

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2014/3478	Ward: Northumberland Park
<p>Address: Ilse Amlot Centre for Women & Children Somerford Grove N17 0PT</p> <p>Proposal: Erection of single storey extension to provide additional educational accommodation to increase provision for 2 year old children</p> <p>Applicant: Beatrice Sarpong, Haringey Council</p> <p>Ownership: Haringey Council</p> <p>Case Officer Contact: Paul Roberts</p>	
<p>Date received: 16/12/2014</p> <p>Drawing number of plans: 612444-02 Rev P2; 612444-03 Rev P3; 612444-04 Rev P2; 612444-06 Rev P2; 612444-LT-00-B-1001 Rev P1; 612444-LT-00-B-1002 Rev P1.</p>	
<p>PLANNING DESIGNATIONS:</p> <p>Not in a Conservation Area Not a Listed Building Tottenham Hotspur Matchday CPZ</p>	
<p>1.1 This application is being referred to the Planning Committee because the Council is the applicant.</p>	
<p>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</p> <ul style="list-style-type: none"> • The principle of additional nursery facilities is welcomed • The impact of the development on neighbouring residential amenity is acceptable • The design and appearance of the proposal is acceptable • There would be no significant impact on traffic movements or parking locally 	

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. Implementation within 3 years
2. In accordance with approved plans
3. Materials to match
4. Cycle parking
5. Refuse storage
6. Travel Plan
7. Construction Management Plan

Informatives:

1. Co-operation
2. Hours of Construction

In the event that members choose to make a decision contrary to the officer's recommendation, members will need to state their reasons.

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3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS

3.1 Proposed Development

3.1.1 The proposal involves the erection of a single storey addition to the Ilse Amlot Womens and Children’s Centre in Northumberland Park. The extension would be located at the north western end of this site on an area of hard standing between the existing building and the 3.2 metre high boundary fencing. The flat roofed extension would match the height of the fencing and would be finished in the same white painted blockwork of the existing nursery. Proposed at 1.5 metres wider than the existing building, the extension would have a window and door in the southern elevation and a new door is also proposed in the eastern flank wall of the existing building.

3.1.2 In conjunction with the above works, the interior of the Children’s Centre will be amended to provide for an additional classroom space, new toilets and a relocated office. Access to the nursery will then be set away from the rest of the Centre, directly off Rothbury Walk.

3.1.3 The amendments will increase the capacity of the 2 year old intake at this site from the current 28 children (14 each am and pm) to 60, split into morning and afternoon sessions.

3.2 Site and Surroundings

3.2.1 The site consists of two linked single storey structures, one the original construction being used for children from 3 to 5 years and the building for the 2 year old intake which is the subject of this application. This building has a monopitched roof and is linked to the main building by a small flat roofed linked section. A play area for the 2 year olds to the rear. The perimeter of the whole site is enclosed by 3.2 metre high green mesh fencing.

3.2.2 Pedestrian access to the site is secured off Rothbury Walk. There is no direct vehicle access to the site although servicing is undertaken via Rothbury Walk.

3.2.3 The site is situated opposite Somerford Grove Open Space, to the south east of Lea Valley Primary School and is otherwise enclosed on three sides by 4 storey blocks of flats.

3.3 Planning and Enforcement History

3.3.1 HGY/2010/1108 – Demolition of boundary fence and installation of new boundary fence. APPROVED - 11/08/2010.

4.0 CONSULTATION

4.1 The following were consulted regarding the application and the following responses were received:

4.2 a) LBH Early Years: No comments.

b) LBH Transportation: No objection, subject to conditions.

5.0 RESPONSES

5.1 The following were consulted on the application:

Ward Councillors
Adjoining neighbours (22 letters sent)

5.2 One comment from Councillor Bevan has been received, the matters raised being (responses to comments under Appendix 1):

- Concerns as to the scale of the blank walls; Materials should blend with existing structure in colour and style.
- Request that a representative from the education service be present at the Committee and colour drawings/boards be on view. (Officer comment: A request for an education service representative has been made and the drawings will be on view).

6.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Design and appearance
- Impact on the amenity of adjoining occupiers
- Transportation

6.2 Principle of Development

6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable

development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

- 6.2.2 The NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. London Plan policy 3.18 lends support to proposals which enhance education provision and serve to meet the demands of a growing population. Local Plan policy SP16 seeks to ensure the appropriate improvement and enhancements of community facilities.
- 6.2.3 Since September 2013, all local authorities have had a statutory duty to fund free early years places for the most disadvantaged two year olds using nationally prescribed criteria. The programme is designed to attempt to even out significant differences between children in terms of school readiness, based largely on wealth and opportunity. Free entitlement in this sense offers each eligible child 15 hours per week of early education, up to a maximum of 570 hours per year. The requirements for places was estimated at 882 two year olds from September 2013 this increased to 1,790 from September 2014 and beyond.
- 6.2.4 This proposal is set against the context of the increased pressure on educational facilities in Haringey and in that regard the proposal would serve to assist the Council's objective of enabling every child in the Borough the ability to have the best start in life. The scheme will also create additional employment to the tune of a potential 10 part time jobs which is welcomed. In planning policy terms the principle of development is accepted.

6.3 Design and Appearance

- 6.3.1 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.
- 6.3.2 The proposal involves the erection of an 8 metre by 5.75 metre structure with a flat roof height of 3.2 metres. The scale and location of the extension is not considered significant in the context of the site and the wider surroundings. The extension will be set behind the existing boundary fence which will be retained in its entirety, retaining the uniform finish around this site. The new building behind the fence will be a noticeable addition at this point but not so much as to undermine the pattern of development to any significant degree. The use of matching materials will also serve to integrate the extension into the existing Centre.
- 6.3.5 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.

6.4 Impact on the amenity of adjoining occupiers

- 6.4.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to

the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

- 6.4.2 The extension will be set some 6 metres away from the flank wall of the neighbouring residential block. The nearest habitable room windows are approximately 8 metres away and these would have limited views of the proposal. There will be no consequential loss of outlook or light for neighbouring residents.
- 6.4.3 There will be an increased number of children and parents entering the site, however the numbers are not significant in the wider context of the non-vehicular movements associated with this site and the adjoining school at present.
- 6.4.3 The proposal is therefore not considered to harm the amenities of neighbours and is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

6.5 Transportation

- 6.5.1 The proposed site is located in an area with a medium public transport accessibility level (PTAL3) and within the Tottenham Hotspur event day control parking zone which operates on event days Monday to Friday between 17:00 and 20:30 hours and on Saturday, Sundays, public Holidays between 12:00 to 20:00 hours. The site however does not have direct vehicular access, although servicing currently takes place via the Rothbury Walk estate.
- 6.5.2 The Council's Transportation team has reviewed the submission and assessed the traffic impacts in the wider area. It is anticipated that the larger nursery would lead to a maximum of 2 additional car drive trips (taking it to approximately 8 car trips in total). A considerable number of the trips associated with this site are linked to the adjoining Lea Valley School and it is felt that this development would likely lead to higher car occupancy levels.
- 6.5.3 The applicant will be required to provide 6 secure sheltered cycle parking spaces in line with the 2013 London Plan. A further condition is recommended requiring the submission of a construction management plan. The level of waste storage on site is considered to be sufficient.
- 6.7.4 Overall, the development is unlikely to generate any significant increase in traffic and parking demand which would have any adverse impact on the local highway network in the area surrounding the site. The proposal is therefore considered to be acceptable and in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

7.0 **CIL APPLICABLE**

- 7.1 Given that the proposal relates to an educational establishment, neither Mayoral or Haringey CiL apply.

8.0 **CONCLUSION**

- 8.1 The proposal is seen to be as a complementary in-fill development to the surrounding townscape, utilising a currently underutilised piece of land to provide additional and needed nursery provision for 2 year old children in Haringey. Given the above, this application is recommended for APPROVAL.

9.0 RECOMMENDATION

- 9.1 GRANT PLANNING PERMISSION subject to the following conditions and informatives:

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 following approved plans and specifications: 612444-02 Rev P2; 612444-03 Rev P3; 612444-04 Rev P2; 612444-06 Rev P2; 612444-LT-00-B-1001 Rev P1; 612444-LT-00-B-1002 Rev P1.

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 nursery 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. No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 6 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2011 and Policy SP7 of the Haringey Local Plan 2013.

5. Prior to commencement, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on the High Road and Whitbread Close is minimised. It is also requested

OFFREPC
Officers Report

that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network.

Informatives:

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.

INFORMATIVE 2: Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

10.0 APPENDICES

APPENDIX 1 – Consultation responses

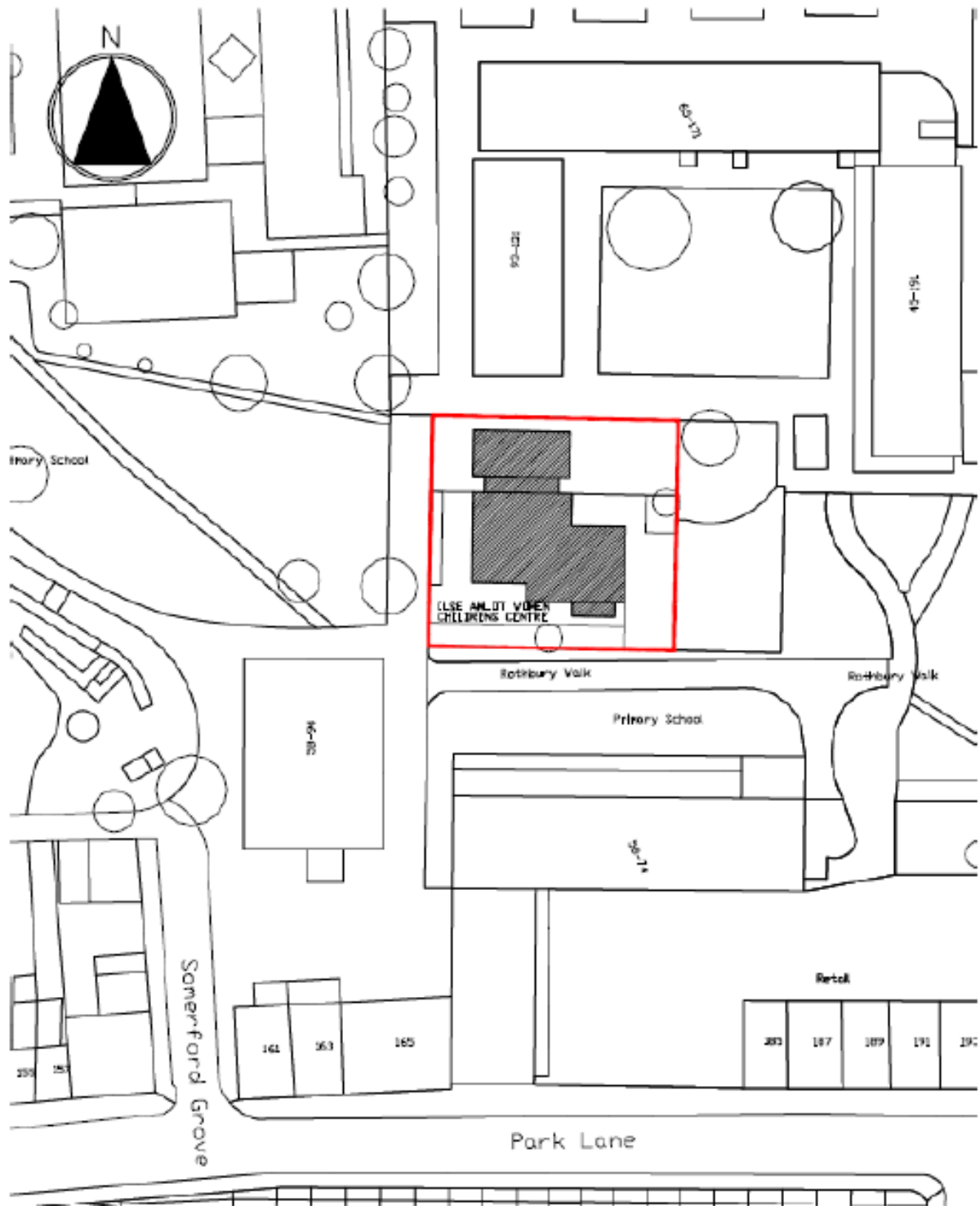
No	Stakeholder	Questions/Comments	Responses
1	Councillor comments	<p>Councillor Bevan</p> <p>I have visited the site today, 15th January along with the Planning Officer.</p> <p>I have concerns as to the bland bare brick walls that will be constructed and as to the proposal to retain the existing fencing alongside the new walls constructed.</p> <p>I am seeking that the materials used by sympathetic and blend with the existing structure both in colour and style, the adjacent building should be redecorated to ensure an exact match with the new addition.</p> <p>As this is a Council application I am aware that it will be placed before the full planning committee. I am requesting that an officer from the education service attend the committee. I am also requesting that colour drawings/boards be on view showing the full details/aspects of this application.</p>	<p>Covered within the ‘Design & Appearance’ section of the report.</p> <p>An officer from education is expected. Full plans will be available at the committee.</p>
2	LBH Transportation	<p>The site is located in an area with a medium public transport accessibility level (PTAL 3) and within walking distance of the High Road which provides access to the some 69 buses per hour for frequent connection of Seven Sisters Station rail and underground station, the site is also within walking distance of Northumberland Park Rail station which is served by two trains per hour in each direction from Stratford to Hertford East and Bishops Stratford, via Tottenham Hale. The Centre is likely to have a small catchment area, it is therefore considered that there is significant scope for children together with parents/carers to take up sustainable travel alternatives for journeys to and from the site.</p> <p>The centre is bounded by Park Lane to the South and the Lee Valley School to the north of the site with Rothbury Walk to the east of the site and the Summerford Grove adventure park to the west of the site. The site has several pedestrian access routes through the Rothbury Walk estate and pedestrian access points onto Park Lane and Almond Road. There is currently no direct vehicular access into the site, however, servicing currently takes place via the Rothbury Walk estate.</p> <p>Access from the public highways is available via Almond Road, Commonwealth Road and Trulock Road, which provide access to the Lee Valley School via a one-way traffic flow system, these roads have been traffic calmed with parking restrictions on the junctions and outside the school, in the form of school keep clear markings and single and double yellow lines.</p>	<p>Conditions recommended</p>

	<p>The centre as it exists provides a range of support services such as nursery and pre and after school clubs. These services are largely utilised by residents within the Northumberland Park Area. The applicant is proposing an extension to the existing Centre to accommodate an additional 30 nursery places for 2 year olds. We have examined the trips that are likely to be generated by the proposed development on a first principle, based on a maximum of 60 children in the morning peak hour (30 full time places and 30 part time places) and 30 full time places and 30 after school places part time places in the critical peak hour, we have also assumed that there will be a maximum of eight staff on site at any one time. Based on the above assumption there will be a maximum of 60 children and 8 staff arriving at the centre at any one time, this development based on the 2011 census data for the Northumberland Ward “travel to work by car”, would only generate some 8 car driver and car passenger trips of which the proposed increase in the number of places by 16 would only account for a maximum of 2 additional car drive trips. Given the proximity of the site to Lee Valley school and the links between the Ilse Amlot Centre, a considerable number of the trips generated by the site are linked trips which will account for a higher car occupancy levels, hence it is likely that the proposed development will result in generating less than 8 car drive / car passenger trips during the am and pm peak hours.</p> <p>It has been noted that the Planning Statement includes details of the recent accident data within the vicinity of the site. Although five accidents have been recorded in the 36 month review period, there does not appear to be any significant pattern that would indicate the need for immediate highway safety works in order to facilitate the proposed development.</p> <p>The site currently has no direct access to car parking facilities or cycle parking spaces and no new car parking spaces are proposed as part of this development. We will however require the development to include cycle parking in line with the 2013 London Plan (1 cycle parking space per 10 students), we will therefore request the provision at least 6 covered and secure cycle storage space.</p> <p>Subject to the imposition of relevant conditions, the proposal is unlikely to have any significant impact upon the existing highway and transportation network. Therefore, the highway and transportation authority do not wish to object to the proposal. Any notice of approval should include the following pre-commencement conditions:</p> <ol style="list-style-type: none"> 1. Prior to the first use of the development hereby permitted, the applicant shall provide secure sheltered cycle storage to cater for six cycles as part of the development. <p>Reason: To promote more trips by sustainable mode of transport to and from the site.</p>	
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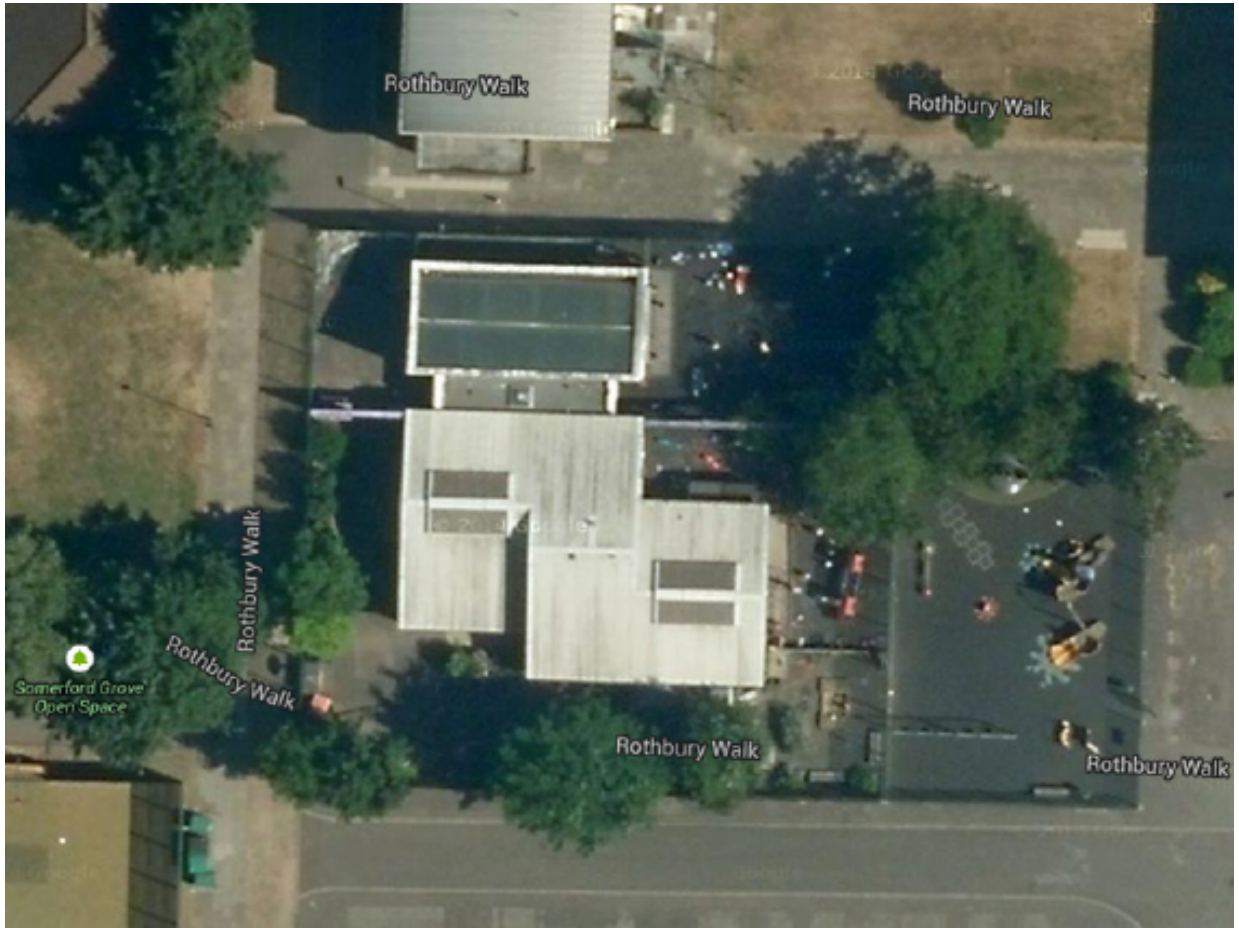
		<p>2. The applicant is required to submit a construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians using the surrounding highway network 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.</p> <p>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.</p>	
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APPENDIX 2 – Plans

SITE LOCATION PLAN



Aerial Photograph

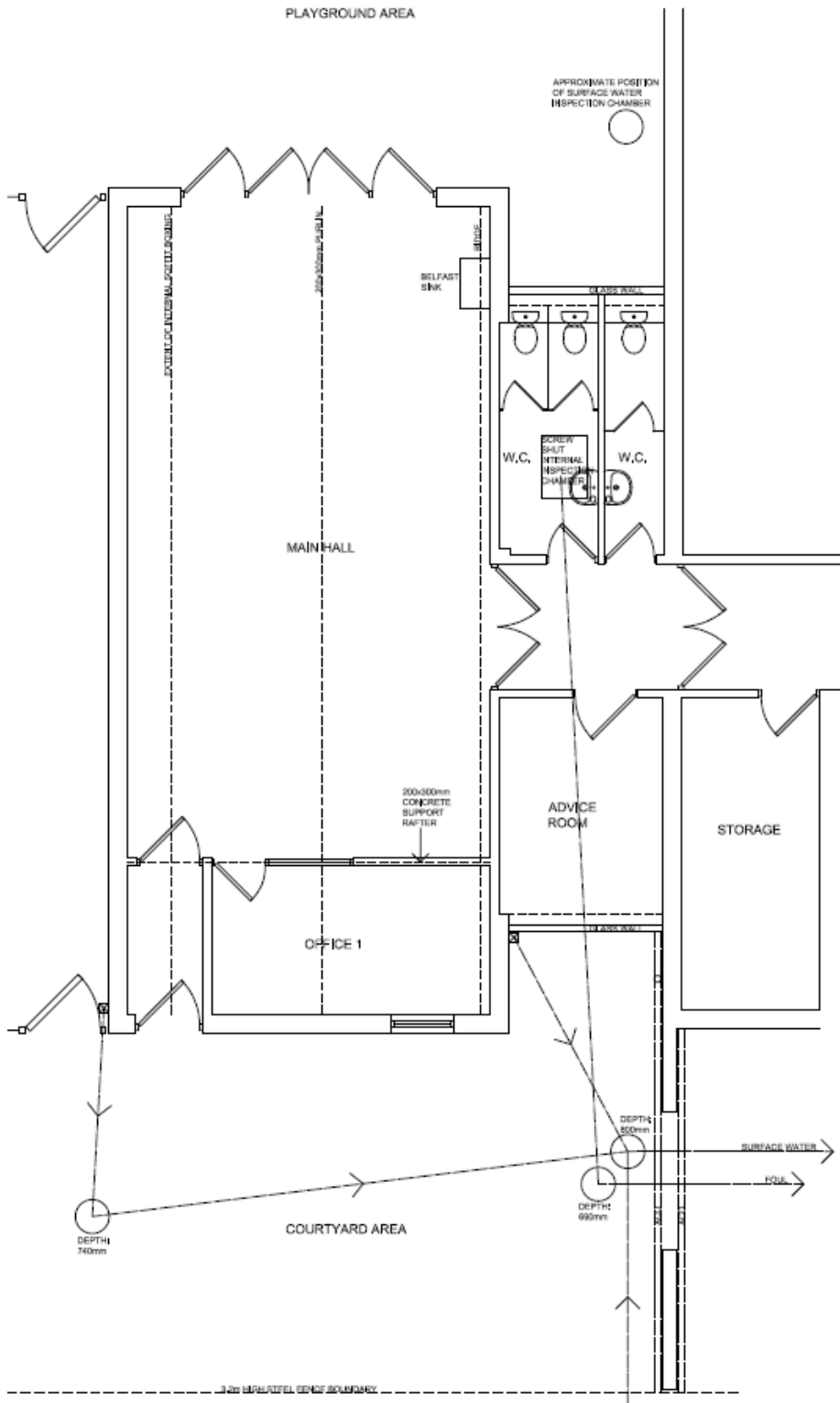


Site Photos

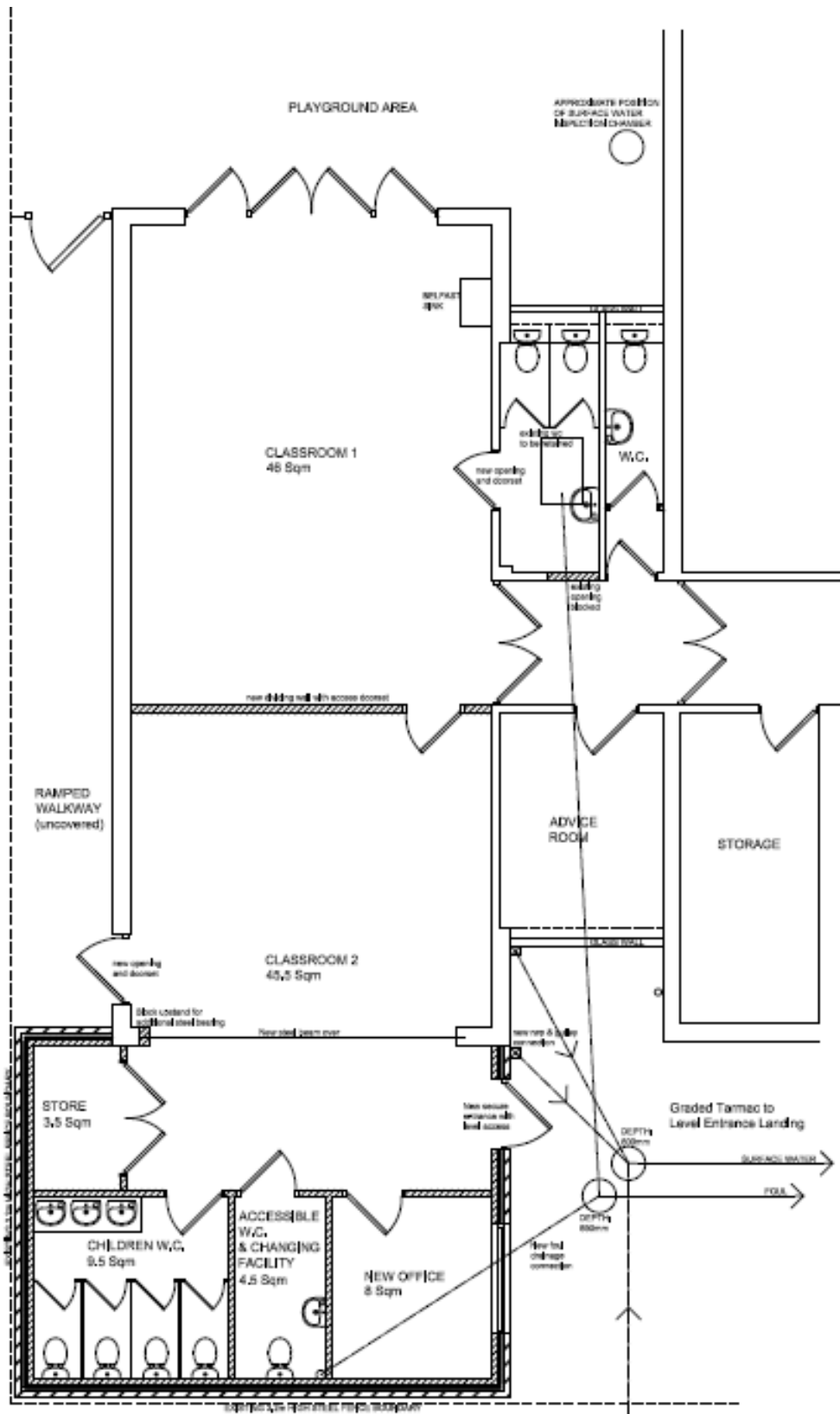




Existing Plan



Proposed Plan



Proposed Elevations

