

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3096	Ward: Woodside
Address: Woodside High School, White Hart Lane N22 5QJ	
Proposal: Construction of single classroom extension located at first floor level over part of an existing terrace.	
Applicant: Haringey Council	
Date received: 29/10/2014	
Drawing number of plans: 201 Rev P2; 303 Rev P2; 156 Rev P3; 158 Rev P3; 101 P1; 152 P1; 302 P1.	
Drawings amended: 11/11/2014. Amendments enlarge the classroom depth by 1m. This is due to structural requirements.	
Case Officer Contact: Anthony Traub	
PLANNING DESIGNATIONS:	
Road Network: Classified Road Not a Listed Building Not in a Conservation Area	
2. SUMMARY OF KEY REASONS FOR RECOMMENDATION	
<ul style="list-style-type: none">• Design and Appearance• Residential Amenity• Transportation	
2.1 REASON FOR GOING TO COMMITTEE	
The Council is the applicant and as such this application is referred to committee.	

2.2 RECOMMENDATION

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 amenity space on site. The proposal would not harm the amenities of surrounding neighbours nor have a harmful impact on the adjoining MOL. Given the above, this application is recommended for APPROVAL.

GRANT PERMISSION subject to conditions:

- Time limit
- In accordance with approved plans
- Materials to match

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3.0 SITE AND SURROUNDS

3.1 Woodside High School is situated on White Hart Lane, close to the junction with Wolves Lane. The site is bounded to the north by White Hart Lane, to the east and west by Metropolitan Open Land/ playing fields and to the south by residential properties on Stirling Road. To the north of White Hart Lane is New River Sports Centre and Community Centre. The existing High School campus comprises of a mix of existing buildings, from 1 – 4 stories, with a range of age and condition. The school was originally known as White Hart Lane School and the original campus buildings were developed in the 1960's.

4.0 PLANNING HISTORY

4.1 HGY/2000/0795 –Erection of two temporary classrooms (Portacabin) on existing football pitch – Approved 25/07/00

- 4.2 HGY/2000/0672 – Demolition of existing technology block, removal of prefabricated block used for language studies. Erection of new two storey technology and language block with covered link to main buildings. Lobby extension to dining area with covered walkway access to the main building. – Approved 09/08/00
- 4.3 HGY/2004/0843 – Erection of a two storey building to be used as an adult education centre with associated single storey crèche building adjacent – Approved d 28/06/04
- 4.4 HGY/2008/0238 – Retrospective planning application for retention of portacabin Ultima Building to be used as an exam hall during refurbishment to existing facilities – Approved 18/03/08
- 4.5 HGY/2008/0655 - Redevelopment of Woodside High School, to comprise demolition of part of existing central school block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C. To incorporate Woodside High School, William C Harvey and Moselle Special Schools. – Approved 10/06/2008
- 4.6 HGY/2010/0800 - Demolition of existing two storey teaching block and construction of new two storey teaching block with associated hard and soft landscaping - Approved 14/06/10
- 4.7 HGY/2010/1650 - Non-material amendment following a grant of planning permission HGY/2008/0655 involving changes to Block Z and changes to car parking layout - Approved 19/10/10

5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy Framework

5.1.1 The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

5.1.2 London Plan 2011

Policy 3.18 Education Facilities
 Policy 5.3 Sustainable design and construction
 Policy 7.2 Creating an inclusive environment
 Policy 7.3 Secured by design
 Policy 7.4 Local character
 Policy 7.6 Architecture
 Policy 7.17 Metropolitan Open Land

5.1.3 Haringey Local Plan 2013

Policy SP0 Presumption in favour of sustainable development
 Policy SP7 Transport
 Policy SP11 Design
 Policy SP16 Community Facilities

5.1.4 Haringey Unitary Development Plan 2006 'Saved Policies'

UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
OS5 Development Adjacent to Open Space
CW1 New Community/Health Facilities

6.0 CONSULTATION

Adjoining neighbours
LBH – Transportation
LBH – Education

7.0 RESPONSES

7.1 LBH Transportation: No objection to the proposal.

7.2 LBH Education: No objection to the proposal.

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

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

- Design and Appearance;
- Residential Amenity;
- Transportation.

8.2 Design and Appearance

8.2.1 The NPPF should be considered alongside London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

8.2.2 The proposal involves the extension of an existing wing of the school over part of an outdoor terrace area to provide an additional classroom that will house the arts and music class within the main school building.

8.2.3 The proposed works would match the design, appearance and palette of materials used on the existing building and would therefore appear as a complementary addition to the existing building.

8.2.4 A condition is recommended to ensure materials match those found on the existing building should the application be approved.

8.2.5 Overall, the proposal is considered to be acceptable and in general accordance with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

8.3 Impact on the amenity of adjoining occupiers and impact on open spaces

8.3.1 Because the extension will be set at first floor level, to the centre of the site, the proposal will have no impact on the street frontage onto White Hart Lane.

- 8.3.2 The siting of the extension is located behind the existing southern block, to the centre of the site and would not impact the residential amenities of properties to the south of the site on Stirling Road.
- 8.3.3 Given the modest size of the proposed extension and that it would be built within the footprint of the existing building and would match the design and appearance of the existing building, the proposal is considered to protect the value and visual character of the adjacent open space/metropolitan open land.
- 8.3.4 The proposal does not harm the amenities of neighbours and would protect the value and visual character of the adjacent open space and is in general accordance with saved UDP 2006 Policies UD3 and OS5 and concurrent London Plan 2011 Policies 7.6 and 7.17.

8.4 Transportation

- 8.4.1 The proposal forms part of the wider school remodelling project and is not considered to affect current access arrangement on site or internal vehicle movement routes within the site.
- 8.4.2 The development will not impact on the local highways network in the area surrounding the site. The proposal is therefore considered to be acceptable and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

9.0 HUMAN RIGHTS

- 9.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

10.0 EQUALITIES

- 10.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

11.0 CIL APPLICABLE

- 11.1 The proposal is for a school extension and is not subject to CIL.

12.0 CONCLUSION

- 12.1 The proposal is involves a first floor extension for an additional class room.

- 12.2 The proposal is subservient and complementary in fill development to the existing school campus and is an improvement to the provision of educational facilities on site whilst not compromising neighbouring amenity or the surrounding highway network. Given the above, this application is recommended for APPROVAL.

13.0 RECOMMENDATION

- 13.1 That planning permission be GRANTED in accordance with the Applicant's drawing No's: 201 Rev P2; 303 Rev P2; 156 Rev P3; 158 Rev P3; 101 P1; 152 P1; 302 P1 and subject to the following conditions:

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.

4. The applicant/ Developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on White Hart Lane and the residential roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid school drop-off and collection times and the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network and in the interests of highway safety.

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the

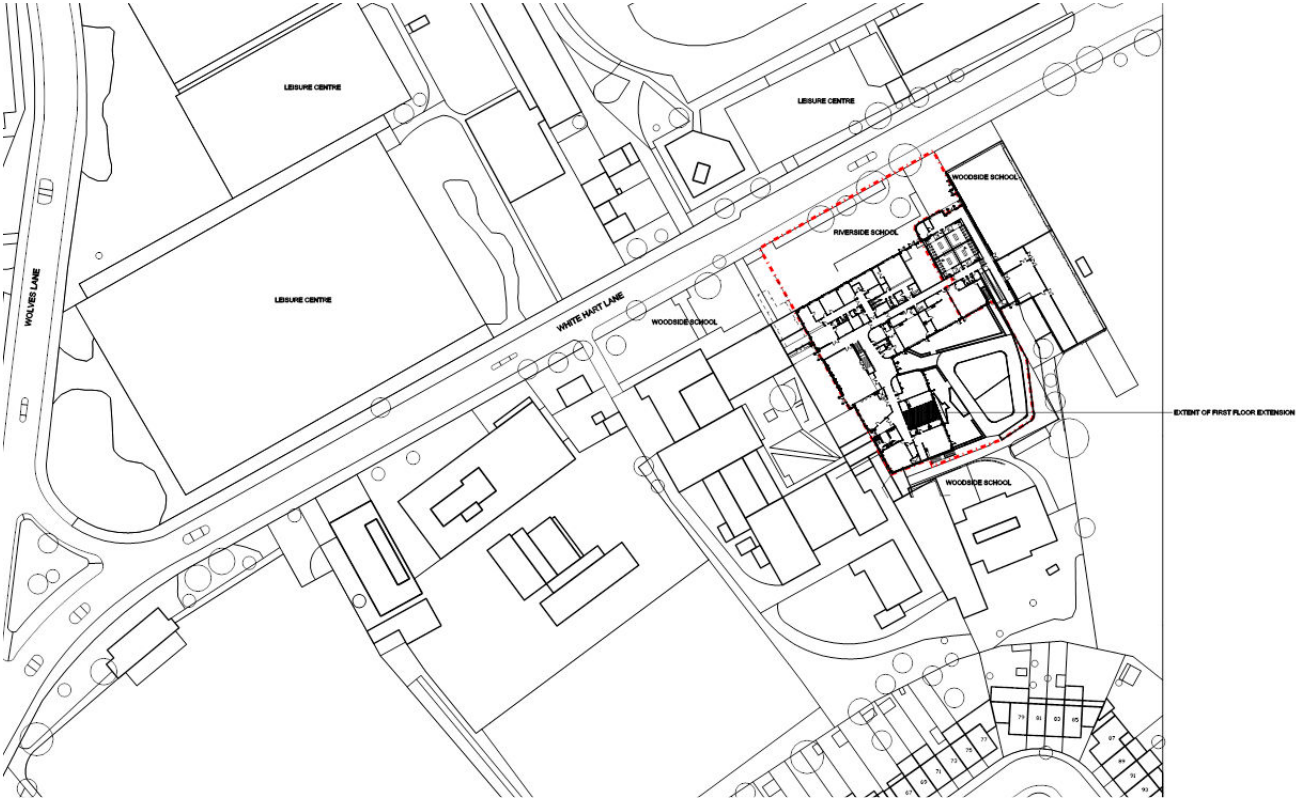
Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

APPENDIX 1 - Consultation responses

No	Stakeholder		Questions/Comments	Responses
1	LBH Education		No objection to the proposal. The proposal will bring the art and music use for pupils into the main Riverside building which is supported.	
2	LBH Transportation		No objection to the proposal.	Recommends a condition requiring the submission of a construction management plan.

APPENDIX 2 – Plans

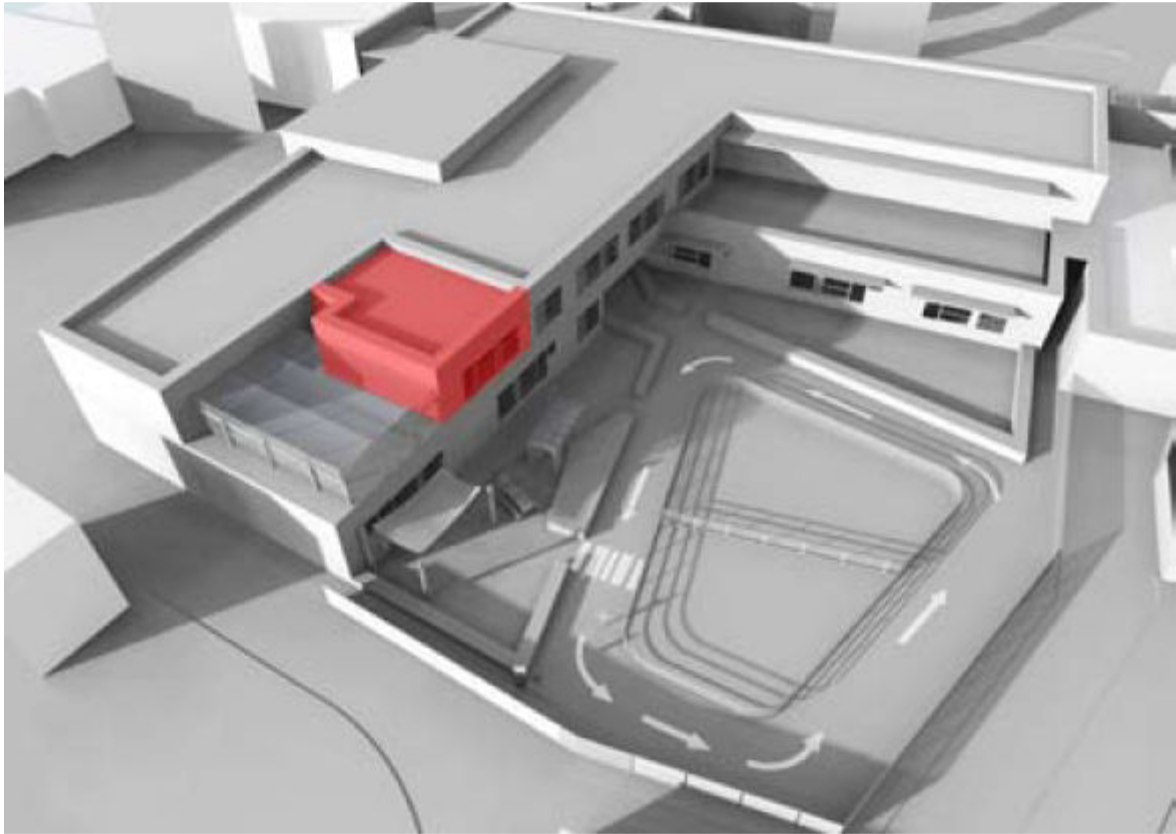
SITE LOCATION PLAN



Aerial Photograph



3D Representation of Proposal



Proposed Elevations

