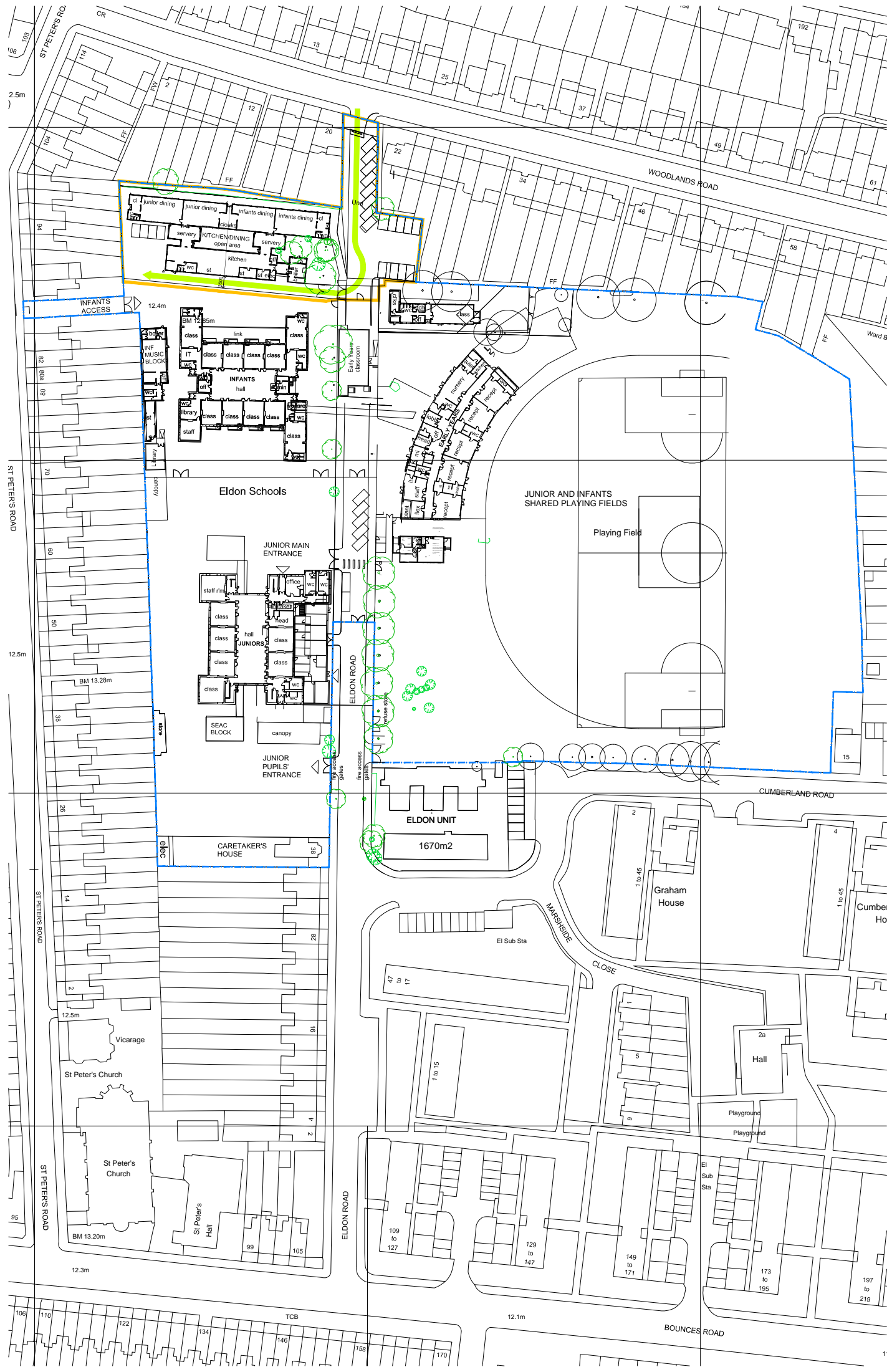
REVISIONS:
A. Revision: SS 19.02.15.
B. Revision: SS 22.02.15.
C. Revision: SS 23.02.15.
D. Kitchen windows amended, framed for glazing. SS 19.02.16.

London Borough of Enfield
ELDON PRIMARY SCHOOL
New Victoria and Dorset Halls
Proposed Sections & Elevations

Scale: 1:1000/A1
Date: DEC 2015
Checked: [Signature]
Status: PUBLISHING

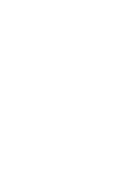
Rev: [Signature]
1370 L 201

0245, Fern Street, Hatfield SG14 1NL, UK. Tel: +44 (0)1992 254683 Fax: +44 (0)1992 264242 Email: info@architects.co.uk



Scale: 1:5000 A1
 Date: May 2015
 Checked: [Signature]
 Status: PLANNING
 Ref: 1370 L 001
 Email: info@ashburton.co.uk
 Tel: +44 (0)1932 244883 Fax: +44 (0)1932 244242

REVISIONS:
 A. New site plan prepared. PIV 01/05/2015
 B. Site area and boundary amended. PIV 01/05/2015
 C. Existing layout and EY buildings added. PIV 01/05/2015
 D. Contractors proposed to be located added. Planning Board. 03/04/15



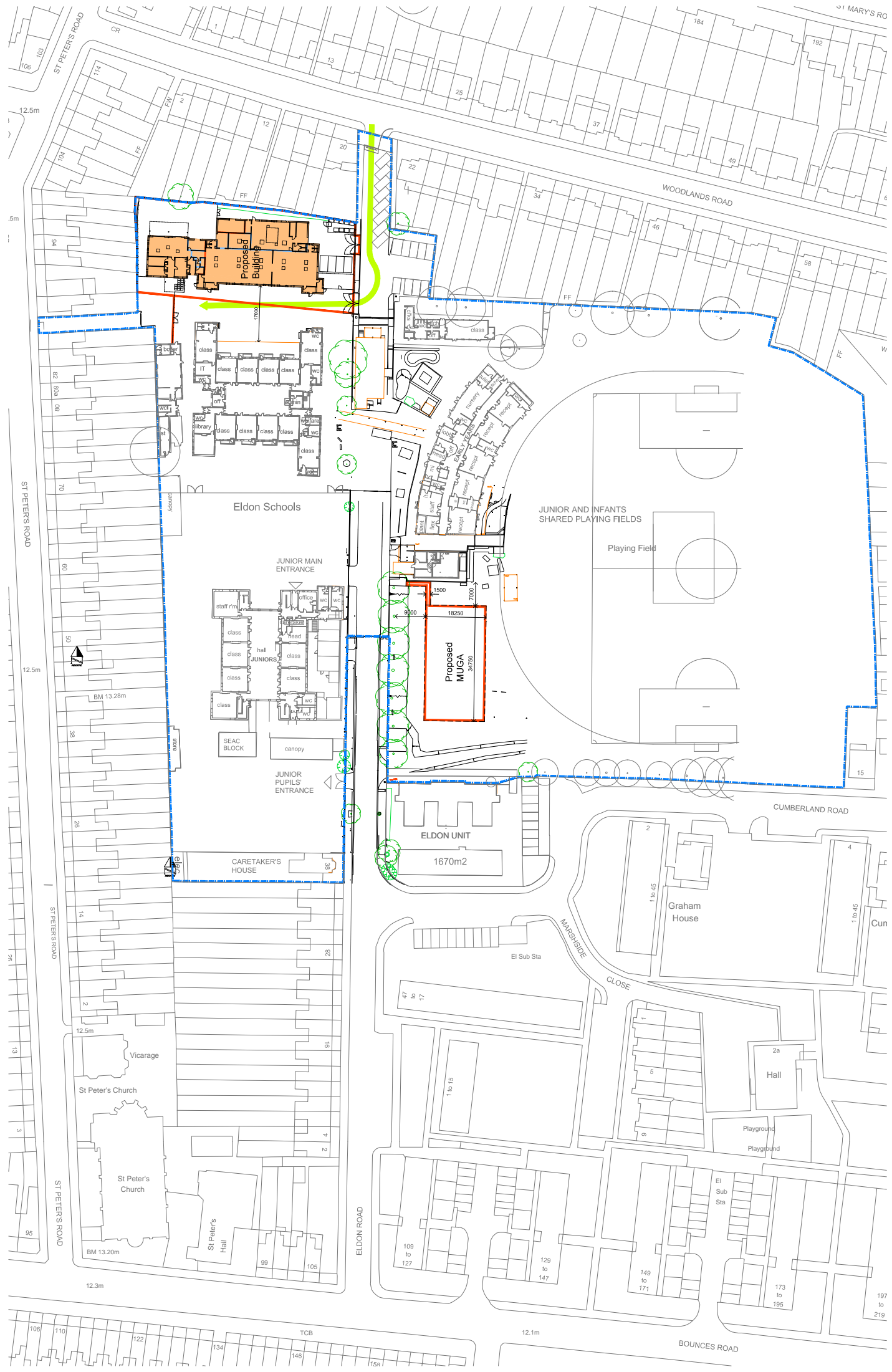
London Borough of Enfield
ELDON PRIMARY SCHOOL
 New Victoria Living Hall and Children's Centre
 Existing Location Plan

0545, Fern Street, Hatfield, SG11 1AL, UK. Tel: +44 (0)1932 244883 Fax: +44 (0)1932 244242
 Email: info@ashburton.co.uk

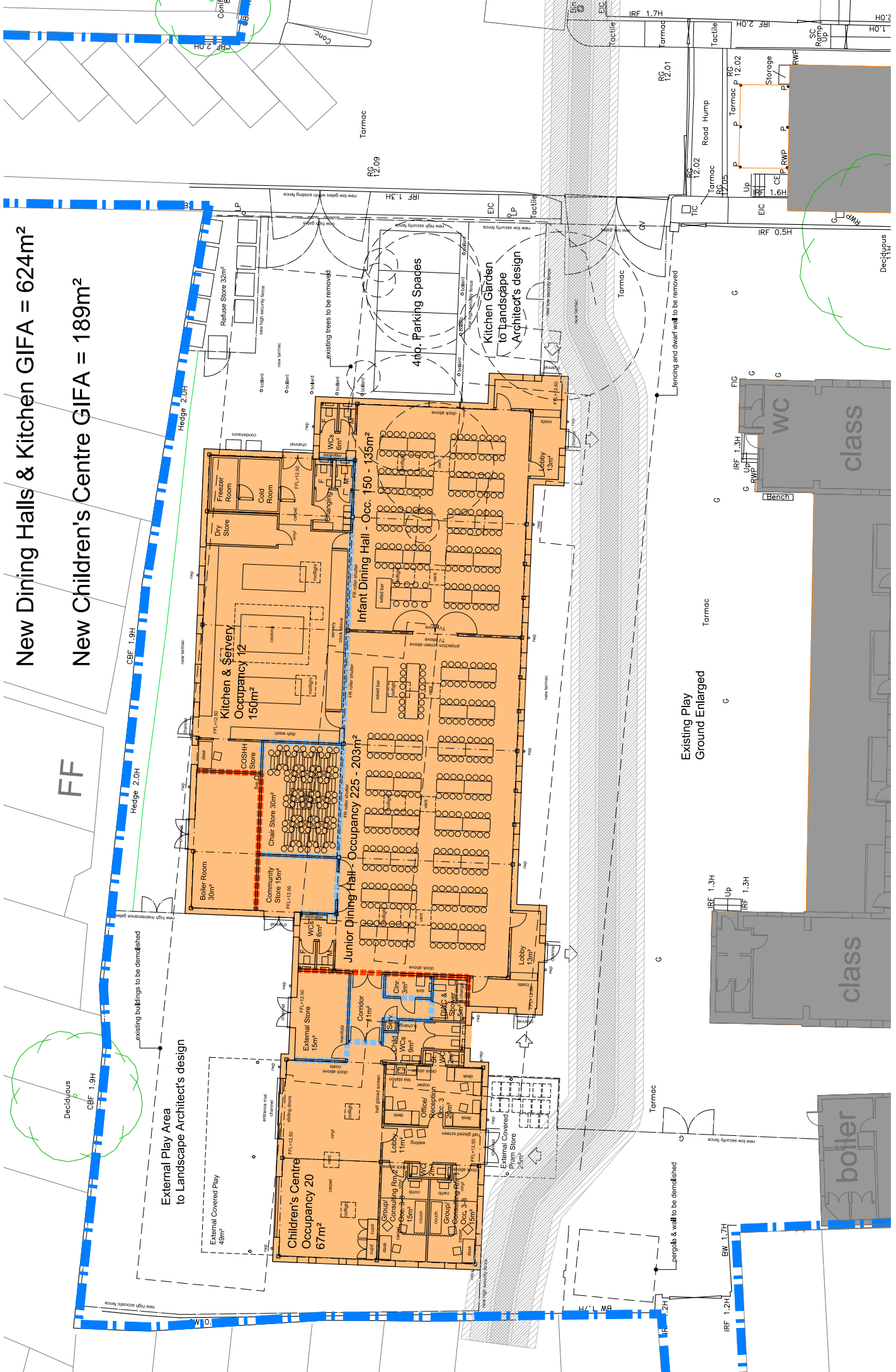
NOTES:
 1. IN DOUBT ASK.
 2. Dimensions to be verified on site.
 3. All work to be carried out in accordance with the contract and to the satisfaction of the local authority.
 4. The contractor shall be responsible for the provision of all necessary services and facilities for the site.
 5. The contractor shall be responsible for the provision of all necessary services and facilities for the site.
 6. The contractor shall be responsible for the provision of all necessary services and facilities for the site.
 7. The contractor shall be responsible for the provision of all necessary services and facilities for the site.
 8. The contractor shall be responsible for the provision of all necessary services and facilities for the site.
 9. The contractor shall be responsible for the provision of all necessary services and facilities for the site.
 10. The contractor shall be responsible for the provision of all necessary services and facilities for the site.

Legend:
 - Site Boundary (Blue line)
 - EI Sub Sta (Green circle)
 - Existing fire access route (pre-contract) (Yellow arrow)

North Arrow (N)



New Dining Halls & Kitchen GIFA = 624m²
New Children's Centre GIFA = 189m²



NOTES:

- Route of 1050mm diameter culvert
- Foundations shall be built within 1.0m of the culvert
- Foundations within 1.5m taken to a depth equal to or greater than the culvert
- Note: No driven piles shall be built within 15m of the culvert.

LEGEND:

- 30 minute fire resisting construction
- 60 minute fire resisting construction
- 90 minute fire resisting construction
- Site boundary

PROPOSED SITE PLAN

ELDON PRIMARY SCHOOL
 New Children and Early Years
 Proposed Site Plan

Scale: 1:1000 A1
 Date: NOV 2015
 Checked: [Signature]
 Status: [Signature]

1370 L 200
 Tel: +44 (0)1932 254883 Fax: +44 (0)1932 254848 Email: info@eltonprimaryschool.co.uk