

LONDON BOROUGH OF ENFIELD**PLANNING COMMITTEE****Date:** 24 November 2020**Report of:**

Head of Planning

Contact Officer:

Alex Johnson

Ward:

Winchmore Hill

Application Number: 20/02299/RE4**Category:** Major**LOCATION:** Winchmore School, Laburnum Grove, London, N21 3HS**PROPOSAL:** Replacement of existing roof and windows to the main building.**Applicant Name & Address:**

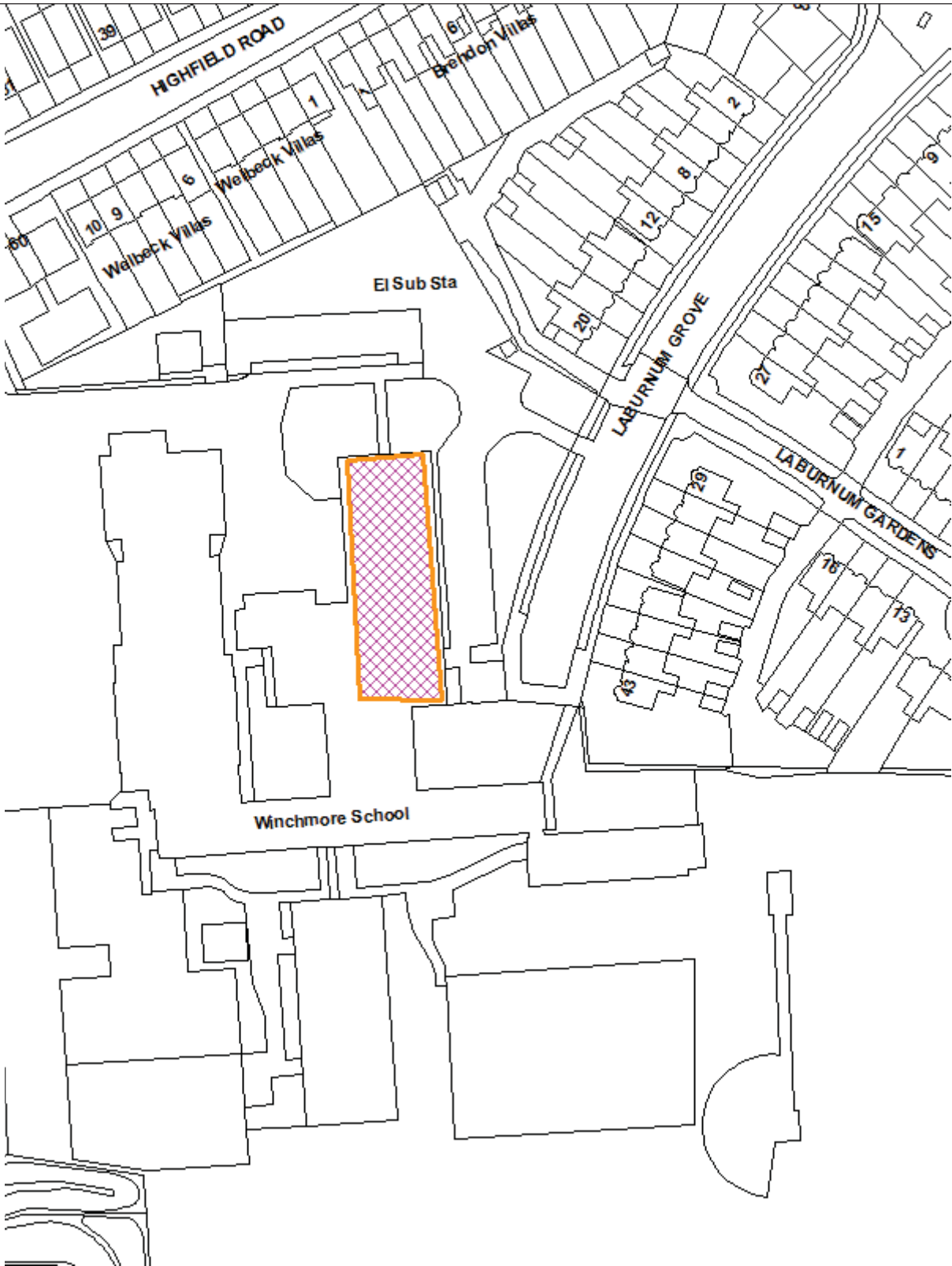
Mr Allen Gibbons
Schools Capital Delivery Team
London Borough of Enfield
Civic Centre
Silver Street
Enfield
EN1 3XA

Agent Name & Address:

Mr James Lucas
Stace LLP
271-273 High Street
Epping
CM16 4DA

RECOMMENDATION:

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



1. Note to Members

- 1.1 The applicant for this planning application is the Council in addition to which, the proposal is categorised as a “major” development. In accordance with the scheme of delegation therefore, this application is reported to Planning Committee for determination

2. Recommendation

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

1. Time Limited Permission
2. Development to be carried out in accordance with approved plans and documents.

3. Executive Summary

- 3.1 The application seeks approval for the replacement of the existing roof and windows of the north wing school building.
- 3.2 The reasons for recommending approval are:
- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of providing improvements to existing education infrastructure.
 - ii) The proposed building would not detract from the visual amenities of the area.
 - iii) The development would not adversely affect residential amenity or lead to conditions prejudicial to the free flow and safety of traffic on the adjoining highways

4. Site and Surroundings

- 4.1 The site, measuring 5.9ha, comprises an existing school complex comprising of a number of buildings up to three storeys in height. The site also comprises existing soft and hard landscaping, car and cycle parking areas, playgrounds and sports pitches.
- 4.2 The proposal relates to the north wing of the main block located at the front of the site facing Laburnum Grove which comprises a 2-storey concrete frame building constructed dating from the 1950's and providing classroom and administration facilities. The existing windows are single glazed metal crittall fenestration with a masonry panel set at the bottom of the frame while the front entrance comprises full height single glazed metal crittall windows set within a timber sub frame. The main roof comprises a shallow pitch green coloured, metal sheeted, standing seam roof laid to a concrete deck. A felted flat roof is located in the centre well of the main roof and a felted felt flat roof is provided to the front entrance porch.

- 4.3 The area of green space to the south of the school site is designated as Local Open Space and Metropolitan Open Land. The site does not contain any listed buildings and does not lie within a Conservation Area. The site falls within Flood Zone 1 (low risk).
- 4.4 The immediate surrounding area is largely characterised by residential and properties in a variety of different architectural styles.



Image 1 Photo of Existing Roof



Image 2 Existing Elevation of North Wing

5. Proposal

- 5.1 Permission is sought for the construction of a replacement roof to serve the north wing school building, together with replacement windows.
- 5.2 The existing metal windows would be replaced with powder aluminium curtain walling. The existing metal standing seam roof would be replaced with a new insulated powder coated metal standing seam roof.

6. Relevant Planning History

- 6.1 20/01169/RE4 - Construction of a new stand alone two storey sixth form block with associated external landscaping works and formation of a new MUGA – Members resolved to grant planning permission subject to conditions at the 1st September 2020 Planning Committee.

7. Consultation

Public:

- 7.1 Consultation letters were sent to 25 neighbouring properties. A press advert was placed in the local newspaper and a site notice was placed near the application site.
- 7.2 One objection has been received relating to the following points:
- Affect local ecology
 - General dislike of proposal
 - Inadequate parking provision

- Increase of pollution
- Loss of light
- Loss of privacy
- Noise nuisance

7.3 The Officer response to objection set out below:

- There is often an element of disruption during any construction works. Good site management should reduce any unreasonable nuisance and there is other legislation to protect those working and residing next to construction sites.
- The application seeks to replace existing windows and the roof of the building. Due to the nature of the proposal the scheme would not impact on local ecology, pollution, parking provision or loss of light.

8. Relevant Policies

8.1 London Plan (2016)

Policy 3.18 – Education Facilities
 Policy 5.3 - Sustainable design and construction
 Policy 7.4 - Local character
 Policy 7.6 – Architecture

8.2 Intend to Publish London Plan

The Examination in Public of the draft London Plan took place in the Spring of 2019. The Panel of Inspectors' report and recommendations to the Mayor was issued in October 2019. The Mayor subsequently issued his Intend to Publish London Plan in December 2019.

In March 2020, the Secretary of State issued Directions to change a number of policies. Whilst the London Plan 2016 is still the adopted Development Plan for Enfield, the advanced stage that the Intend to Publish version has reached means that it is a material consideration in the determination of planning applications and will continue to gain more weight through the final stages of the examination process. The relevant, unchallenged policies of the Intend to Publish London Plan are as follows:

Policy GG2 – Making the Best Use of Land
 Policy D1 – London's Form, Character and Capacity for Growth
 Policy D4 – Delivering Good Design
 Policy D5 – Inclusive Design
 Policy S1 – Developing London's Social Infrastructure

8.3 Core Strategy (2010)

Policy CP8 – Education
 Policy CP30 – Maintaining and Improving the Quality of the Built and Open Environment

8.4 Development Management Document (2014)

Policy DMD10 – Distancing

8.5 Other Material Considerations

- National Planning Policy Framework (NPPF) 2019 (revised)
- National Planning Practice Guidance (PPG)
- National Design Guide
- Enfield Characterisation Study

9. Analysis

9.1 The main issues arising from this proposal for Members to consider are:

1. Principle;
2. Design
3. Impact upon Neighbouring Amenity

Principle of Development

- 9.2 The proposal is seeking to provide a new replacement roof and windows to serve the north wing building of Winchmore School.
- 9.3 The NPPF outlines within Paragraph 94 of the need to deliver school places on a national scale 'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'. The London plan goes on to advise within Policy 3.18 'Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes', consistent with the objectives of Policy S1 of the Intend to Publish London Plan.
- 9.4 At a local plan level, the Council provides guidance within policy CP8 of the Enfield Core Strategy and states '*The Council will contribute to improving the health, lives and prospects of children and young people by supporting and encouraging provision of appropriate public and private sector pre-school, school and community learning facilities to meet projected demand across the Borough. Facilities will also be provided for further and adult education to develop and improve the skills of the existing and future workforce*'.
- 9.5 The proposal has been submitted to provide long needed improvements to the north wing of the existing school in terms of improving appearance, improving long term maintenance and improving energy efficiency, in the interests of providing better quality educational space. The supporting planning statement has also advised that the existing roof is in a poor state of condition and has been subject to numerous water leaks.
- 9.6 The provision of improved educational infrastructure is welcomed and consider the delivery of the works sought within this application to be compatible with the NPPF, London Plan Policy 3.18, Intend to Publish London Plan Policy S1, Core Strategy Policy CP8 and Development Management Document policy DMD16.

Design and Appearance

- 9.8 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Meanwhile Policy DMD 37 seeks to achieve high quality design and requires development to be suitable designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability, and diversity.
- 9.9 In addition, London Plan Policy 7.4 advises development should have regard to local character and states in its overall strategic aim that 'development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings'. Furthermore, Policy 7.5 of the London Plan outlines a similar aim and seeks for proposals in public places to be 'Secure...easy to understand and maintain, relate to local context, and incorporate the highest quality design' while Policy 7.6 of the London Plan sets out regional requirements in regards to architecture and states that development should 'incorporate the highest quality materials and design appropriate to its context'. The policy goes on to state that buildings and structures should 'comprise details and materials that complement...the local architectural character.'
- 9.10 The existing school comprises of a number of buildings with associated parking and landscaping. The existing buildings vary in height up to three storeys and vary in style though a feature is the regimented windows pattern and elevations broken up with defined blocks.
- 9.11 The proposal is seeking to replace the existing fenestration of metal windows with powder aluminium curtain walling. The curtain walling will enclose the existing exposed concrete columns thereby removing the current cold bridging issue. The pattern of the curtain walling will largely reflect the current fenestration pattern. The proposed windows are stated as being finished in an anthracite grey (RAL Colour 7016) with the proposed curtain walling in a goosewing grey.
- 9.12 It is considered the proposed replacement windows are acceptable and that the new windows would be in keeping with the main building as well as the established character of the Winchmore School complex as a whole. Furthermore, it is considered that the proposals utilise acceptable colours that integrate with the main building. In summary these elements are considered acceptable from a design perspective.
- 9.13 The proposal is also seeking to replace the existing roof serving the north wing. The proposal seeks to replace the existing metal standing seam roof with a new insulated powder coated metal standing seam roof with no alterations to the pitch. The proposal also seeks to remove the rooflights in the existing roof to save on maintenance costs. The existing roof is finished in a green colour and is proposed to be replaced with a goosewing grey colour which is considered to be more complimentary than the existing roof, which is also noted to be in a poor state of condition.

- 9.14 This element of the proposals is also considered to be acceptable.

Metropolitan Open Land

- 9.15 In terms of the relationship to the metropolitan open land (MOL) sited to the south of the application site, it is noted that the proposed works fall on the north wing building. This means that the proposed works are significantly shielded from the MOL. Furthermore, it is noted that the works do not propose any additional bulk or massing to the existing north wing building which would therefore not compromise the setting and openness of the MOL. The proposal is therefore acceptable in this regard.

Impact on Neighbouring Amenity

- 9.16 London Plan Policy 7.6 states that buildings should not cause unacceptable harm to residential amenity, including in terms of privacy and overshadowing. Policies DMD 6 and 8 ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment and the principles contained in this policy have been applied in this case given the relationship to residential properties. Furthermore, Policy CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity. The Intend to Publish London Plan outlines in policies D1 and D3 of the importance of ensuring buildings are well designed to ensure against prejudicing neighbouring amenity.
- 9.17 The site is located within a residential area with residential properties to the north, east and west with designated open space to the south. The properties considered to be impacted mostly by the proposed development are located on Laburnum Gardens to the north-east, Laburnum Grove to the north, Carpenter Gardens and Reardon Court to the immediate west of the application site and Highfield Road to the north of the site.
- 9.18 Given the nature of the proposed works which do not propose any additional massing or bulk but simply seeks to replace existing windows and doors and install a replacement roof, it is considered that neighbouring residential properties on Carpenter Gardens, Highfield Road and Laburnum Grove given their positioning and orientation in relation to the proposed development would not be adversely affected through a loss of privacy, loss of light or outlook impacts.
- 9.19 It is acknowledged that there would be noise impacts upon properties in the locality during construction phases of the development, however these would be temporary in nature and do not present grounds to resist this proposed development.

Climate Change - Environmental Sustainability

- 9.20 All new development must achieve the highest sustainable design and construction standards and include measures capable of mitigating and adapting to climate change to meet future needs having regard to technical feasibility and economic viability. The proposed replacement roof and windows would help reduce carbon emissions from the building which would

be in accordance with adopted climate change planning policies commensurate with the nature of the proposed development.

13. Conclusion

- 13.1 The proposed development is welcomed, and the application has been considered with regard to the National Planning Policy Framework (NPPF) and its presumption in favour of sustainable development.
- 13.2 The proposals would result in improvements to the existing north wing building at Winchmore School which would provide improvements to the existing roof in preventing water leaks as well as improving energy efficiency. The proposed window replacements are considered to be of an acceptable appearance, colour and relationship to the main building.
- 13.3 This report shows that the benefits of the proposed development have been given due consideration. In this respect the benefits are summarised again as follows:
- The development provides much needed improvements to existing educational infrastructure.
 - The proposed replacement windows and roof are considered acceptable from a design perspective and would not harm the setting and openness of MOL to the south of the application site.
 - The proposed development by reason of the nature of the works sought would not unacceptably impact on neighbouring amenity or the highway network.
- 13.4 It is therefore considered the proposed development is acceptable when assessed against the suite of relevant planning policies.



Existing Reception / Entrance



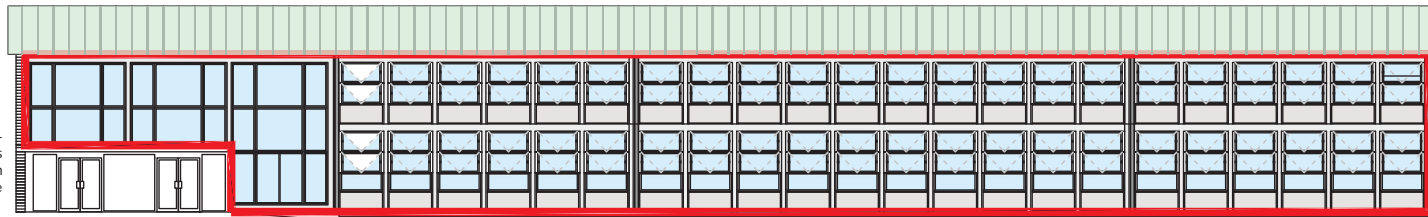
Existing elevation



Existing standing seam pitched roof (light green)

Existing pitched standing seam pitched roof (light green).

Front entrance glazing -
Single glazed windows
in metal framing, set in
a timber sub-frame



Powder coated double glazing
aluminum windows and doors
forming an entrance porch

Exposed painted
concrete frame

Existing single glazed metal crittall
bottom hung casement windows.



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Rev	Date	Description	Drn

For Information



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Client

Enfield Borough Council

Project

Winchmore School

North Block

Drawing Title

Existing Front Elevation

Scale 1:200	Sheet Size A3
Date 21/05/2020	Drawn by JTL
Drawing No. 2020/0888/P05	Rev



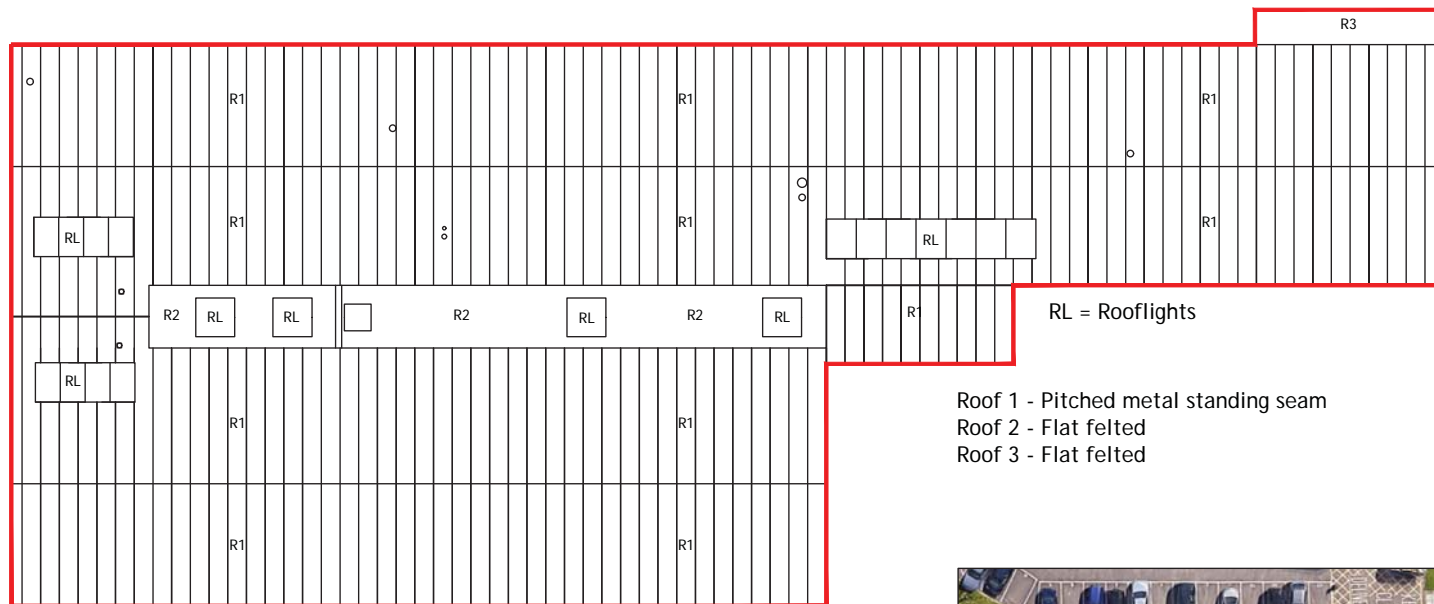
Existing R1 (Light green)



Existing R2



Underside of R3



RL = Rooflights

Roof 1 - Pitched metal standing seam
Roof 2 - Flat felted
Roof 3 - Flat felted



NTS

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Planning



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Client

Enfield Borough Council

Project

Winchmore School

North Block

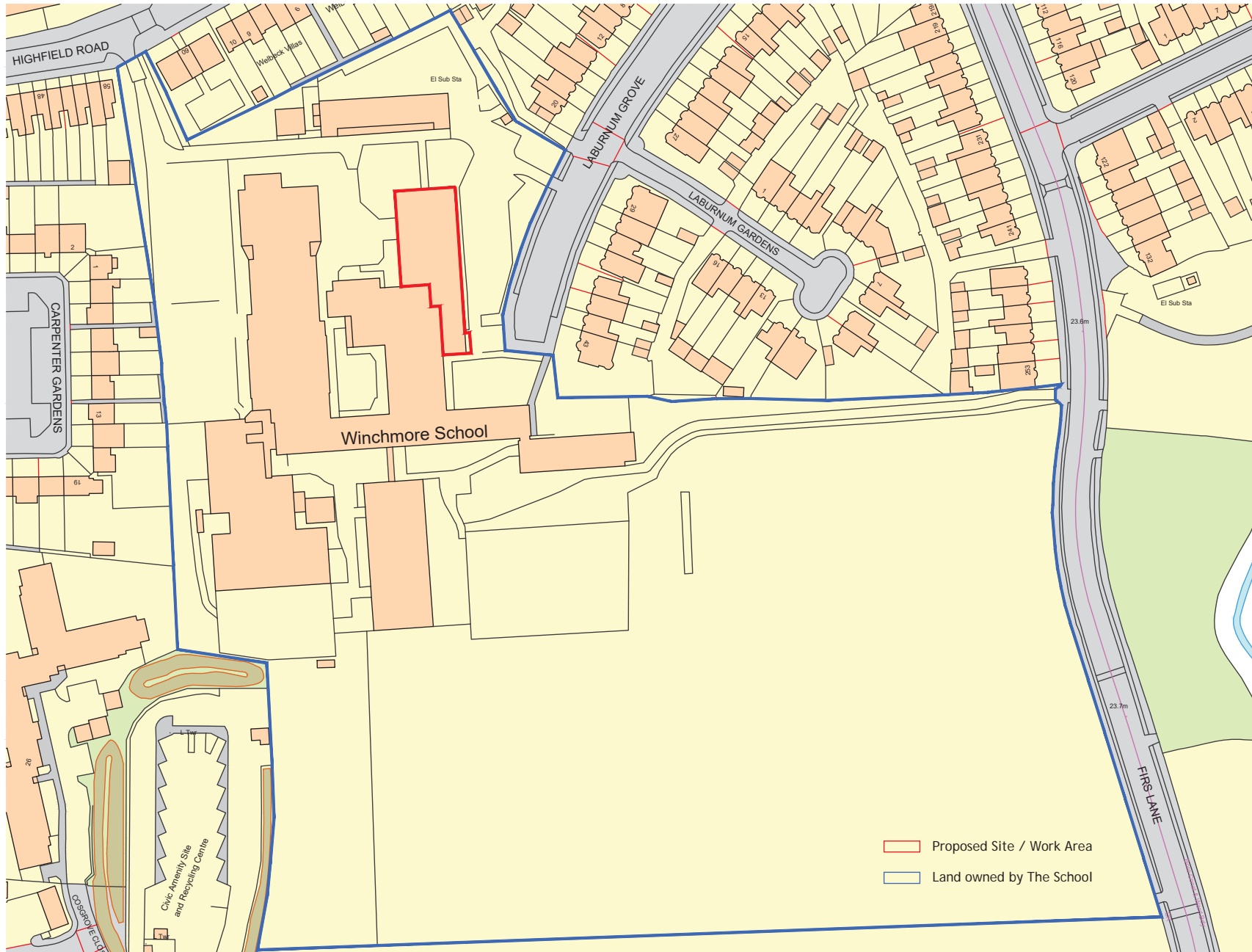
Re-roof and Recladding

Drawing Title

Roof Plan

Existing

Scale 1:200	Sheet Size A3
Date 21/05/2020	Drawn by JTL / JGL
Drawing No. 2020/0888/P02	Rev -



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Scale Bar: 1:1250 @ A3

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Rev	Date	Description	Drn
A	03/08/20	Red / Blue line boundaries updated	JGL

Planning



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Client

EBC

Project

Winchmore School

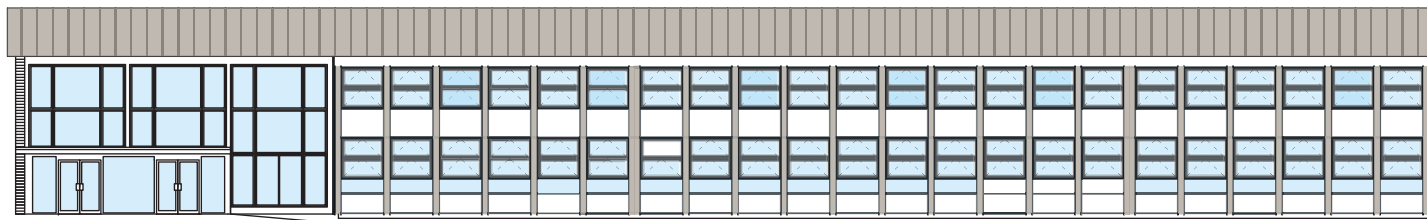
Winchmore Hill, N21 3HS

North Block

Drawing Title

Location / Site Plan

Scale	Sheet Size
1:1250	A3
Date	Drawn by
30/04/2020	JTL
Drawing No.	Rev
2020/0888/P01	A



Roof - Kinspan standing seam KS 500 / 1000 ZIP IP
Curtain Walling - Kawneer

Proposed colours:
Roof - Goosewing Grey
Curtain Walling - Vertical Columns - Goosewing Grey
- Windows and framing - Anthracite Grey (RAL 7016)
- Panels - White



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Project

Winchmore School

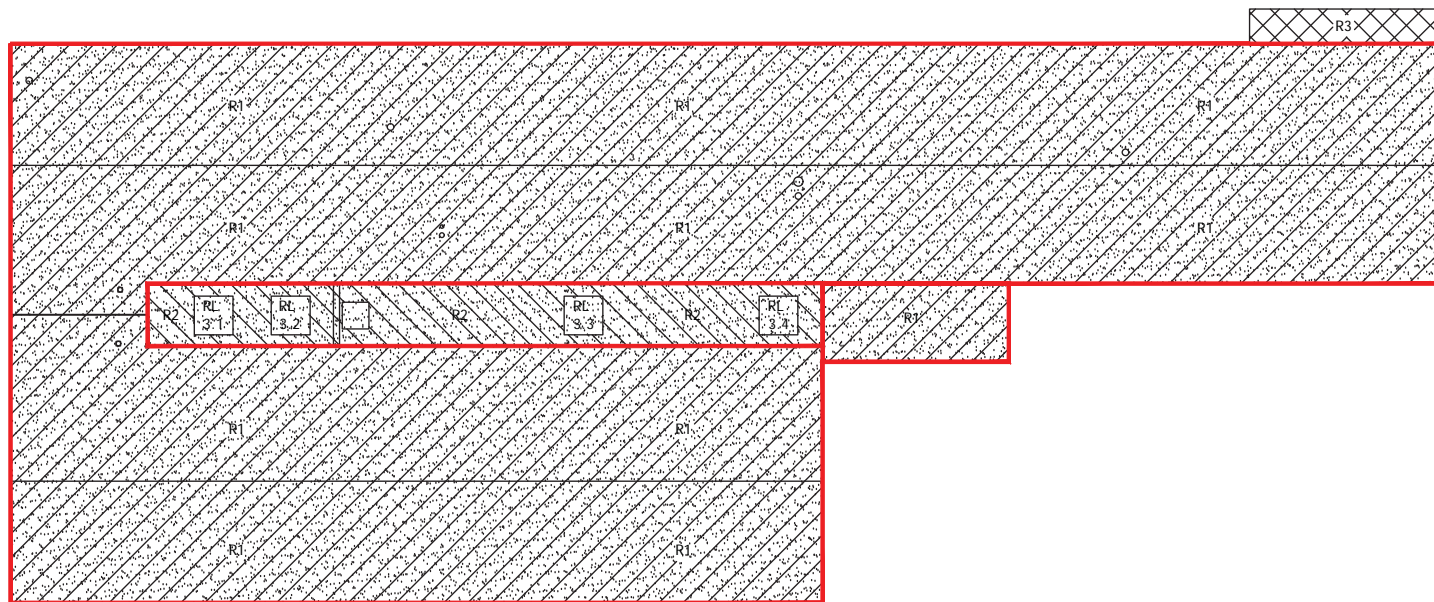
North Block


Drawing Title


Front Elevations & Roof


Proposed

Scale	Sheet Size
1:200	A3
Date	Drawn by
11/05/2020	JTL / JGL
Drawing No.	Rev
20/0888/P06	-



 R1 - New Kingspan standing seam Insulated Panel Roof - KS 500 / 1000 ZIP IP (Goosewing Grey)

 R2 - New Langley Paracoat Polyurea roofing system laid to insulation to fall

 R3 - New Langley Paracoat polyurea roofing system laid to existing deck

RL - Rooflights



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Project

Winchmore School

North Block

Re-roof and Recladding

Drawing Title

Roof Plan

Proposed

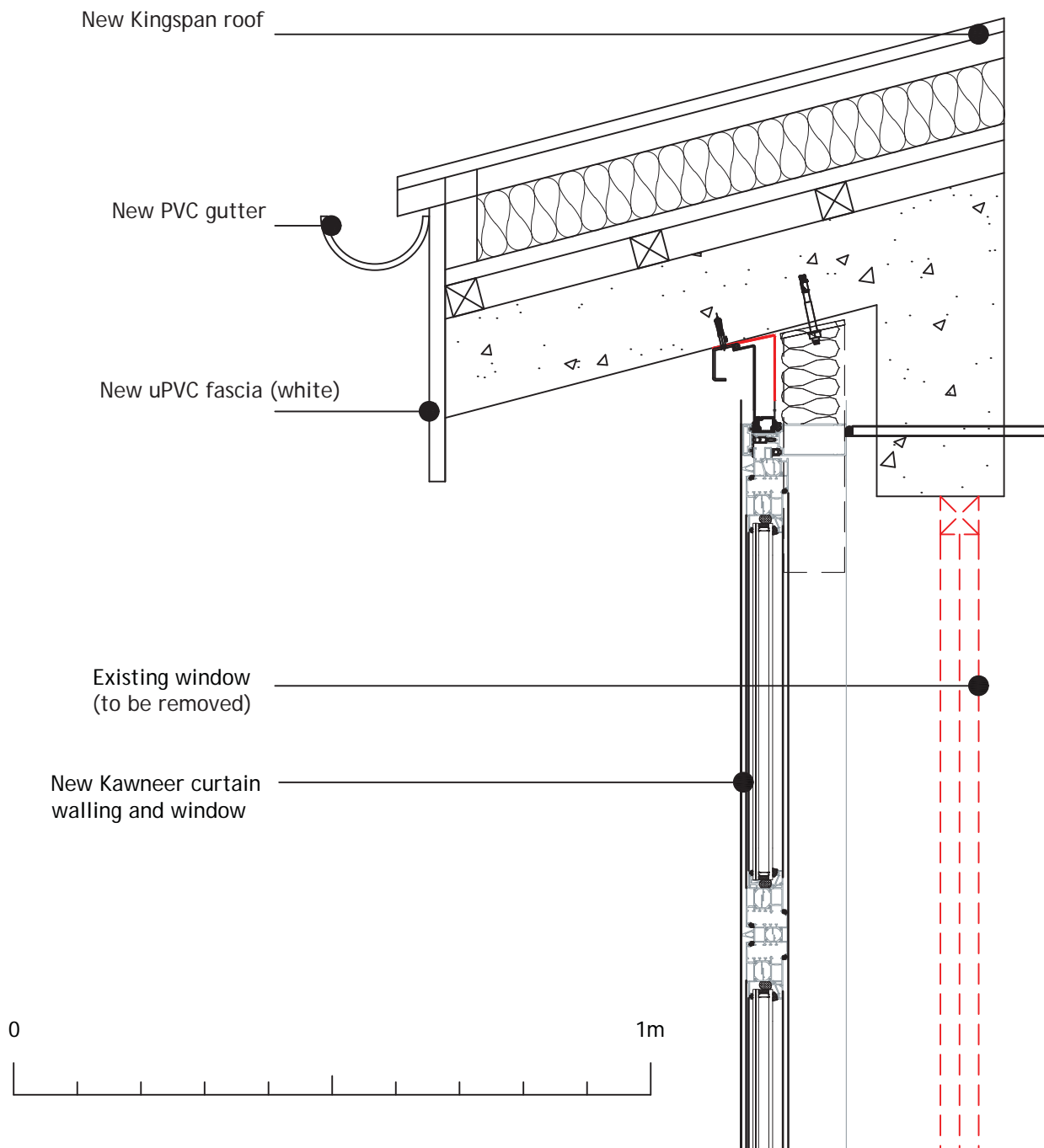
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21/05/2020	JTL / JGL
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2020/0888/P03	-

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Rev	Date	Description	Drn

Client

EBC

Project Name

Winchmore School
North Block

Drawing Title

R1

Roof & Curtain
Wallling Section

Scale
1:10

Sheet Size
A4

Date
21/05/2020

Drn by
KP / JL

Drawing No.

2020/0888/P04

Rev

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