

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 20th November 2018

Report of

Executive Director - Place

Contact Officer:

Carolyn Southall
Andy Higham

Tel No: 0208 379 2592

Ward:

Cockfosters

Ref: 18/03000/RE4 and 18/03001/LBC

Category: RE4 - LBE (Dev by LA) and LBC - Listed Building Consent

LOCATION: De Bohun Primary School, Green Road, New Southgate N14 4AD

PROPOSAL: Construction of single storey classroom building with external canopy, associated fencing, gates, renewal of existing footpaths, play areas and minor internal alterations provide quiet space within classroom of existing main school building.

Applicant Name & Address:

Schools & Children's Services
London Borough of Enfield
Civic Centre
Silver Street
Enfield
EN1 3ES

Agent Name & Address:

Mr T Nadaraju
Enfield Council
Civic Centre
Silver Street
Enfield
EN1 3ES

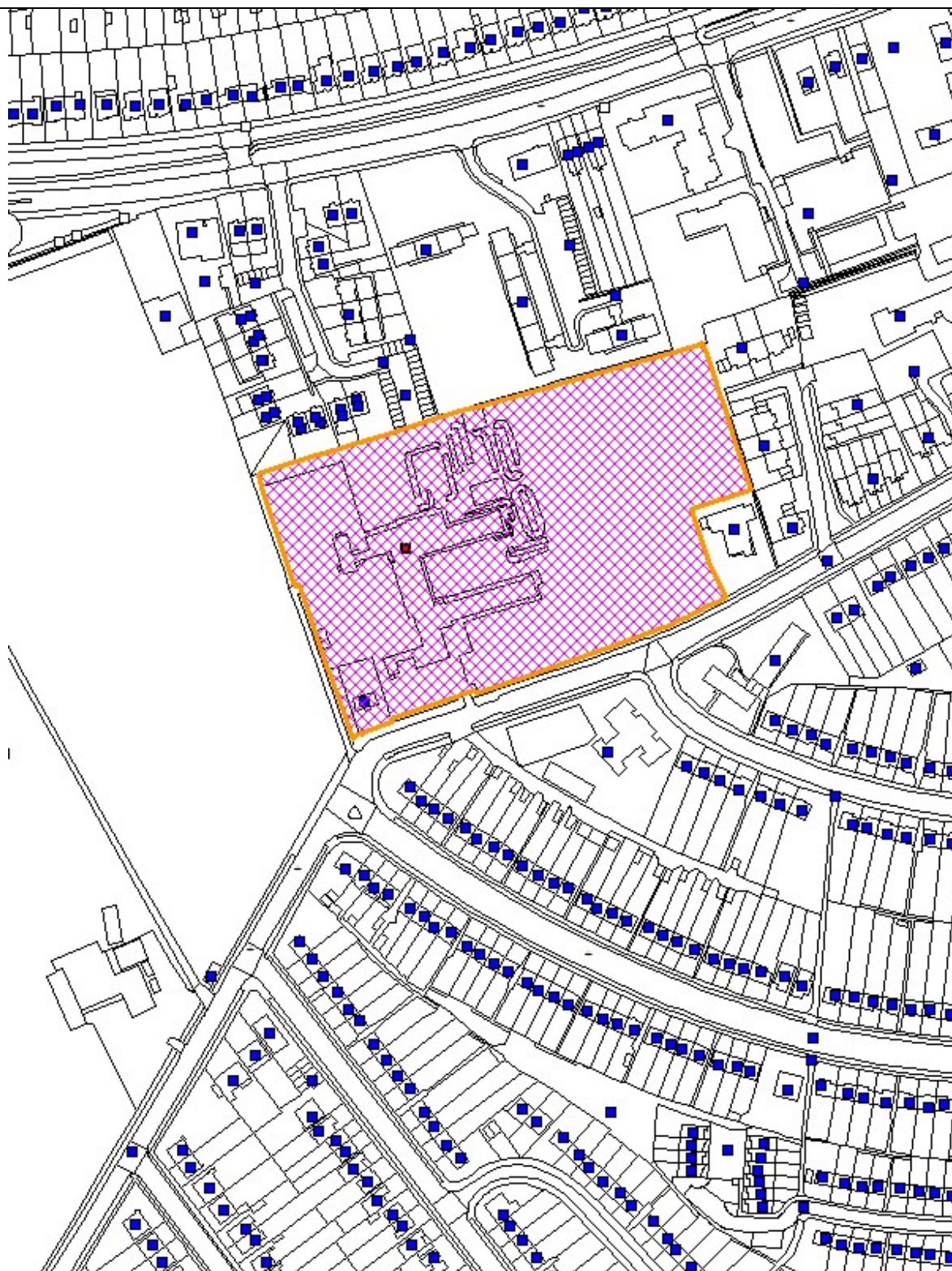
RECOMMENDATION:

18/03000/RE4: In accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be granted subject to conditions.

18/03001/LBC: That the Head of Development Management/Planning Decisions Manager(s) be authorised to finalise conditions and to grant listed building consent subject to conditions.

Note for Members: A council department is acting as the agent for this application, meaning that, in the interests of transparency, the application has been referred to Committee for decision.

Ref: 18/03001/LBC LOCATION: De Bohun Primary School, Green Road, New Southgate, N14



1. Summary of Main Issues

1.1 The main issues involved in this application are:

The visual impact of the proposed building on the openness, character and appearance of the listed building and surrounding area;

The impact of the proposal upon surrounding residential amenity in terms of visual intrusion, a sense of enclosure, loss of light, privacy, noise and disturbance;

The impact of the development upon the highway network, conditions of highway safety and levels of parking provision.

2. Site and Surroundings

2.1 De Bohun Primary School is situated on the northern side of Green Road. The school, with an overall area of approximately 2 hectares, contains a number of buildings. It is a two-form entry school over seven school years with 60 children in each year group resulting in a school roll of 420 pupils.

2.2 The location of the additional classroom is to the north-west of the school site bounded by garages serving Bramley Close and the communal outside space to The Poplars, a block of three-storey flats. Salcombe Preparatory School, a Grade II Listed building and Homestead Paddock, terraces of two-storey houses, lie to the west of the site separated by the school playing fields. The area to the south of the site, across Green Road, comprise terraces of flats/houses and community buildings.

2.3 De Bohun Primary School is a Grade II Listed building. Constructed in 1936 by W T Curtis and H W Burchett of the Middlesex County Council's Architects Department, listed for its special architectural interest. It forms a cluster of three separately Grade II Listed structures including the school, Salcombe Preparatory School (originally constructed as De Bohun Library, Health Centre and gates) designed by the same architect, and De Bohun Park Clock Tower, all constructed in the mid to late 1930s.

3. Proposed Development

3.1 This application seeks planning permission for the erection of a permanent classroom block with associated facilities to provide additional accommodation at De Bohun Primary School. The proposed accommodation will be sited adjacent to the existing Pre-school accommodation located towards the north of the site.

3.2 The proposed rectangular classroom has a height of 3.6m to the top of the parapet, 14m in length and 7.5m wide. The classroom will have a shallow pitch roof hidden by the parapet. It would provide a classroom of 75m² incorporating classroom space, entrance lobby/coats area, classroom storage, pupil toilets and external storage. The classroom has two canopies at 2.4m high projecting from the building, one over the entrance door the second over double doors towards the external playground. The building will be finished in bricks and bonding to match the existing school, white concrete parapet coping, white polyester powder coating finish to metal windows and door with colour mosaics or tiles placed within a render bands around the building and above the doors and windows.

3.3 The courtyard space created between the existing nursery building and the proposed classroom will provide an external play area for the Nursery and Reception classes and will be finished in a porous macadam.

- 3.4 There are multiple accesses to the site, the main vehicular and pedestrian access located to the front of the main building. Access to the proposed classroom is via an existing, separate, gated, pedestrian access from Green Road taking a northerly direction past the main school building to the north west and the playing field to the north east. Replacement fencing between the existing building and the new classroom will match existing.
- 3.5 A number of trees are located in the vicinity of the proposed classroom and associated works. A liquidamber styraciflua and a prunus subhirtella (classified as Category B) would require felling in order to facilitate the new development.
- 3.6 Internal alterations involve the installation of an enclosed space to a ground floor classroom in the eastern wing of the existing school. The 6.25sqm enclosed space would be used as a quiet room for pupils and would be constructed in metal studwork.

4. Planning History

- 4.1 The current proposal supersedes an earlier, larger, aluminium clad development which was withdrawn at planning stage. Prior to the current submission, the agent on behalf of the Council conducted detailed pre-application discussion with the Councils various Officers over the evolution of the design proposal, which have evolved into the current proposal.
- 4.2 There have been many applications for work to the school – none of which are relevant to the current proposal.

5. Consultation

- 5.1 Neighbours: Application reference **18/03000/RE4** was referred to 57 surrounding properties (21 days expired on 19.09.2018). Press notice expired 05.09.2018. Application reference **18/03001/LBC** was referred to 114 neighbours (21 days expired on 06.09.2018). One objection was received objecting to an increase in parking problems as a result of the new classroom.

Press Notice expired 05.09.2018; Site Notice expired 15.11.2018.

Internal Consultation

- 5.2 Traffic and Transportation: The Traffic and Transportation Briefing Note accompanying the application is based on a previous larger application. It notes that the increase in pupil numbers will have a limited impact compared to the existing arrangements; the main change will be an increase in PM peak trips. There are also a range of mitigation measures proposed including the updating of the existing school travel plan and more active management of the parking issues arising from the school.

Taking this into account, the change in pupil numbers and resultant trips will not be significant in terms of the wider transport network, therefore no objection subject to the following conditions:

- Cycle parking and / or scooter provision of 4 long stay and 2 short stay spaces;
- Pedestrian access particularly the width of the footway in the vicinity of the pre-school access and the width and lighting of on-site paths to the new provision;

- Updated travel plan for the site including details of the proposed mitigation measures; and
- Construction traffic management and safe operation on site.

Given the relative increase in pupil numbers it is acceptable that existing servicing and refuse arrangements will be utilised.

- 5.3 SuDs: Concerns were initially raised however following discussions with the applicant's consultants the issues were resolved and officers raise no objection subject to condition.
- 5.4 Trees: The two trees to be removed are not particularly significant and can be easily replaced via condition of a landscape scheme to included tree planting. Recommend a Tree Protection Plan and Arboricultural Method Statement, in accordance with BS5837:2012, are submitted via condition.

External Consultation

- 5.5 Historic England: No response
- 5.6 Ancient Monuments Society: No response
- 5.7 The Council For British Archaeology: No response
- 5.8 The Georgian Group: No response
- 5.9 The Twentieth Century Society: No response
- 5.10 The Society For The Protection Of Ancient Monuments: No response
- 5.11 The Victorian Society: No response
- 5.12 Conservation Area Advisory Group: Now a much-reduced proposal that overcomes CAG's concerns relating to the original proposal.
- 5.13 Environment Agency: No response

6. Relevant Policy

6.1 Development Management Document

DMD37	Achieving High Quality and Design-Led Development
DMD44	Conserving and Enhancing Heritage Assets
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD80	Trees on Development Sites

6.2 Core Strategy

CP8	Education
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
CP30	Maintaining and improving the quality of the built and open environment
CP31	Built and Landscape Heritage

6.3 **London Plan**

Policy 5.13	Sustainable drainage
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.13	Parking
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage Assets and Archaeology

Other Relevant Policy

6.4 **National Planning Policy Framework (2018)**

The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions - an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

6.5 **National Planning Practice Guidance (2018)**

Of particular note for members, paragraph 184 states: Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

7. Analysis

7.1 The main issues for consideration regarding this application as follows;

- Principle of the Development;
- Design and Impact on the character and setting of the Grade II Listed building;
- Neighbouring Amenity;
- Traffic and parking issues; and
- Sustainability.

Principle of the Development

- 7.2 De Bohun School comprises a complex of buildings located on Green Road, and is a long-established school, constructed in 1936.
- 7.3 The proposal reflects the increase in local demand for pre-school and nursery places within the borough, and as such seeks to address the lack of space in the main school building. Following a period of pupil number reduction, the school is now in a position that it has a waiting list and has continued to increase the number of pupils and is now, for the first time in at least 6 years, in a situation where there is no space capacity.
- 7.4 The proposed works are vital to ensuring the viable use of this Grade II Listed building, consequently the increase of pupil spaces through the extension of the established school grounds is, in principle, acceptable.

Heritage Considerations

- 7.5 Section 16 of the National Planning Policy Framework (2018) (Conserving and enhancing the historic environment) advises Local Planning Authorities to recognise heritage assets as an “irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- 7.6 London Plan policy 7.8 (“Heritage Assets and Archaeology”) advises what boroughs should do at a strategic level to identify, preserve, and enhance London’s heritage assets. Policy CP31 (“Built and Landscape Heritage”) of the Core Strategy sets out a requirement that development should conserve and enhance designated and non-designated heritage assets. Policy DMD44 (“Conserving and Enhancing Heritage Assets”) states that development which fails to conserve and enhance the special interest, significance or setting of a heritage asset will be refused. The design, materials and detailing of development affecting heritage assets or their setting should conserve the asset in a manner appropriate to its significance.
- 7.7 De Bohun School is statutory listed (Grade II) due to its architectural and historic interest. It is set in its own grounds providing uninterrupted views from Green Road and the surrounding area and as a whole, its open plan setting remains intact from the date of construction.
- 7.8 The overall scale and massing of the building would be similar to the existing additional building to which this proposal will be associated. Finished in a mixed palette of brick, render and coloured panels, the applicant has adopted a contemporary approach to the design of the new building. In many cases a pastiche approach would be desirable, however, for this type of building, in this location and for the specific needs of the end user, i.e. the children, it is an acceptable addition and is endorsed by the Conservation Area Advisory Group.
- 7.9 It is inevitable that the building would be visible when viewed from the surrounding area. However, located towards the northern boundary, significantly separated from the northern wing of the original school, and beyond an existing ancillary classroom, the proposed building would conserve the integrity of the main school building and the setting in which it is located.
- 7.10 Also included in the application is the introduction of a “quiet space” located within an existing classroom within the main school building.

- 7.11 Subject to suitable conditions to ensure all new internal works and finishes match the existing adjacent work, the subdivision of the exiting classroom would sustain and enhance the integrity of the listed building.

Impact on Trees

- 7.10 London Plan policy 7.21 considers, existing trees of value should be retained and any loss as the result of development should be replaced. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species. Enfield policy DMD 80 also resists the loss of or harm to trees covered by Tree Preservation Orders or trees of significant amenity or biodiversity value. Where there are exceptional circumstances to support the removal of such trees, adequate replacement must be provided.
- 7.11 The planning application was supported by a Tree Survey and Arboricultural Implications Assessment which recognises, in the short term, will have a negative impact on the locality. In order to mitigate the impact, replacement planting is supported in keeping with the existing species and locality.
- 7.12 The Council's Tree Officer has been consulted on the development and is able to support the scheme. He feels the two trees to be removed are not particularly significant and can be easily replaced via a suitable condition for a landscape scheme

Impact on Amenities of adjoining occupiers

- 7.13 The proposed building is located within an existing school complex, approximately 30 metres from the nearest residential building.
- 7.14 Although this proposal has come about following an increase in the overall number of pupils to the nursery and reception classes, the intensification in numbers is considered to be a low increase overall within an existing school environment. Consequently, any impact on the amenity of adjoining residents is de minimis. It should be noted that no objection has been raised by neighbours on this particular issue.

Highway Considerations

- 7.15 The application site has a Public Transport Accessibility Level (PTAL) level of 2 (poor) which indicates that the area is not well connected to public transport services. There is no controlled parking zone (CPZ) in the locality. Orange hazard markings limit parking directly outside the school.
- 7.16 An objection has been received from a local resident objecting to the existing parking pressure in the vicinity of the school.
- 7.17 Following consultation on the proposal, the Council's Transportation Officer has assessed The Traffic and Transportation Briefing Note accompanying the application, and states it is based on a previous larger application. It notes that the increase in pupil numbers will have a limited impact compared to the existing arrangements; the main change will be an increase in PM peak trips. There are also a range of mitigation measures proposed including the updating of the existing school travel plan and more active management of the parking issues arising from the school. Taking this into

account, the change in pupil numbers and resultant trips will not be significant in terms of the wider transport network, therefore no objection is raised subject to conditions.

- 7.18 When visiting the site, the case officer, in discussion with reception teachers, was advised that driving from relatively short distances at drop off/pickup was common place. With no provision for secure on-site scooter/bike (i.e. children's) provision, there is little visible incentive to encourage non-vehicle trips for children and their parents/carers. A condition incorporating suitable provision for the storage of scooters/bikes within close proximity of the nursery/reception classes could alleviate current perceived parking congestion and contribute to a healthier school environment.

Servicing and Refuse

- 7.19 Given the relative increase in pupil numbers it is acceptable that existing servicing and refuse arrangements will be utilised.

Community Infrastructure Levy

- 7.20 The proposal would not seek to create net additional floor space of 100 square metres or more, therefore it would not be liable for the levy.

8. Conclusion

- 8.1 The proposed development would provide a good quality classroom to meet the need of the immediate local community. The scale, design and location of the building would preserve the setting of the listed building and have a negligible impact on residents' amenity on-street parking provision.

9. Conditions

18/03000/RE4

3 Years

1. 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.

Approved Plans

2. 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 Sustainable Drainage Strategy

Notwithstanding the details set out in the submitted Preliminary Drainage Strategy, prior to the commencement of any construction work, details of the Sustainable

Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- Sizes, storage volumes, cross-sections, long-sections (where appropriate) and specifications of all the source control SuDS measures including rain gardens, raised planters, green roofs, swale and permeable paving
- Details and specifications of the outfall/ discharge control mechanism
- Management Plan for future maintenance

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD Policy 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF and to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value.

Samples and Materials

4. Prior to commencement of development above ground, a sample panel and a schedule of materials to be used in all external elevations including walls, doors, windows front entrances and balconies within the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any building work commences and this condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure that the building has an acceptable external appearance and preserves the character and appearance of the conservation area.

Restriction of Use of Roof

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no plant or equipment etc. shall be erected on the roof of the building. The roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance of the building or means of emergency escape.

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

Surfacing Materials

6. Prior to commencement of development above ground, details and design of the surfacing materials to be used within playground 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.

Soft Landscaping

7. Prior to commencement of development above ground, details of trees, shrubs, grass and all other soft landscaped areas of internal and external amenity spaces 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.

Replacement Planting

8. That replacement planting shall take place during the first autumn following completion of development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure early replacement planting, and to maintain the Borough's stock of amenity trees.

Tree Protection

9. The work to be undertaken in accordance with good arboricultural practice and British Standard 3998.

Reason: In order to maintain the tree(s) (in the vicinity of the development) amenity value and health.

Energy Statement

10. The development shall not commence until a detailed 'Energy Statement' and relevant SAP calculations has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide a significant reduction in total CO₂ emissions arising from the operation of a development and its services over Part L of Building Regs 2010 in line with Council and London Plan Policy. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

Energy Performance Certificate

11. Following practical completion of works a final Energy Performance Certificate shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in

accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

No Pipes

12. No pipes or vents (including gas mains and boiler flues) shall be constructed on the external elevations unless they have first been submitted to the Local Planning Authority and approved in writing. Any pipes and vents shall be installed as approved.

Reason: Such works would detract from the appearance of the building and would be detrimental to the visual amenities of the locality.

Travel Plan

13. A Sustainable Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the use hereby permitted commencing. The measures approved in the Travel Plan shall be implemented prior to the use hereby permitted commencing and shall be so maintained for the duration of the use, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Reason: To ensure that the travel arrangements to the development are appropriate and to limit the effects of the increase in travel movements.

16/00684/LBC

3 years

1. The works approved by this Listed Building Consent must be begun not later than the expiration of three years beginning with the date of this decision notice.

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

Approved Plans

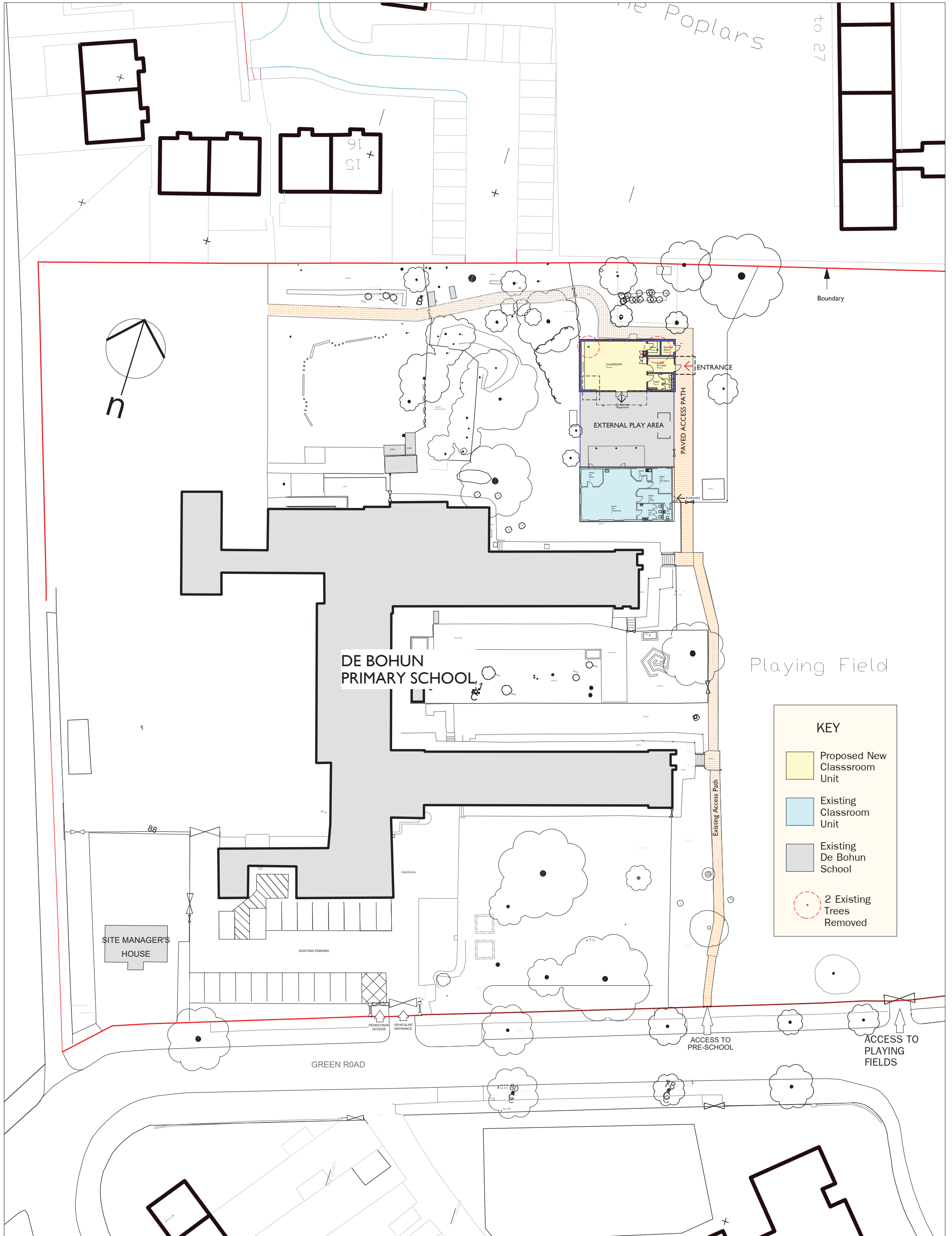
2. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

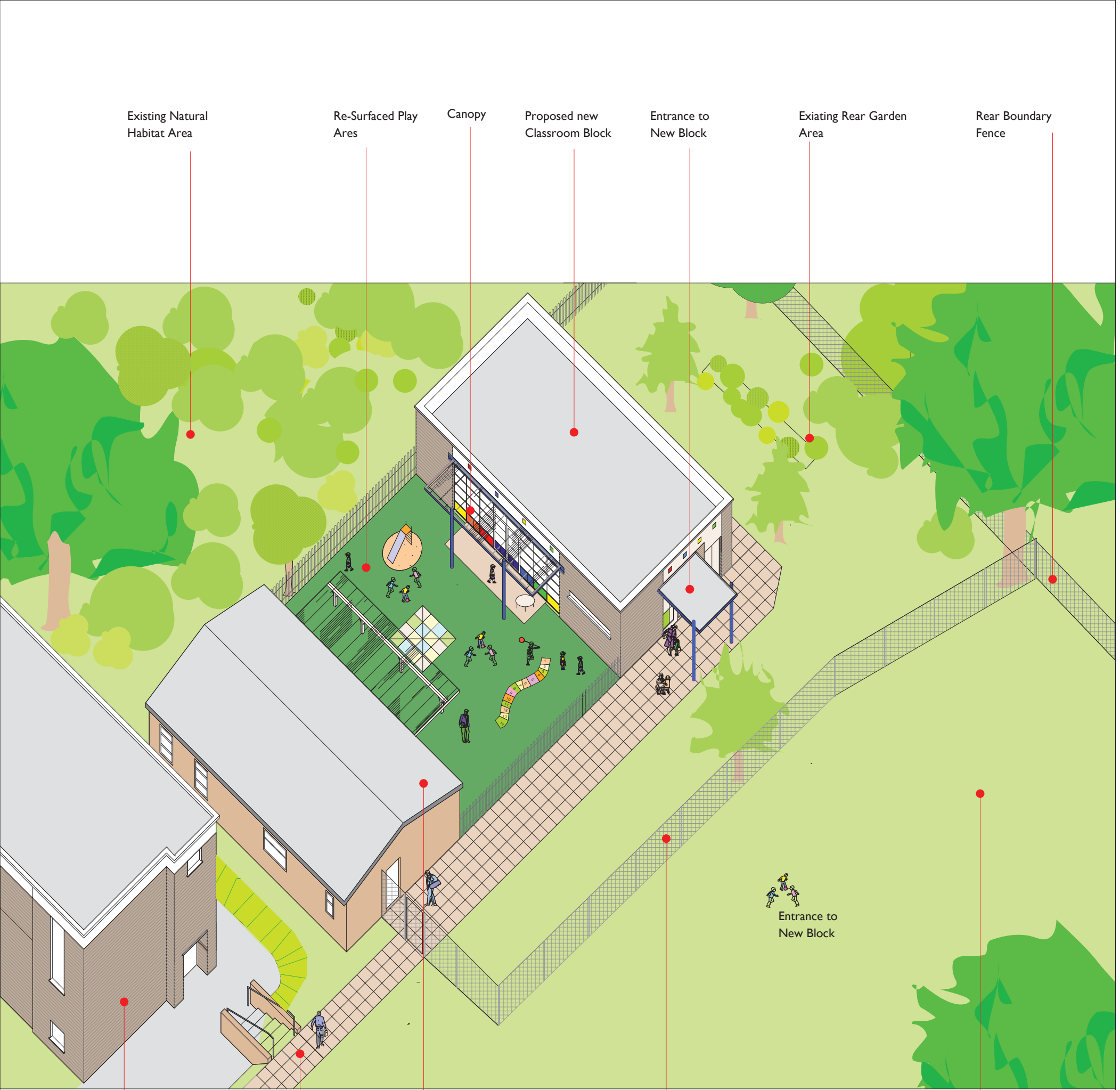
Reason: For the avoidance of doubt and in the interests of proper planning.

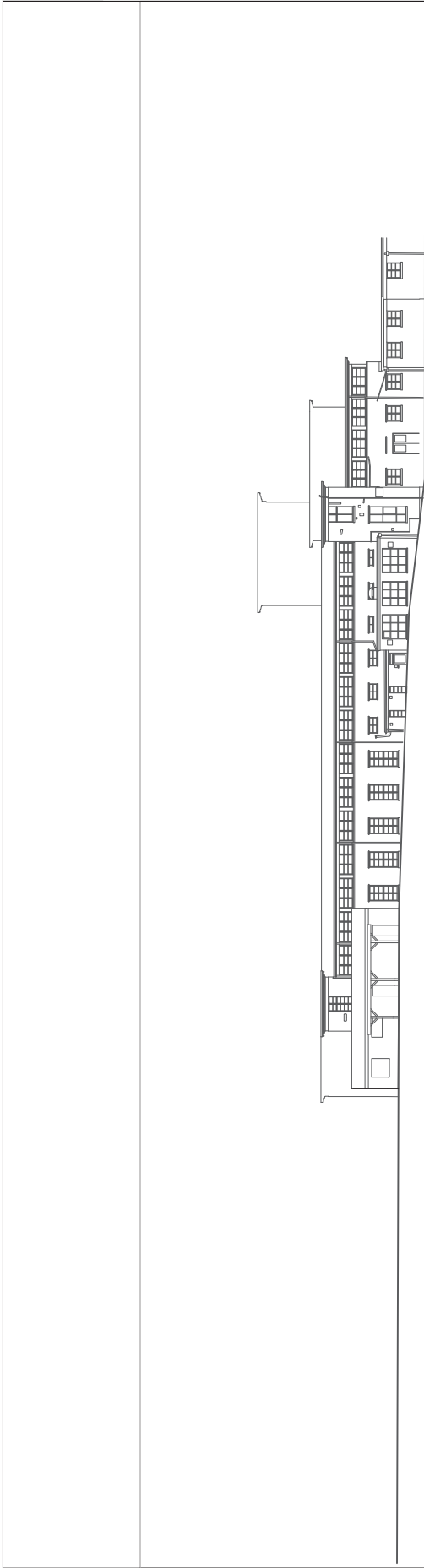
Repairs Samples

3. Unless required by any other condition, all new internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used, material, colour, unless otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

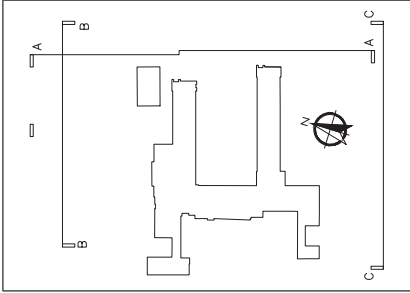
Reason: In order to safeguard the architectural and historic interest of this Grade II Listed Building.



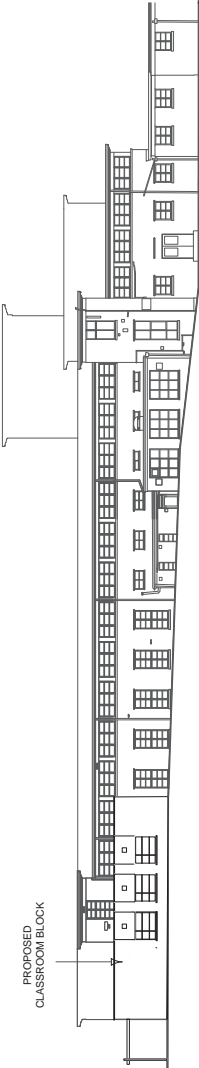




KEY PLAN (NTS)



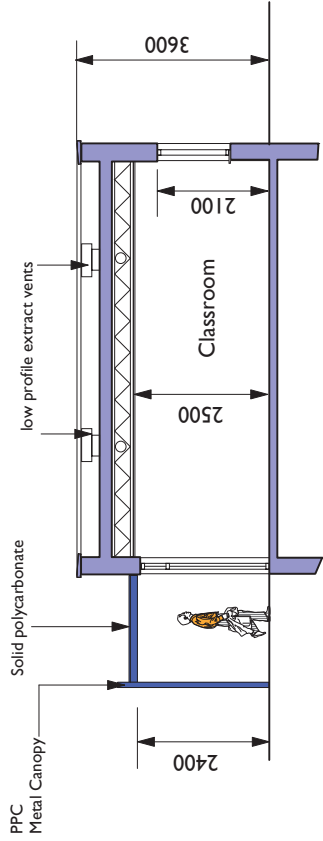
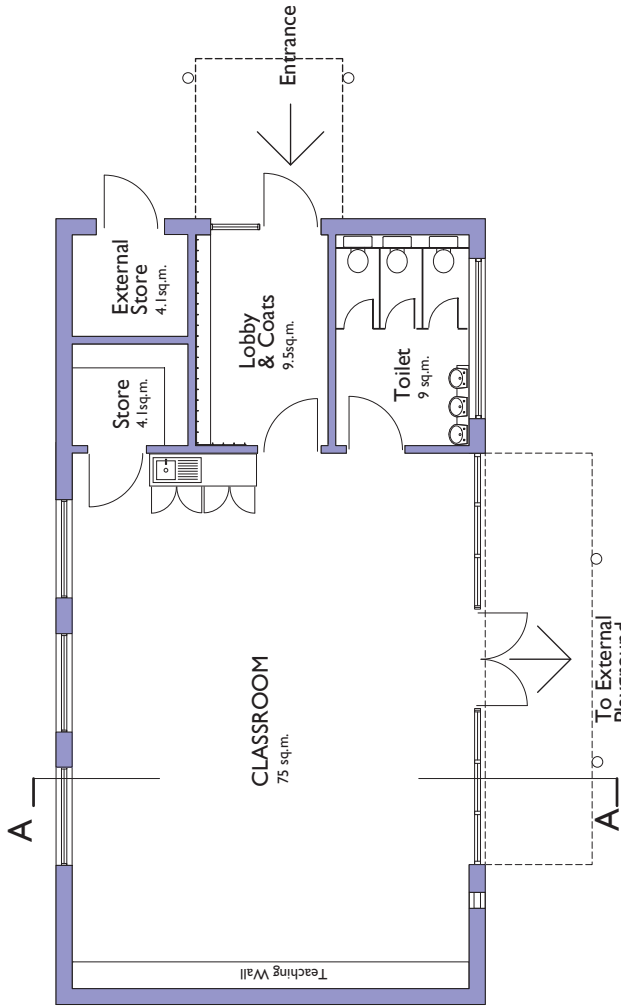
EXISTING SECTIONAL SITE ELEVATION D (NORTH)
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Scale 1:250 @A0



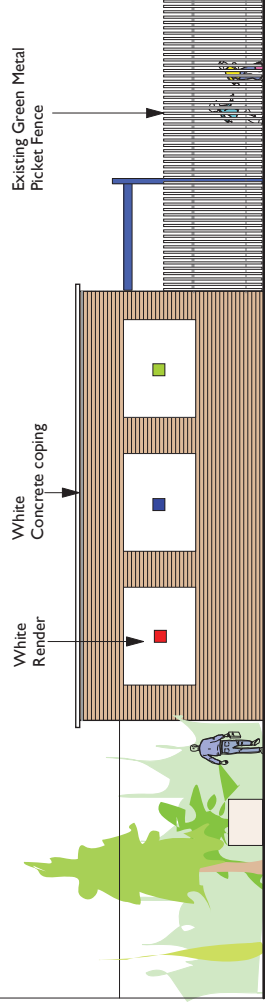
PROPOSED SECTIONAL SITE ELEVATION D (NORTH)
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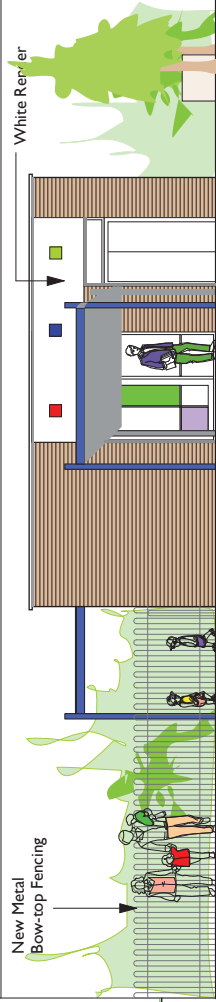
STATUS	Planning
CLIENT	Education
JOB TITLE	De Bohun New Classroom Block
DRAWING TITLE	EXISTING & PROPOSED OVERALL ELEVATION & SECTION B-B
	
CORPORATE TEAM MANAGEMENT & CONSTRUCTION	
ARCHITECT U.S.O.	DRAWN T.M.
DATE	CHECKED
SCALE 1:250 @ A0 1:500 @ A2 DRAWINGS	REVISION
D/E/222/005209	AL(0)P06



SECTION A - A



WEST ELEVATION



EAST ELEVATION

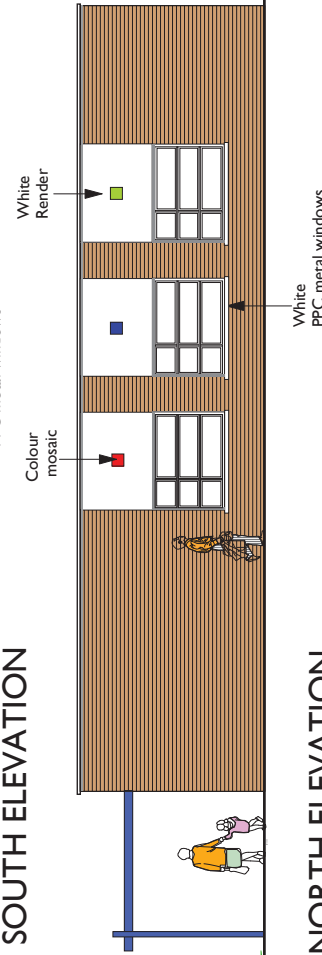
NOTES - MATERIALS

- 1) Bricks & bonding to match Existing School with selected areas of white render
- 2) White concrete Parapet Coping
- 3) White PPC finish , metal windows & doors
- 4) Colour accents in render, mosaic or tiles
- 5) Entrance & External Canopies in PPC colour Steel & Solid polycarbonate

PLAN



SOUTH ELEVATION



NORTH ELEVATION

Revisions



Corporate Maintenance & Construction Team
Civil Centre Enfield EN1 3XA

Project
De Bohun New Classroom Block

Drawing Title
PLAN, SECTION & ELEVATIONS

Scale
1:100@A3

Drawn

Date
17.04.18

CAD File No.

Architect \ S.O.

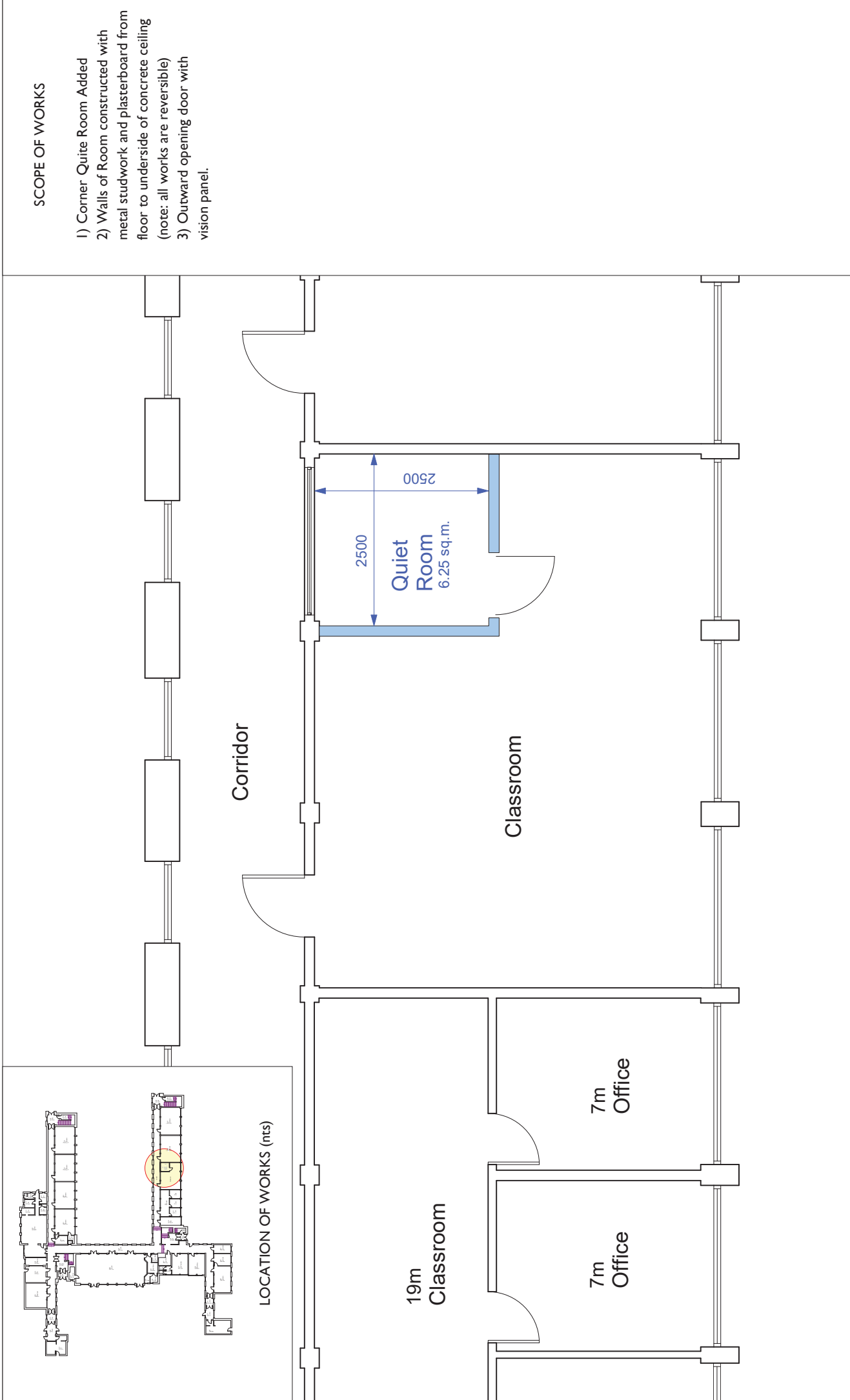
TN

Revision

AL(0)P005

A





Corporate Maintenance & Construction Team
Civic Centre Enfield EN1 3XA



Project
De Bohun New Classroom Block

Drawing Title
ADDITION TO EXISTING SCHOOL CLASSROOM

Scale
1:50@ A3

Date
19.04.18

Architect's S.O.
TN

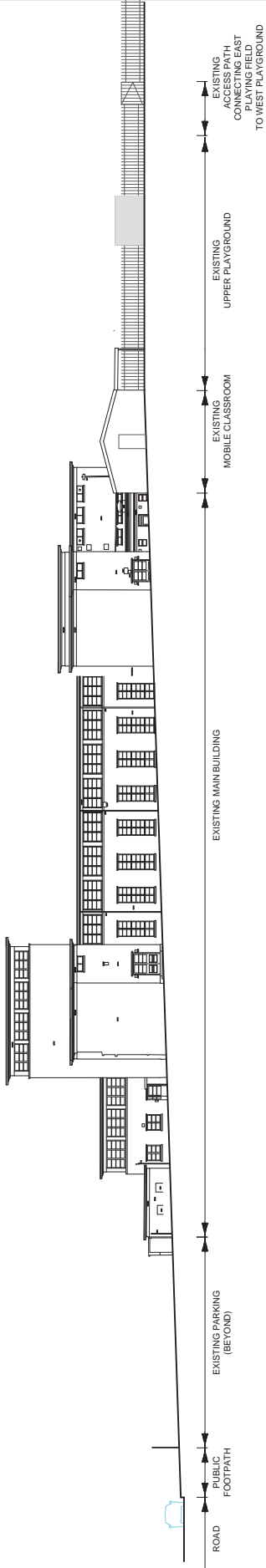
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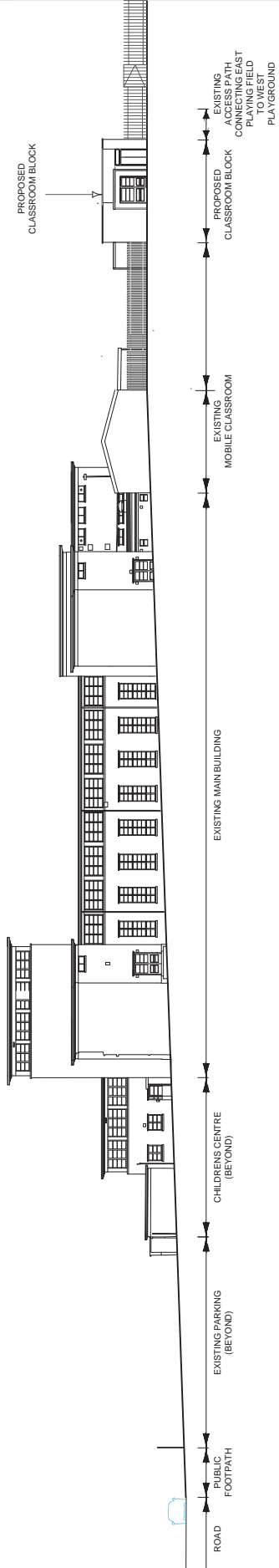
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Revision

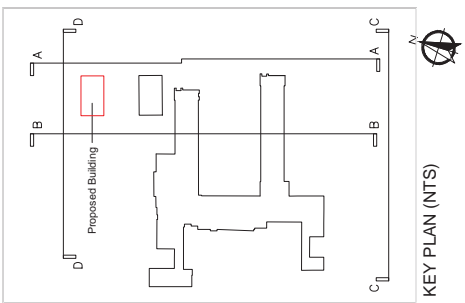
D/E222/005209 AL(0)P013



EXISTING SECTIONAL SITE ELEVATION A-A (EAST)



PROPOSED SECTIONAL SITE ELEVATION A-A (EAST)



KEY PLAN (NTS)

STATUS		Planning	
CLIENT		Education	
JOB TITLE		De Bohun New Classroom Block	
DRAWING TITLE		EXISTING & PROPOSED OVERALL SITE ELEVATION & SECTION AA	
<div>ENFIELD Council</div>			
<div><div><div>CORPORATE</div><div>MAINTENANCE & CONSTRUCTION</div></div><div></div></div>			
ARCHITECT'S NO.		DRAWN	DATE
SCALE: A0 1:500 @ A2		CHECKED	RIBA WORKSHEET
DRAWING NO.		REVISION	
D/E222/005209		AL(0)P005	