

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/0347	Ward: West Green
<p>Address: Belmont Primary School, Rusper Road, London, N22 6RA</p> <p>Proposal: Proposed single storey extension of infants and junior primary school to create new and improved facilities for existing pupils. The extension proposed includes the erection of a new secure entrance, new teaching / learning, therapy and meeting rooms and male and female wcs. Refurbishment and renovation works of existing school areas adjacent to the extension are also proposed and include the organisation of the existing classroom into staff PPA, medical room and new group room.</p> <p>Applicant: Haringey Council</p> <p>Ownership: Haringey Council</p> <p>Case Officer Contact: Anthony Traub</p>	
<p>Date received: 04/02/2015</p> <p>Drawing number of plans: 5444-1000 Rev C, 5444-1001 Rev B, 5444-1010 Rev B, 5444-1020 Rev B, 5444-1100 Rev C, 5444-1200 Rev C, 5444-1201 Rev C, 5444-1210 Rev C, 5444-1250 Rev C and 5444-1300 Rev C.</p>	
<p>PLANNING DESIGNATIONS:</p> <p>Not in a Conservation Area Not a Listed Building Belmont 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 and refurbished facilities are 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 be submitted
4. 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 extension to create new and improved facilities for existing pupils. The extension proposed includes the demolition of an existing classroom and the erection of a new secure entrance, new teaching / learning, therapy, meeting rooms and male and female wcs. Refurbishment and renovation works of existing school areas adjacent to the extension include the re-organisation of the existing classroom into staff PPA, medical room and new group room.

3.1.2 The proposal would service existing students and would not increase the capacity of the school.

3.2 Site and Surroundings

3.2.1 The subject site is a junior and infant school located behind houses on Rusper Road, Downhills Park Road, Mannock Road and Boundary Road, N22. The school consists of 1960/70s and contemporary single and two storey buildings. Surrounding development is residential and access to the school is via Rusper Road. The site is not in a conservation area.

3.3 Planning and Enforcement History

3.3.1 HGY/2004/0905 GTD 25-05-04 Renewal of existing fence with 3m high palisade fencing.

3.3.2 HGY/2005/1190 GTD 16-08-05 Caretakers Flat, Belmont Junior & Infant School, Rusper Road London Change of use of property from caretakers house to office space.

3.3.3 HGY/2014/1298 GTD 01-07-14 Belmont Junior & Infant School Rusper Road London
Replacement of existing single glazed timber windows and doors with new aluminium powder coated double glazed windows and doors

3.3.4 OLD/1959/0589 GTD 12-10-59 Erection of Infants School.

4.0 CONSULTATION

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

4.2 a) LBH Early Years: Supports the provision of improved facilities.

b) LBH Transportation: No comments received.

5.0 RESPONSES

5.1 The following were consulted on the application:

Ward Councillors
Adjoining neighbours (82 letters sent)
LBH Education

5.2 The following comments were received: (responses to comments under Appendix 1):

- LBH Education: Supports the provision of improved facilities.

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.

6.2.4 This proposal serves to enhance the facilities on offer at the site, providing:

1. a new SEN classroom;
2. new entrance;
3. new seating area for waiting parents;
4. a new buggy store;
5. a new office and meeting room;
6. a new teaching and learning room
7. a new therapy room.

6.2.5 The scheme provides improved facilities at the school to the benefit of the pupils, staff and parents. The scheme accords with the Council's aims to support the provision of a high standard of education in the borough and in accordance with policy SP16 of the Local Plan.

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 a contemporary, single storey addition to the existing building. 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 back from neighbouring properties with existing site screening measures remaining in situ. The new building 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 high quality materials will also serve to integrate the extension into the existing vernacular. A condition is recommended requiring the submission of material samples should the application be approved.

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, or 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 25 metres away from the rear wall of the neighbouring residential dwellings that front Rusper Road. The nearest habitable room windows are approximately 25 metres away and these would have limited views of the proposal given the separation distance and existing out building and screening measures. There will be no consequential loss of outlook or light for neighbouring residents.

6.4.3 There would be no increase in child or employee numbers entering the site, therefore there would be no increase in existing vehicular movements associated with the site.

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 There would be no increase in child or employee numbers entering the site, therefore there would be no increase in existing vehicular movements associated with the site.

6.5.2 The development would not generate any 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 a complementary in-fill development to the surrounding townscape, improving existing educational facilities for 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:

5444-1000 Rev C, 5444-1001 Rev B, 5444-1010 Rev B, 5444-1020 Rev B, 5444-1100 Rev C, 5444-1200 Rev C, 5444-1201 Rev C, 5444-1210 Rev C, 5444-1250 Rev C and 5444-1300 Rev C.

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

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. 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 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.

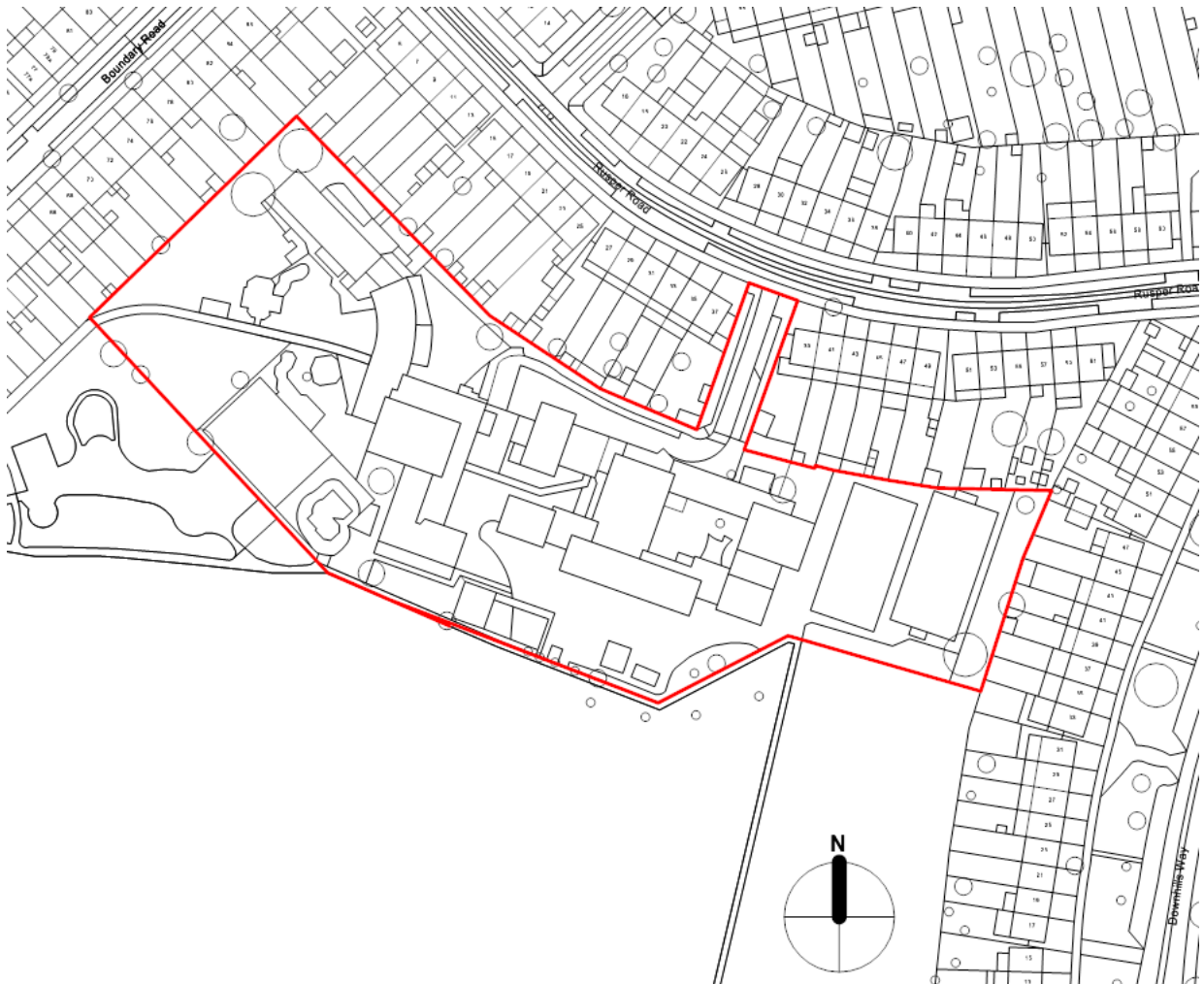
10.0 APPENDICES

APPENDIX 1 – Consultation responses

No	Stakeholder	Questions/Comments	Responses
1	LBH Education	Supports the improvement of education facilities	

APPENDIX 2 – Plans

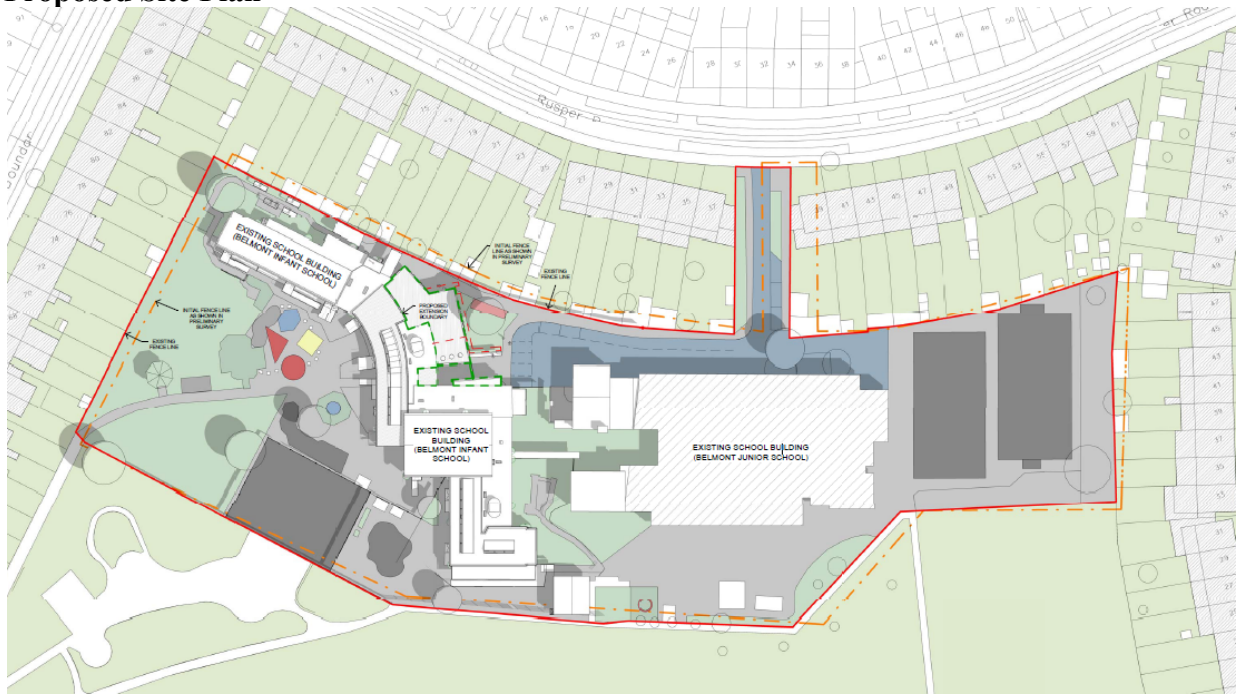
SITE LOCATION PLAN



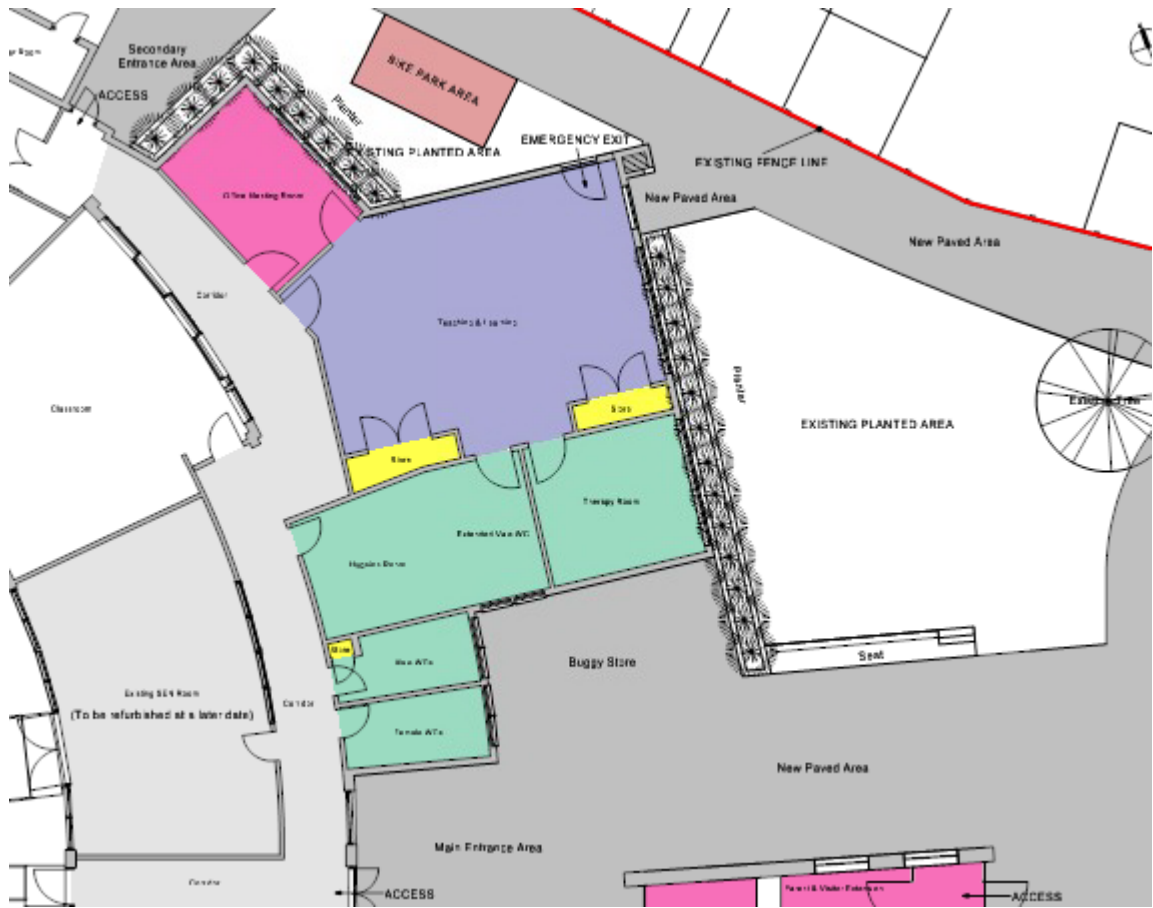
Aerial Photographs



Proposed Site Plan



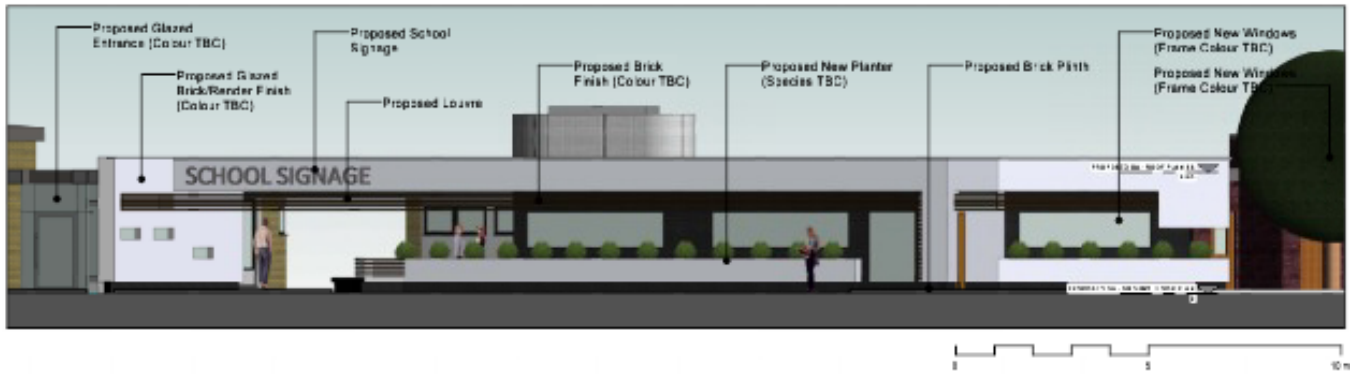
Proposed Floor Plan



Proposed Floor Plan



Proposed Elevations



SEN Extension Elevation
1:50

