

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3402	Ward: Fortis Green
<p>Address: Coldfall Primary School Coldfall Avenue N10 1HS</p> <p>Proposal: Erection of roof level music room extension to existing school</p> <p>Applicant: Mr Dan Walker Coldfall Primary School</p> <p>Ownership: Council</p> <p>Case Officer Contact: Malachy McGovern</p>	
<p>Date received: 01/12/2014</p> <p>Drawing number of plans: CSB201401_PA-01 - CSB201401_PA-08 incl.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The proposal involves the construction of a single classroom extension located at the first floor level over part of an existing first floor terrace. The proposal is an acceptable development to provide an additional classroom on site whilst not compromising the usability of the outdoor/ play space on site. • The proposal would not harm the openness/ visual character of the adjoining MOL nor harm the amenities of neighbouring occupiers. • The Council is the applicant and as such this application is being referred to the Planning Sub-Committee. 	

2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives:

Conditions

- 1)Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Material to match

Informatives

- 1) Hours of construction

In the event that members choose to make a decision contrary to Officers' recommendation Members will need to state their reasons.

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3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The application seeks planning permission for the construction of a new first floor level extension to provide a new 'music' classroom.

Site and Surroundings

- 3.2 The application site comprises a large primary school (3 form entry) located at the end of Coldfall Avenue, off Coppetts Road in Fortis Green Ward. The site sits in extensive grounds, most of which are designated as Metropolitan Open Land (MOL). Coldfall Wood, a public open space also designated as MOL, is located immediately to the west of this school site. The site does not fall within a conservation area.
- 3.3 The school comprises of an original two storey 1920s brick-building. The school has been previously extended on two occasions, with the building on which the new extension is being sited being built in 2008. This large modern extension was constructed on the western side of the site immediately adjacent to Coldfall Wood and comprised of six new classrooms, a dining room, kitchen, sports hall and staff room.

Relevant Planning and Enforcement history

Planning History

HGY/1998/1361 GTD 08-12-98 Erection of two storey building to facilitate four additional classrooms, and male and female w.c's with associated alterations to include landscaping.

HGY/2001/0332 GTD 17-04-01 Erection of pedestrian and vehicular gates and panels 2 metres high to school entrance.

HGY/2002/1355 GTD 29-10-02 Replacement gates and railings 2.0 metres in height to Coldfall Avenue.

HGY/2003/0159 GTD 04-03-03 Erection of new 3.0m high palisade fencing to replace existing perimeter fence.

HGY/2005/0872 GTD 25-07-05 Demolition of existing school hall, erection of part single, part two storey school buildings (1,200 sq m) comprising six new classrooms, dining / sports hall, kitchen, staff room and remodelling of existing school building; provision of vehicle turning area and car parking.

HGY/2005/2014 GTD 10-01-06 Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2005/0872.

HGY/2006/1242 GTD 28-09-06 Installation of multi-use games area within school grounds including surfacing, fencing (maximum height 3.6m at goal ends), goal end units and access path

HGY/2010/0162 GTD 23-03-10 Display of 1 x non-illuminated free standing flag rope with flag.

HGY/2010/0214 GTD 16-03-10 Installation of solar photovoltaic panels

HGY/2013/1894 GTD 13-01-14 Erection of single storey modular training unit for music classes

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Education – No objection to the proposal

Friends of Coldfall Wood – No response

5. LOCAL REPRESENTATIONS

5.1 The application was publicised by way of 4 letters to neighbouring properties with no representations received.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main issues in respect of this application are considered to be:

- Siting & Design;
- Impact on residential amenity/ MOL;
- Transportation and highway safety.

Siting & Design

6.2 The NPPF should be considered alongside London Plan 2011, London Plan policies 7.4 and 7.6 and Local Plan 2013 Policy SP11, which identifies that development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

6.3 The proposal involves the construction of a new 'modular' extension on the flat roof of the existing school wing extension to provide an additional classroom that will house the music classroom. The extension would be approximately 8 metres by 11 metres and would be situated towards the rear of the main school building on the south western side of the site.

6.4 The proposal would match the design and appearance of the existing extension. The 'modular' type construction would mean that the construction time would be as little as 4 – 6 weeks in order to minimise disruption. A

condition will be imposed to ensure that the proposed wood cladding is of the same profile and colour (i.e. stain) as the existing.

- 6.5 Overall, the proposal is considered to be acceptable in terms of its siting and design, in accordance with London Plan 2011, London Plan polices 7.4 and 7.6 and Local Plan 2013 Policy SP11.

Impact on residential amenity/ MOL

- 6.6 The London Plan 2011 policy 7.6 'Architecture' states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity.
- 6.7 As the extension will be located at first floor level, to the centre of the site, the proposal will have no impact on the street frontage onto Coldfall Avenue. The siting of the extension on the south western corner of the school building, adjacent to Coldfall Wood means that it is a significant distance from the nearest residential properties to the north on Everington Road and the east on Coldfall Avenue.
- 6.8 Given the modest size of the proposed extension and it being contained within the footprint of the existing building in addition to matching the design and appearance of an earlier modern extension, the visual character of the site and the openness of the MOL will not be affected.
- 6.9 Overall it is considered that the extension would not harm the amenities of neighbours and would protect the visual character and openness of the adjacent MOL, in accordance with saved UDP 2006 policies UD3 and OS5 and concurrent London Plan 2011 policy 7.6.

Transportation and highway safety

- 6.10 The proposal forms part of a wider school improvement project and will not affect current access arrangements on site or internal vehicle movement routes within the site. The proposal will not support a more intensive use of this site.
- 6.11 The development will not impact on the local highways network surrounding the site. The proposal is therefore considered to be acceptable in accordance with London Plan policy 6.9 and Local Plan policy SP7.

Conclusion

- 6.12 The proposed development is considered to be acceptable in terms of its siting and design and will not harm the openness/ visual character of the MOL or the amenities of neighbouring occupiers.
- 6.13 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL

7.1 The proposal is not liable for the Mayor's or Haringey's CIL charge.

8.0 RECOMMENDATIONS

8.1 GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) CSB201401_PA-01 - CSB201401_PA-08 incl.

Subject to the following condition(s)

Conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

APPENDIX 1

Site Location Plan/ Aerial Photo

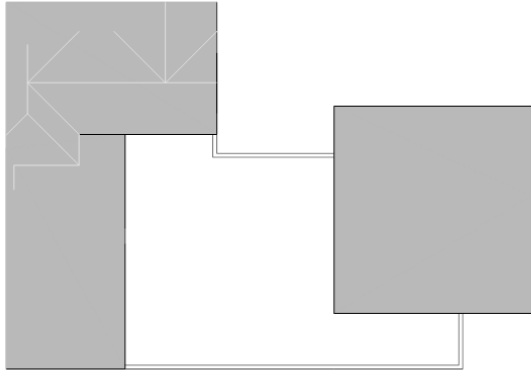


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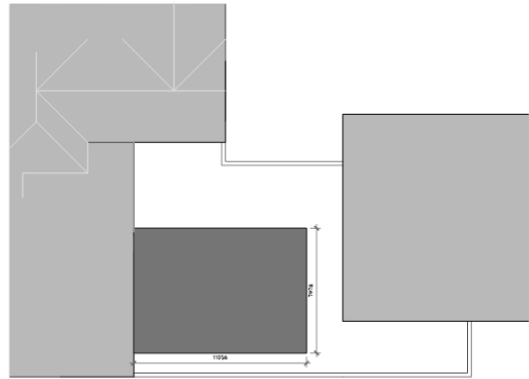


Aerial Photo of the site with location of new music room arrowed

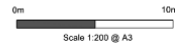
Drawings



EXISTING ROOF PLAN

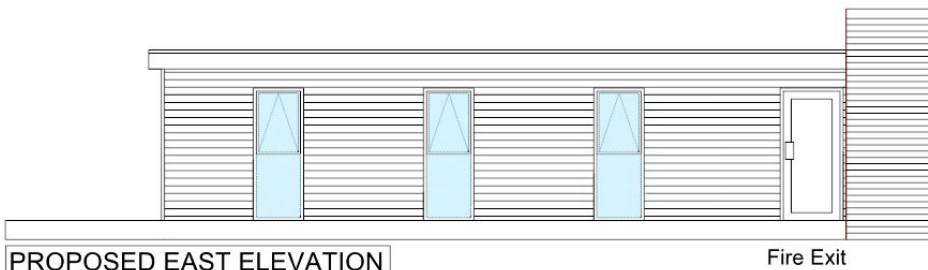


PROPOSED ROOF PLAN



EXISTING EAST ELEVATION


Existing Timber Clad Building

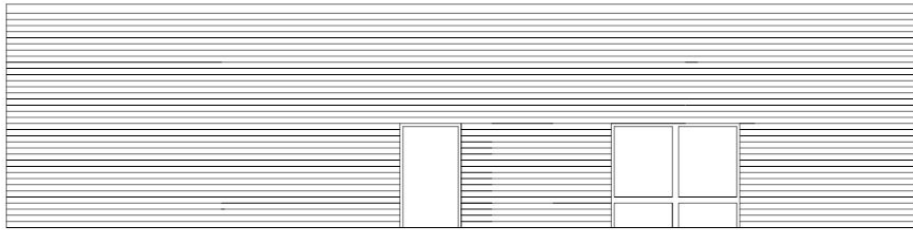


PROPOSED EAST ELEVATION

Fire Exit



Goldhill Primary School		
Murrell Hill London		
Existing and Proposed Elevations (East)		
First Floor		
1:50 (A3)		
DR: JLF		16/18
CSB291481_PA_B5		



EXISTING SOUTH ELEVATION



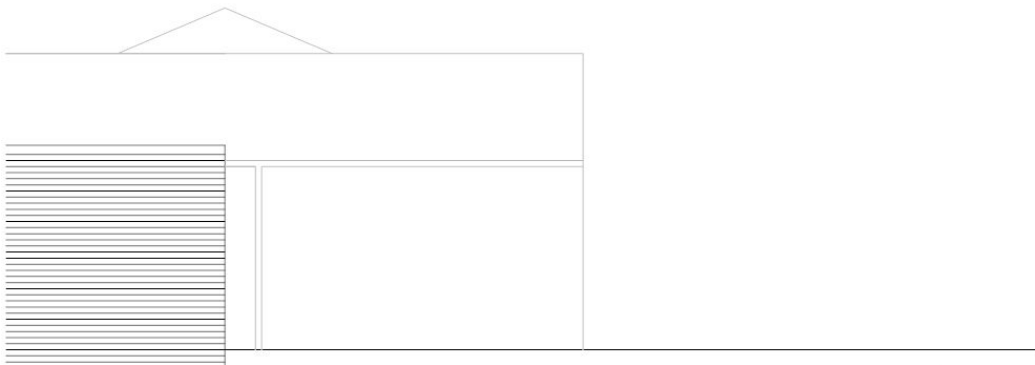
PROPOSED SOUTH ELEVATION



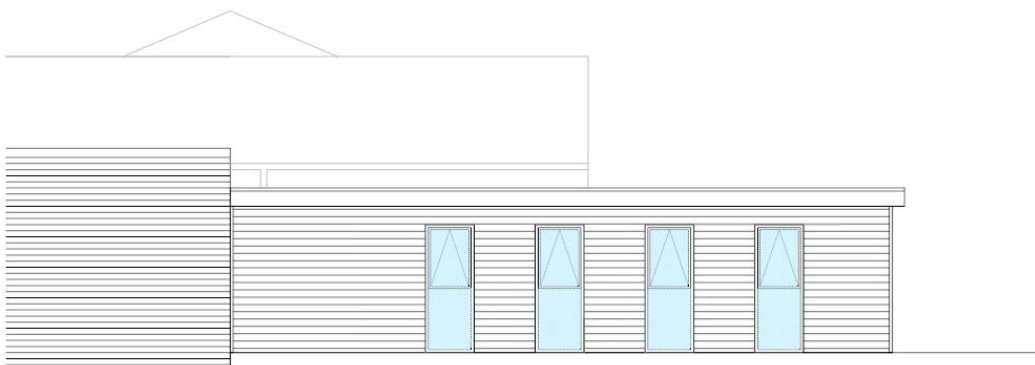
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Caldwell Primary School		
Muswell Hill London		
Existing and Proposed Elevations (South)		
First Floor		
1:50 (A3)		
Dr. JF		Rev. 01
CSB201481_PA_06		



EXISTING WEST ELEVATION



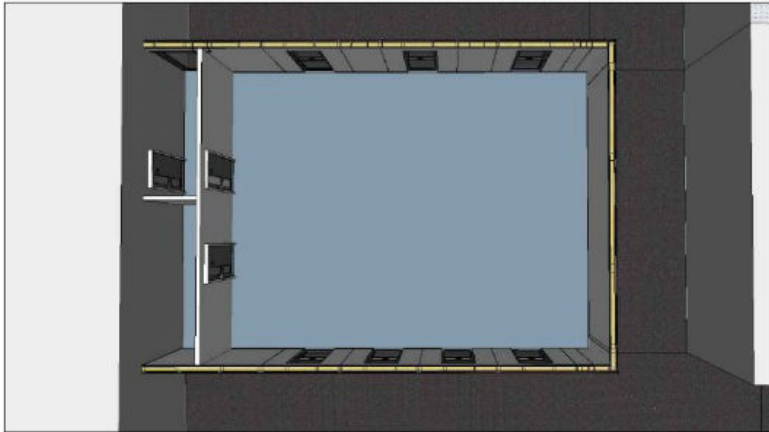
PROPOSED WEST ELEVATION



201904 17 JUN 2019 09:58:23



Caldwell Primary School		
Muswell Hill London		
Existing and Proposed Elevations (West)		
First Floor		
1:50 (A3)		
Dr. JF		Rev. 01
CSB201481_PA_07		



Site Photographs



Roof deck location for extension looking north



Extension location looking East