

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 10 April 2018

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
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Ward: Southbury

Ref: 18/00608/RE4

Category: Council Application

LOCATION: Bush Hill Park Primary School, Main Avenue, Enfield, EN1 1DS

PROPOSAL: Installation of new pedestrian access

Applicant Name & Address:
Bush Hill Park Primary School
London Borough of Enfield
Civic Centre
Silver Street
Enfield
EN1 3XA
England

Agent Name & Address:
Mr Richard Bryant
BHP ARCHITECTS
Nicholas House
River Front
Enfield
EN1 3TF

RECOMMENDATION: That the application be **APPROVED** subject to conditions.

Note for Members: A proposal of this nature would normally be considered under delegated authority because the scope of the development would have the potential to fall under the delegated powers of authority.

As a Council school, in the interests of transparency, the application has been referred to the Planning Committee for decision.

1. Site and Surroundings

- 1.1 The subject site is the Bush Hill Park Primary School which is located to the northern side of Main Avenue. The site has a number of large buildings located within an area of hardstand (courts) with playing fields located on the site to the east of the main school buildings.
- 1.2 The site is not located within a conservation area and does not contain a listed building.

2. Proposal

- 2.1 Application for planning permission is made for a new main pedestrian entrance to the school site from Main Avenue. The proposal would include the following:
- Removal of a section of the existing brick boundary wall to Main Avenue and the installation of a new pedestrian gate and railing fencing set back from the boundary;
 - Provision of a new 2.7 metre wide pedestrian footpath with planting areas either side;
 - Provision of steps, landing and a new pedestrian ramp to access the proposed new main entrance doors; and,
 - Provision of new fencing to segregate the new main pedestrian route from the adjacent pupil hard play area.
- 2.2 The development area would be approximately 340 square metres.

3. Relevant planning decisions

- 3.1 There are no relevant planning decisions relating to the subject site.

4. Consultations

4.1 Statutory and non-statutory consultees

SuDS Highway Services

- 4.1.1 No objections raised, subject to paving being permeable.

Traffic and Transport

- 4.1.2 No objections were raised.

4.2 Public response

- 4.2.1 Letters were sent to ten (10) adjoining and surrounding properties. No objections were received.

5. Relevant Policies

London Plan

Policy 3.18 – Education facilities
Policy 5.13 – Sustainable drainage
Policy 6.10 – Walking

Core Strategy

CP8 – Education
CP25 – Pedestrians and Cyclists
CP30 – Maintaining and improving the quality of the built and open environment

Development Management Document

DMD37 – Achieving High Quality and Design-Led Development
DMD47 – Access, New Roads and Servicing

Other relevant policy/guidance

National Planning Policy Framework
National Planning Practice Guidance

6. Analysis

- 6.1 The applicant is seeking planning permission to provide pedestrian access to a new main entrance at Bush Hill Park Junior School. The proposal is supported in principle as it results in the improvement of education facilities within the Borough.
- 6.2 The proposal includes the removal of a section of the existing brick wall (topped with wire) to install a new entrance gate. There are existing vehicle entrance gates located further along this part of the boundary to the east and as such, it is considered that the proposed pedestrian gate would not look out of place.
- 6.3 As the proposed alterations will include soft landscaping to either side of the new footpath, the proposal is likely to improve the character of the school as viewed from Main Avenue. It is considered that the proposal would not be out of keeping with the character of the area.
- 6.4 It is noted that limited details have been provided by the applicant regarding the details of the hardstanding including permeability, colour and materials to be used. It is considered that this information could be secured via a condition if the Council was minded to grant planning permission.
- 6.5 No objection is raised to the design of the proposed new raised level access deck and associated new main entrance doorway to the school.

6.6 Based on the above, it is considered that the proposed works would not impact on the character of the subject site or the character of the surrounding area.

7. Recommendation

7.1 Having regard to the above assessment, it is recommended that in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be granted subject to the following conditions subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents.

LBE-751-001

LBE-751-002

LBE-050-003

LBE-751-008

LBE-751-010

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

3. The development shall not commence until details of the permeable hardstanding to be used within the development including footpaths have been 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.