

Planning Applications Sub Committee 22 January 2007 Item No 14.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2006/2347

Ward: Crouch End

Date received: 28/11/2006

Last amended date: N/A

Drawing number of plans: 542-PL-001, 542-PL-015, 542-PL-115, portakabin attachment, site photographs A, B & C.

Address: Coleridge Primary School Crescent Road N8.

Proposal: Erection of 1 x single storey portakabin to be used as two x temporary classrooms in support of Coleridge Primary School expansion project application reference HGY/2006/2234.

Existing Use: Primary School

Proposed Use: Primary School

Applicant: Haringey Childrens Services

Ownership: Council

PLANNING DESIGNATIONS

Crouch End Conservation Area
Road – Borough

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

This application relates to the Coleridge Primary School, Crescent Road N8.

Coleridge Primary School comprises a number of low rise buildings constructed in the 1960's with some minor more recent extensions and caretakers house. The buildings are set within the playground area which contains a number of mature trees. A substantial tree screen exists between the school site and Crouch End Hill.

Coleridge Primary School is a Council run school for 4 – 11 year olds. There is also a nursery school on site. The school currently houses 413 pupils and 41 staff and a further 64 nursery school children.

Surrounding area

The surrounding area is generally residential in character with a mix of age and type, principally detached and semi-detached late Victorian houses and modern 3 or 4-storey flat blocks. It is located on top of Hornsey ridge close to the borough boundary with LB Islington. Crouch End Hill railway station is close by and a number of bus routes use Crouch End Hill. At the bottom of Crouch End Hill is Crouch End Town Centre.

The site is within the Crouch End Conservation Area.

PLANNING HISTORY

There is little significant planning history relating to the Coleridge Primary School site.

Parallel applications for planning permission and conservation area consent are currently lodged with the Council for demolitions and new build in association with the expansion of the school from 2-form to 4-form entry, relating to both the former TUC Centre on the opposite side of Crouch End Hill and the existing school site, (ref.nos. HGY2006/2234 & 2235). These applications are also included in this agenda.

DETAILS OF PROPOSAL

This application is for the erection of a single storey portakabin to provide two temporary classrooms in support of Coleridge Primary School expansion project. The proposed temporary structure will be located to the SW corner of the Coleridge School site on a tarmaced area currently used as part of the existing playground. The proposed building has ramped access and is fully accessible. The proposed building is approximately 16 x 9 metres floor area by 3 metres high.

The building is required for the academic year beginning in September 2007 for a period of approximately 15 months while the main works on the TUC site are being completed. Once those works are complete the temporary building will be removed and the current hard surface re-instated.

CONSULTATION

Ward Councillors
Hornsey Conservation Area Advisory Committee
CASCSH

Transportation
Arboriculturist
Policy

1 – 12 Crescent Court
1 – 12 Thornhill Court
1 – 21 Hillside
20, 22, 22A, 24, 26 Crescent Road

RESPONSES

No responses received at the time of writing this report.

RELEVANT PLANNING POLICY

POLICY CW1: COMMUNITY WELLBEING

Good community facilities are essential to the fabric of a successful, healthy and inclusive society. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. Every resident in Haringey that needs a school place, a childcare place, or medical assistance, should have access to these services preferably within walking distance of where they live.

Haringey needs new community facilities because the population is increasing and the demand for community facilities is growing. If any areas of deficiency in community facilities are identified then the Council will bring forward policies to direct facilities to those areas

A key objective of this policy is to increase the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities.

CSV1: DEVELOPMENT IN CONSERVATION AREAS

National policy on Conservation Areas and Listed Buildings is found in PPG15: Planning and the Historic Environment. This places a requirement on Local Planning Authorities to pay special attention to preserving or enhancing

the historic environment. Haringey has 28 conservation areas and over 350 listed buildings. Heritage Conservation is recognised as a key factor in facilitating urban regeneration and promoting civic pride.

A key objective of conservation policy is to preserve or enhance the character and appearance of conservation areas.

POLICY UD3: GENERAL PRINCIPLES

New development in the borough should complement the existing pattern of development in that part of Haringey. The policy aims to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.

POLICY UD2: SUSTAINABLE DESIGN AND CONSTRUCTION

This policy is primarily concerned with the environmental/natural resource aspects of sustainable development. (The social and economic aspects of sustainable development are addressed elsewhere in the UDP). The Council would prefer, all things being equal, that all development in the borough is designed in a way that maximises the potential of the site without causing any unnecessary local nor global environmental consequences.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues associated with is application are:

- i. The need for the accommodation, and
- ii. The effect on the conservation area and adjoining residents.

The Need for the Accommodation

As outlined above, the Childrens Service Coleridge wish to expand Coleridge Primary School from a 2-form entry to 4-form entry school. To this end new school facilities are to be constructed on the former TUC Centre site opposite, subject to planning permission being granted. The temporary building is required for the period of construction of the new school facilities, a period of approximately 15 months, approximately December 2008, after which the building will be removed. Should planning permission be granted, a condition will be attached requiring the temporary building to be removed.

The effect on the conservation area and adjoining residents.

The building is to be positioned towards the SW corner of the site close to the existing school buildings which are 2 to 2 ½-storeys in height in this area. This area of the site is currently tarmaced play area. The proposed building is approximately 16 x 9 metres in size and 3 metres high. It will be located approximately 10 metres from the school boundary. This boundary is

generally heavily treed providing a substantial natural screen between the school site and the adjoining gardens.

Policy CSV1 Development in Conservation Areas seeks to preserve or enhance the character and appearance of conservation areas in the borough. Whilst temporary buildings are not generally encouraged in conservation areas, in this case the proposed structure is located in a position which is not visible from the general public realm. Additionally, the current school buildings are not regarded as having particular intrinsic value and therefore the proposed structure will not harm the appearance of the school site generally.

To ensure the building does not cause permanent harm to the conservation area, a condition is attached to ensure the building is removed once it is no longer required.

Policy UD3 General Principles states that development should not significantly adversely impact on residential amenity or other surrounding uses in terms of loss of sunlight, privacy, overlooking, aspect and the avoidance of air, water, light, and noise pollution. The proposed temporary structure is single storey and given the distance between it and the end of the rear garden of the adjoining property, there will be very little impact in terms of loss of sunlight or aspect. Given the existing substantial tree screen and the distance to the boundary, there will be little overlooking or loss of privacy associated with the building. As the building is located on part of the existing playground, no additional noise will be caused by the development.

SUMMARY AND CONCLUSION

This application relates to the Coleridge Primary School, Crescent Road N8. The site is within the Crouch End Conservation Area.

This application is for the erection of a single storey portakabin to provide two temporary classrooms in support of Coleridge Primary School expansion project. The main issues associated with this application are the need for the accommodation, and the effect on the conservation area and adjoining residents.

The temporary building is required for the period of construction of the new school facilities, a period of approximately 15 months, approximately December 2008, after which the building will be removed.

The current school buildings are not regarded as having particular intrinsic value and therefore the proposed structure will not harm the appearance of the school site generally. There will be very little impact in terms of loss of sunlight or aspect or overlooking or loss of privacy associated with the building. As the building is located on part of the existing playground, no additional noise will be caused by the development. The proposal therefore

complies with Policy CSV1 Development in Conservation Areas and policy UD3 General Principles of the Unitary Development Plan 2006.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/2347

Applicant's drawing Nos. 542-PL-001, 542-PL-015, 542-PL-115, portakabin attachment, site photographs A, B & C.

Subject to the following conditions:

1. That this permission shall be for a limited period expiring on 31 December 2008 when the building hereby approved shall be removed and the land reinstated to the satisfaction of the Local Planning Authority.
Reason: The building, because of its design and siting, is not considered suitable for permanent retention.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

REASONS FOR APPROVAL

The proposed structure will not harm the appearance of the school site generally and will have little impact in terms of loss of sunlight or aspect or overlooking or loss of privacy. Also no additional noise will be caused by the development. The proposal therefore complies with Policy CSV1 Development in Conservation Areas and Policy UD3 General Principles of the Unitary Development Plan 2006.

