

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/2186	Ward: Northumberland Park
<p>Address: Lancasterian Primary School Kings Road N17 8NN</p> <p>Proposal: Installation of 3 x canopies into 1. main entrance walk way, 2. Key Stage 1 playground & Vale Nursery, and 3. Early Years playground</p> <p>Applicant: Mr Eoin Robertson</p> <p>Ownership: Haringey Council</p> <p>Case Officer Contact: Sarah Madondo</p> <p>Site Visit Date: 03/09/2014</p>	
<p>Date received: 31/07/2014</p> <p>Drawing number of plans: 07-14EYFS-1, 07-14WW-1 and 07-14DH-1</p>	
<p>1.1 The application has been referred to the Planning Committee as its a Council Application</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> The impact of the development on neighbouring residential amenity is acceptable 	
<p>2. RECOMMENDATION</p> <p>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.</p> <p>Conditions</p> <ol style="list-style-type: none"> Development begun no later than three years from date of decision In accordance with approved plans <p>Informatives</p> <ol style="list-style-type: none"> Hours of construction <p>In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.</p>	

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

3.1.2 Permission is sought for the installation of 3 canopies at the school to be located at the main entrance walk way; the Key Stage 1 playground & Vale Nursery, and the Early Years playground.

3.2 Site and Surroundings

3.2.1 Lancasterian Primary School is situated between Church Road and Kings Road and the site is adjacent to Bruce Castle Park. The infants school is mainly single storey and the junior school is mainly on 2 floors, and both have been extensively adapted over the years. Originally built in 1890 the school site is not located within a Conservation Area.

3.3 Relevant Planning and Enforcement history

None considered to be relevant to this proposal

4. CONSULTATION RESPONSE

LBH Education – No response

Ward Councillors – No response

5. LOCAL REPRESENTATIONS

5.1 A total of 63 letters were sent out to local residents. No responses were received.

6 MATERIAL PLANNING CONSIDERATIONS

6.1.1 The main planning issues raised by the proposed development are:

1. Design and appearance
2. Impact on the amenity of adjoining occupiers

6.2 Design and appearance

6.2.1 The National Planning Policy Framework (2011) states that, “*good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people...It is important to plan positively for the achievement of high quality and inclusive design for all development...*” London Plan (2011) Policies 7.4, 7.5 and 7.6, Haringey’s Local Plan Policy SP11 (2013) and the Council’s saved UDP Policy UD3 (2013) promote high quality and attractive places and buildings.

6.2.2 The application relates to the installation of 3 x new entrance canopies onto the main entrance walkway and around the playground. The canopies are designed

to 'wrap' around the entrances and provide additional shelter from the weather. The canopy structure would be fixed to the building envelope and are constructed of polycarbonate covers supported by glulam (glued laminated timber). The canopies would range from 2 metres to 3.8 metres high.

6.2.4 The proposal in terms of its design and appearance compliments the character of the existing building and the surrounding area and provides benefits to the community and is therefore considered acceptable.

6.3 Impact on the amenity of adjoining occupiers

6.3.1 London Policy 7.6 says that new development should not cause harm to the amenity of surrounding land and buildings, especially where these are in residential use. This is also reflected in Saved UDP Policy UD3. Given the distance to neighbouring property and the limited scale of the proposal the canopies are considered to comply with these policies

6.4 Conclusion

6.4.1 The location of the canopies proposed would not cause any loss of amenity in terms of loss of daylight/sunlight, outlook and noise upon residential properties in the vicinity.

6.4.2 The proposed canopies are sensitively considered in terms of the design, scale and layout of the existing neighbouring buildings.

6.4.3 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

7.0 CIL

7.1 As this is an educational establishment Mayoral CIL is not liable.

8.0 RECOMMENDATIONS

GRANT PERMISSION SUBJECT TO 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.