LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE	**Date: 26th February 2019**

Report of Head of Planning	**Contact Officer:** Andy Higham David Gittens	**Ward:** Southbury

Ref: 18/02170/FUL	**Category**: Full Application

LOCATION: Russett House School, 11 Autumn Close, Enfield EN1 4JA

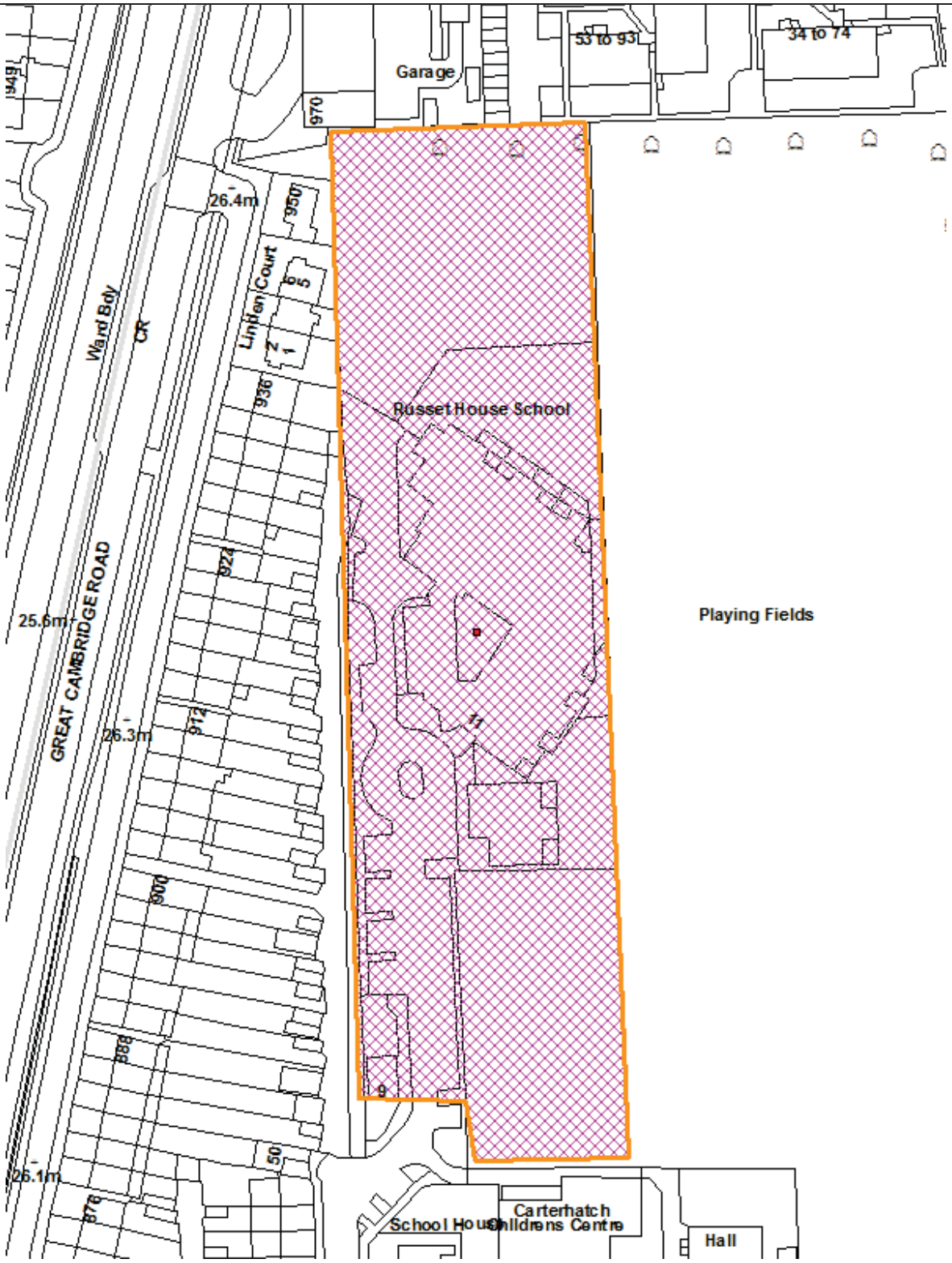
PROPOSAL: Provision of a permanent classroom extension including store, toilet and quiet room to the North West of site together with the removal of the temporary classroom

Applicant Name & Address: Mr Thamotheram Nadaraju Architect Enfield Council Civic Centre Silver Street	**Agent Name & Address**: Mr Thamotheram Nadaraju Architect Enfield Council Civic Centre Silver Street

RECOMMENDATION:

That in accordance with Regulation3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.

Ref: 18/02170/FUL **LOCATION: Russett House School , 11 Autumn Close, Enfield, EN1 4JA**



ENFIELD Council

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Scale 1:1250

North

1.0 Recommendation

1.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions:

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.

2. Unless required by any other condition attached to this Decision, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

   Drawing numbers:
   D/E338/00520 AL P03;
   D/E338/005200 AL(0) 003;
   D/E338/00520 AL P04;
   D/E338/005200 P005;
   D/E338/005200 P06

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

2.0 Note for Members

2.1 Planning applications submitted for and on behalf of the Council for schemes of this size cannot be determined under deflagrated authority. The application is therefore reported to Planning Committee for determination**.**

3.0 Summary of Key Reasons for Recommendation

3.1 The is an application which would improve the standard of education facilities available to children attending this school. The siting of this building means that it would no adverse effect on the amenities of any neighbouring or nearby property and its design is appropriate, having regard to the appearance of the existing school building. There is no increase in the number of children or staff attending the site and as a result, the scheme is considered acceptable.

3.2 The key considerations in the determination of this planning application are:

- the principle of the proposed development;
- the impact of the proposed extension on the character and appearance of the existing building and the surrounding area;
- the impact of the proposed extension upon neighbouring amenity;
- traffic generation and access

4.0 Site and Surroundings

4.1 The site is located on the northern side of Autumn Close with residential properties to the west and a children's centre to the east. The site contains a part two storey part single storey building with various roof designs. The existing temporary classroom is situated on the playground abutting the eastern boundary of the site shared with Carterhatch School Field.

4.2 The site does not fall within a Conservation Area or have any other restrictive designation.

5.0 Proposal

5.1 Permission is sought for the removal of an existing time expired temporary classroom located in the hard surfaced playground towards the northern end of the site against its eastern boundary. It is proposed to replace this building with a permanent single storey extension to the existing building again located at its northern elevation but closer to the western boundary.

5.2 The proposed building would provide a similar amount of accommodation as the temporary building and would contain a new classroom and associated facilities. The roof design proposed is gable fronted with a roof lantern.

5.3 The proposal would not increase the capacity of pupils or staff but would only reallocate them to a more permanent structure.

6.0 Relevant Planning History

6.1 The following planning decisions are relevant.

Reference	Proposal	Decision
P13-00581PLA	Retention of existing classroom building together with link canopy to the north of existing block	Permission granted with conditions
LBE/10/0023	Installation of a temporary classroom building to the north of existing block	Permission granted with conditions

7.0 Consultations

7.1 <u>Statutory and non-statutory consultees</u>

7.1.1 No consultee responses

7.2 <u>Public</u>

7.2.1 Consultation letters were issued to 126 neighbouring and nearby properties. No responses were received.

8.0 Key Relevant Policies

8.1 <u>London Plan (2016)</u>

3.18 Educational facilities

5.3 Sustainable design and construction
7.4 Local character
7.6 Architecture

8.2 Enfield Core Strategy (adopted November 2010)

CP8 Education
CP30 Maintaining and improving the quality of the built and open environment

8.3 Enfield DMD (November 2014)

DMD16 Provision of New Community Facilities
DMD37 Achieving High Quality and Design-Led Development
DMD68 Noise
DMD74 Playing Pitches

8.4 Other Policy

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

9.0 Analysis

9.1 The key considerations in the determination of this planning application are:

- the principle of the proposed development;
- the impact of the proposed extension on the character and appearance of the host building and the surrounding area;
- the impact of the proposed extension upon neighbouring amenity;
- highways and access issues; and,
- other matters including any loss of playing space.

9.2 Principle

9.2.1 The existing school has no specific designation on the DMD proposals map. However, the proposal seeks to provide a permanent classroom and associated facilities to replace the existing facilities currently housed in a temporary building, for continued educational purposes. The principle of supporting development proposals that allow existing educational facilities to consolidate their facilities is well established and is demonstrated in Policy 3.18 of the London Plan 2016, and Policy CP8 of the Enfield Core Strategy 2010 and by Policy DMD16 of the Development Management Document 2014 and CP8 of the Core Strategy which seek to protect and improve existing educational facilities.

9.2.2 Accordingly, the principle of the proposal is supported.

9.3 Relationship to Character and Appearance of Surrounding Area

9.3.1 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.

9.3.2 Policy DMD37 of the DMD requires developments to be designed to be appropriate for its context while Policy DMD42 requires civic buildings to be designed to a high standard.

9.3.3 The proposed extension will have a similar floor area to the existing temporary classroom building that it will be replacing and, by being attached to the main school building, would have a better functional relationship than at present. The overall design incorporates a roofline which would respect the existing character of the buildings on site.

9.3.4 The proposed extension would be single storey and constructed from materials to match the existing building. It would not therefore be readily distinguishable from the buildings to which it would be attached. Additionally, the removal of the existing temporary building would improve the general appearance of the existing playground and the site overall.

9.3.5 It is therefore considered that, having regard 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, the proposed development would not detract from the overall appearance of the existing school building or the surrounding area.

9.4 Effect on Residential / Neighbouring Amenity

9.4.1 Policies DMD8 and DMD10 of the Development Management Document and CP30 of the Core Strategy seek to maintain residential amenities with regards to levels of outlook, sunlight and daylight and privacy.

9.4.2 Immediately to the south are existing school buildings, and to the east are recreational playing fields. The western boundary of the school is common in part with the end of the rear gardens of neighbouring residential properties. The proposed extension would, however, be over 20 metres away from these neighbours' properties. The proposed extension would be set well within the school grounds, of single storey height and constructed of materials similar to the existing school building.

9.4.3 As a result, it is considered the proposed building would not be readily perceptible from neighbouring buildings and would not have any impact on neighbouring property in terms of overlooking/loss of privacy/overshadowing/loss of sunlight/loss of daylight/sense of enclosure.

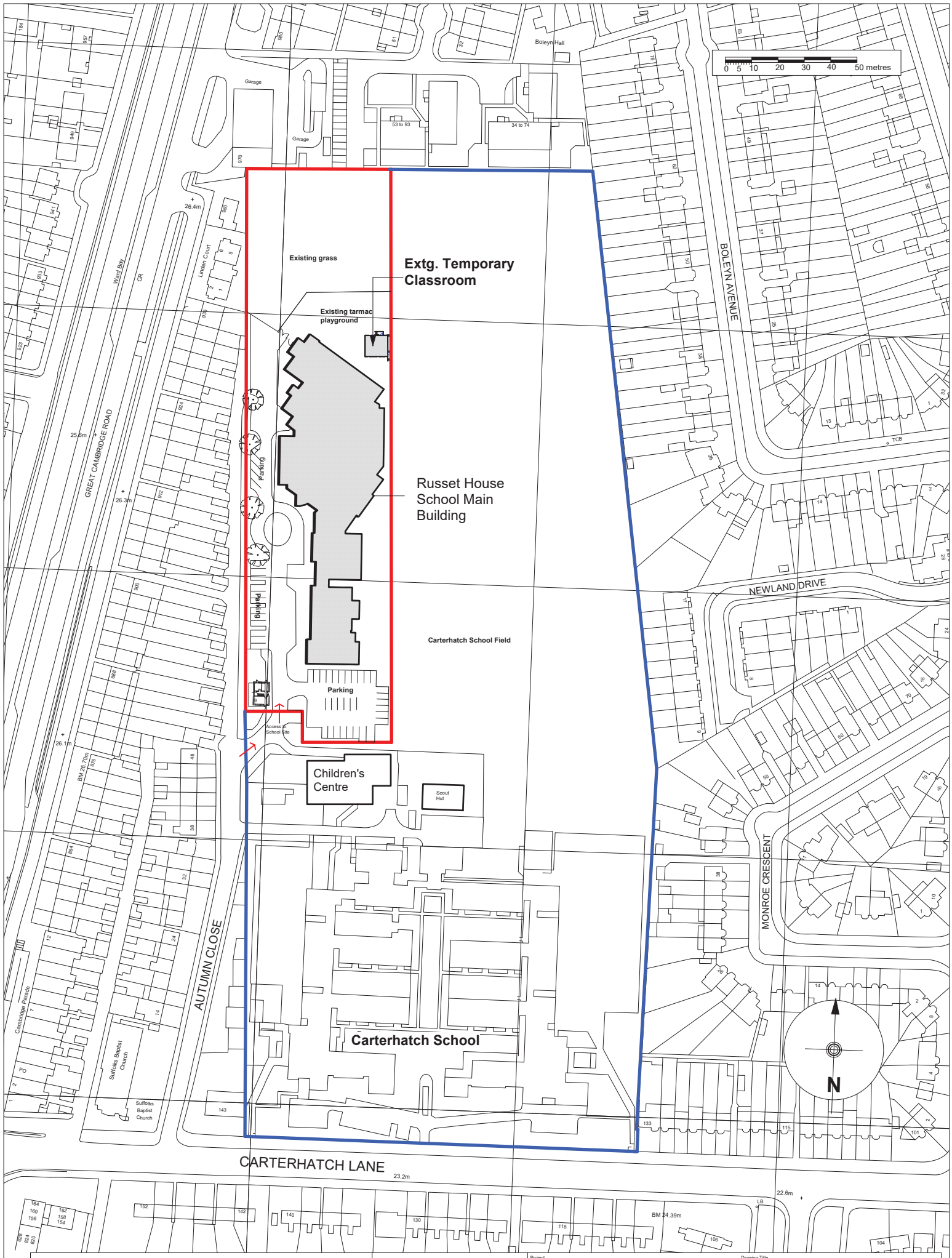
9.4.4 With regard to any noise and disturbance on to nearby residents, as a result of the distances involved, the fact the proposal does not result in any increase in the number of children / staff attending the school and in view of the normal hours of use, it is felt there will be no increase in noise and disturbance associated with the proposal. The proposal is therefore considered acceptable against Policy CP32 of the Core Strategy and DMD68 of the Development Management Document.

9.5 Traffic Generation and Access

9.5.1 The submitted details state that the proposed development would not increase pupils or staff. As a result, there would be no increase in traffic. Furthermore, there are no alterations to the access. Traffic & Transportation officers have therefore raised no objections as the proposal is line with policies DMD8, DMD45 and DMD47 of the DMD and 6.9 of the London Plan.

10 Conclusion

10.1 In light of the above considerations, the proposal is considered to be acceptable having regard to adopted policy and its integration with the existing school building and the surrounding area.



ENFIELD Council

REVISIONS

CORPORATE MAINTENANCE & CONSTRUCTION TEAM

Project
Russet House School Classroom Extension

Drawing Title
LOCATION PLAN

Scale	Date	Drawn
1:1250 @ A3	07.03.18	TN

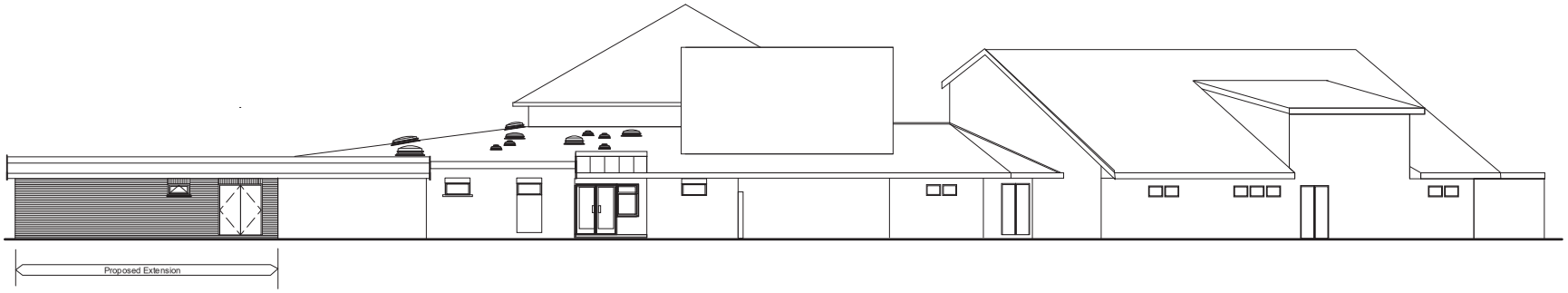
Architect \ S.O.
TN

CAD File No.

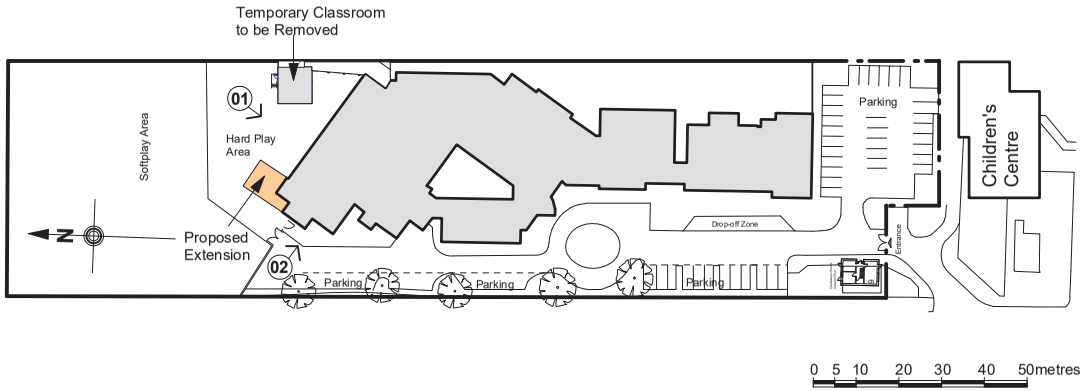
Drawing No.
D/E338/005200

Revision
P01

01 North East Elevation (1:200)



02 North West Elevation (1:200)



03 Site Layout

Scale : 1:1250

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Project

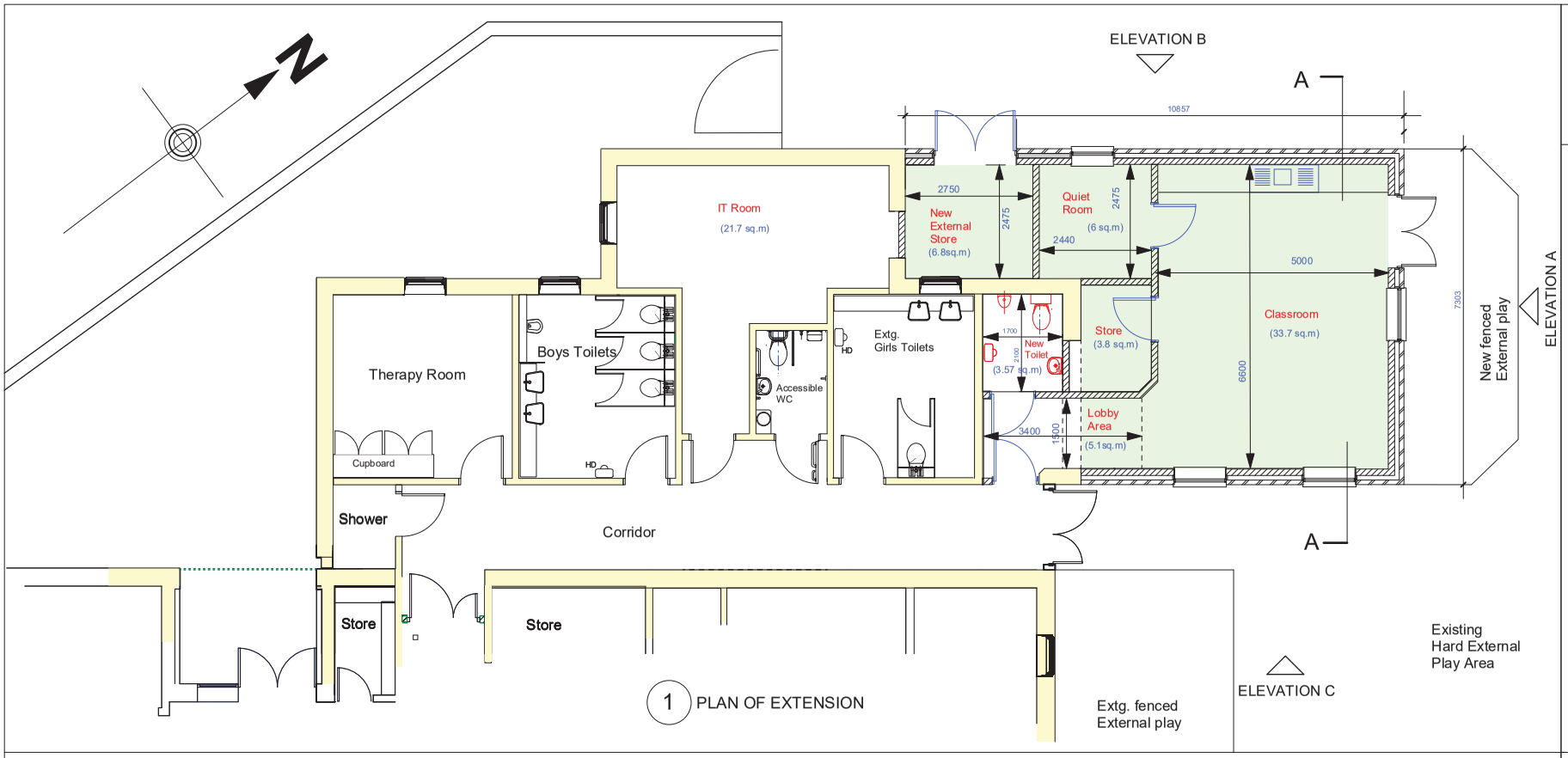
Russet House School Classroom Extension

Drawing Title

PROPOSED OVERALL ELEVATIONS & SITE LAYOUT

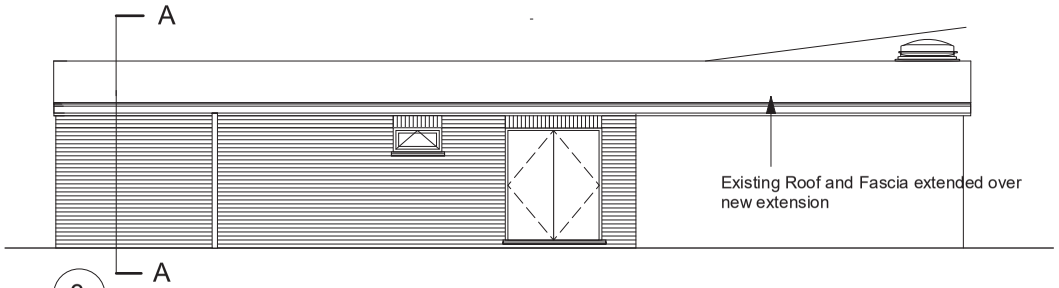
Scale	1:200 & 1:1250 @ A3
Date	07.03.18
Drawn/Arch	T Nadaraju
Drawing No. **D/E338/00520 AL P03**	Revision

CORPORATE MAINTENANCE & CONSTRUCTION TEAM

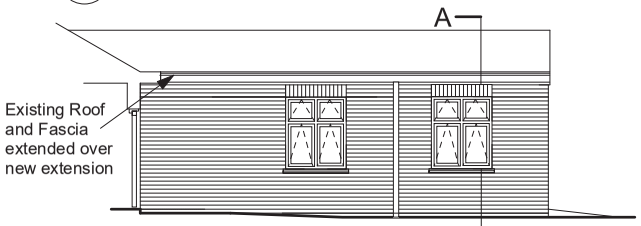


1 PLAN OF EXTENSION

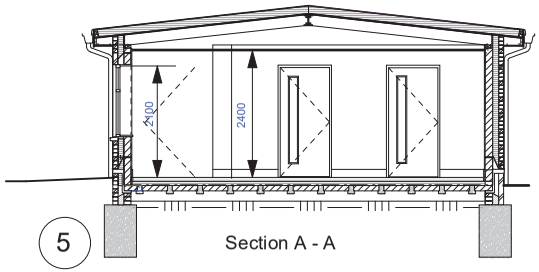
2 North East Elevation A



3 North West Elevation B



4 South East Elevation C



5 Section A - A

0 1 2 3 4 5metres

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KEY

Existing Building

New Extension
GIFA : 53.75 sq.m

NOTES

1) Walls : to be Facing Brickwork to match Existing School

2) Roof : Single Ply Roofing Membrane to match colour of existing. Roof pitches to be a continuation of the existing roof pitches.

3) Fascias : To match the existing in materials & colour. Aluminium gutters and downpipes to match

4) Windows & External Doors : To match existing - Aluminium PPC finish - colour to match

5) External Finishes : Tarmac to all hard play areas as per existing.

Project

Russet House School Classroom Extension

Drawing Title

PROPOSED PLAN, SECTION & ELEVATIONS

Scale	1:100 @ A3
Date	07.03.18
Drawn/Arch	T Nadaraju

Drawing No.
D/E338/00520 AL P04

Revision

CORPORATE MAINTENANCE & CONSTRUCTION TEAM