

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

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| 1. APPLICATION DETAILS | |
| Reference No: HGY/2015/1512 | Ward: Seven Sisters |
| <p>Address: Stamford Hill Primary School Berkeley Road N15 6HD</p> <p>Proposal: Installation of a new working kitchen to cater for primary school children at Stamford Hill Primary School. Works involve the installation of new cooking appliances and an extract canopy with flue ducting to the outside. (retrospective application)</p> <p>Applicant: Ms Dianne Grant (Haringey Council)</p> <p>Ownership: Council Case Officer Contact: Samuel Uff</p> | |
| <p>Date received: 19/05/2015</p> <p>Drawing number of plans: E15352-CAN/A & E15352/F</p> | |
| <p>1.1 This application has been brought to 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 school is required to make provision for hot food cooking facilities on-site and the associated ducting is considered acceptable in terms of its impact on the appearance of the building and surrounding area and on neighbouring amenity. | |
| <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:</p> <p>Planning Application</p> <ol style="list-style-type: none"> 1) In accordance with plans, including colour of ducting 2) Odour mitigation 3) Noise mitigation <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. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 The application seeks retrospective planning permission for the installation of an extract duct and stainless steel flue. The flue has a canopy system located within the building, which exits through the top of a large ground floor kitchen window in the northern elevation of the main school building. This fronts the junction of Seven Sisters Road and Berkeley Road.
- 3.2 The flue exits the window at a right angle for approximately 5m, at which point it angles straight up for an additional 6m, exiting approximately 1m above eaves height, via a jet cowl.
- 3.3 The installation of the kitchen use on site is in direct response to the Department for Education 'Universal infant free school meals' (Updated September 2014) advice, in response to the school's obligation to provide free school meals to all infants in reception, year 1 and year 2.

Site and Surroundings

- 3.4 The application site comprises a part single storey, part two storey school building with a variety of pitched roofs, prominent gable ends and modest dormers. The building occupies a large site between Seven Sisters Road, Berkely Road and Vartry Road, with associated play area and bounded by brick wall, palisade fencing or a combination of both. The site is not within a conservation area and the building is not locally or statutory listed.

Relevant Planning and Enforcement history

3.5 Planning History

HGY/2006/0135 GTD 14-03-06: Erection of 3.9m high jumbo timber gazebo in playground.

HGY/2008/0783 GTD 27-05-08: Removal of existing perimeter fencing to boundary wall, removal of existing brick piers and erection of new palisade

fence together with modification of existing pedestrian access to Berkeley Road and provision of new call entry panel.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Building Control
- LBH Environmental Health

4.2 The following responses were received:

- LBH Building Control – no objection
- LBH Environmental Health – a series of requirements were requested, but it was later agreed that standard conditions, relating to noise and odour mitigation, would suffice.

5. LOCAL REPRESENTATIONS

5.1 The application was publicised by way of 13 letters to neighbouring properties and a site notice and no representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Impact on the appearance of the building and on the surrounding area;
- Impact on amenity.

Principle of Development

6.2 Within the NPPF the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. This goes on to state that “Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education”. Furthermore this goes on to state “that local planning authorities work with schools promoters to identify and resolve key planning issues before applications are submitted.”

6.3 The applicant has emphasised the need for the improved kitchen facilities and the Government requirement for hot meals for primary school students. The school have been meeting this provision through outside catering deliveries.

Given the requirement for schools to provide this service on-site it is considered appropriate that associated ducting of some form and siting be installed, subject to design and amenity considerations.

Impact on the appearance of the building and surrounding area

- 6.4 Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6.
- 6.5 The route of the ducting through the large central window in the northern elevation results in additional ducting along the external facade of the building. It was considered that routing this part internally would help minimise the visual impact, but this would have involved directing the ducting through classroom walls, ceilings and removing part of the load bearing wall. The route through the large window is preferable in that no additional openings or internal disruption is required. Furthermore, the removal of the window pane to allow this can be easily altered back to the original form, unlike the partial removal of this external wall. As such the impact on the host building is considered acceptable.
- 6.6 The extract ducting and flue are already in place on the northern elevation, facing Seven Sisters Road and Berkely Road. The siting of the host school building within the site means that this installation is significantly away from public highways; approximately 37m from the closest part of Seven Sisters Road and 47m from Berkely Road. Furthermore the palisade boundary fence, trees and vegetation further restrict views of this. The existing structure is a stainless steel material, which adds to its prominence. In this regard it is considered that a darker coloured finish, more in-keeping with the dark brick building, would help mitigate the visual impact of the flue, to the benefit of the appearance of the building and the surrounding area. The applicant has agreed to alter the colour of the flue. Submission of details of the revised colour is conditioned.
- 6.7 In the context of the policy and impact on this non-listed building, outside of a conservation area, the development is considered necessary for the day to day functioning of this school and this is considered sufficient justification for the development.
- 6.8 The route of the ducting through the large window means that the integrity of the brick wall of the building is not compromised and that this can be removed without damaging the long term appearance of the building. Given the significant distance from public highway, combined with the presence of the palisade fencing and vegetation and the amended darker, less visually intrusive finish, it is considered that the visual impact would not be significant. As such the proposal accords with London Plan policies 7.4 and 7.6 and the NPPF.

Impact on residential amenity

- 6.11 The London Plan 2011 policy 7.6 'Architecture' states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity.
- 6.12 There is at least 55m between the flue and the nearest properties and as such there is not considered to be any impact on the amenity of neighbouring properties. In any case a conditions restricting noise has been included on the decision notice.

Conclusion

- 6.13 The school is required to make provision for hot food cooking facilities on-site and the associated ducting is considered acceptable in terms of its impact on the appearance of the building and surrounding area and on neighbouring amenity.
- 6.14 Planning permission should be granted for the reasons set out above. The details of the decisions are set out in the RECOMMENDATION below.

7.0 RECOMMENDATIONS

- 7.1 GRANT PLANNING PERMISSION (HGY/2015/0734) subject to conditions

Applicant's drawing No.(s) E15352-CAN/A & E15352/F

Subject to the following condition(s)

1. Notwithstanding the information submitted with this application, details of the amended flue colouring and how the works will be undertaken and maintained, shall be submitted to and approved in writing within 3 months of this decision date and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to ensure the development is carried out in accordance with the approved details and to safeguard the character and appearance of the building and surrounding area, consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

2. Notwithstanding the approved plans, equipment to control the emission of fumes and smell from the premises shall be installed in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. All equipment installed as part of the approved scheme shall

thereafter be operated and maintained in accordance with that approval and retained for so long as the ancillary kitchen use continues.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

3. The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

APPENDIX 1

Site Location Plan

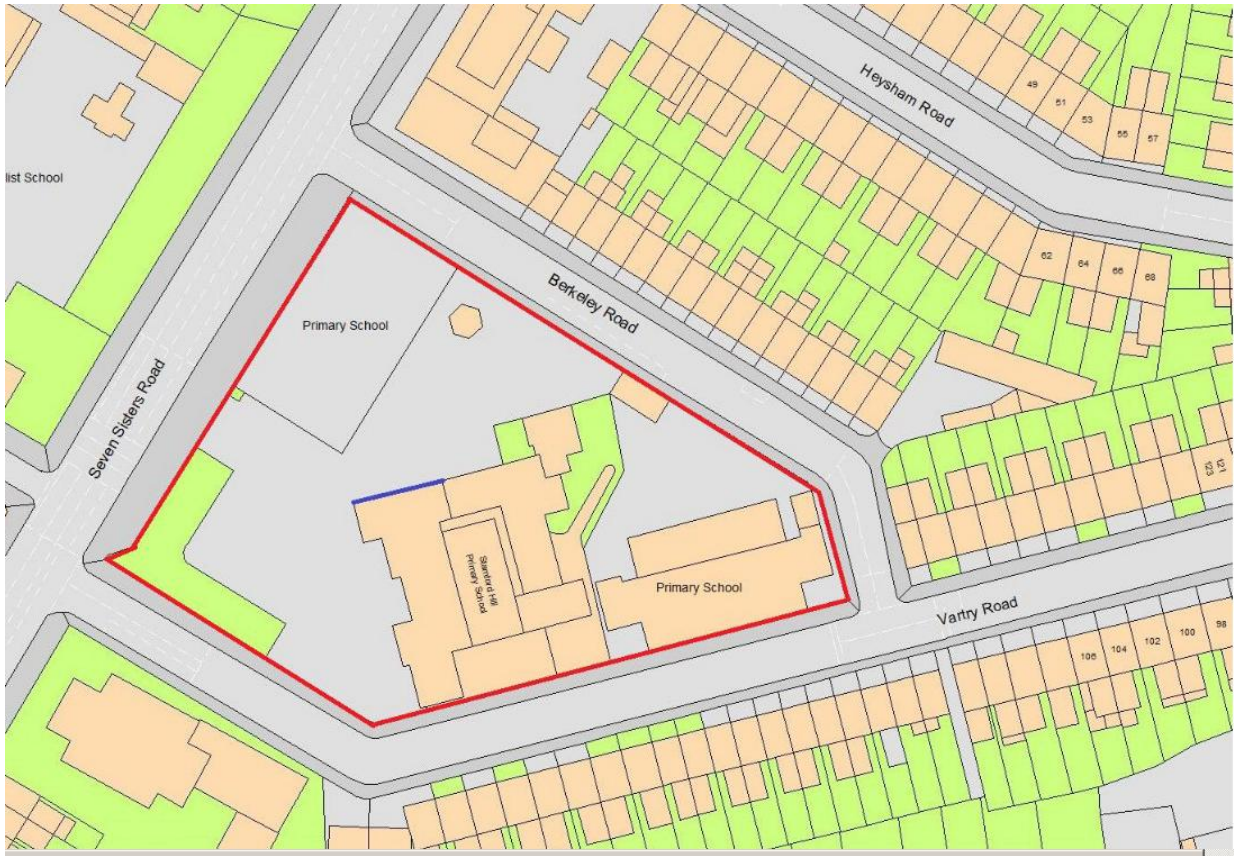


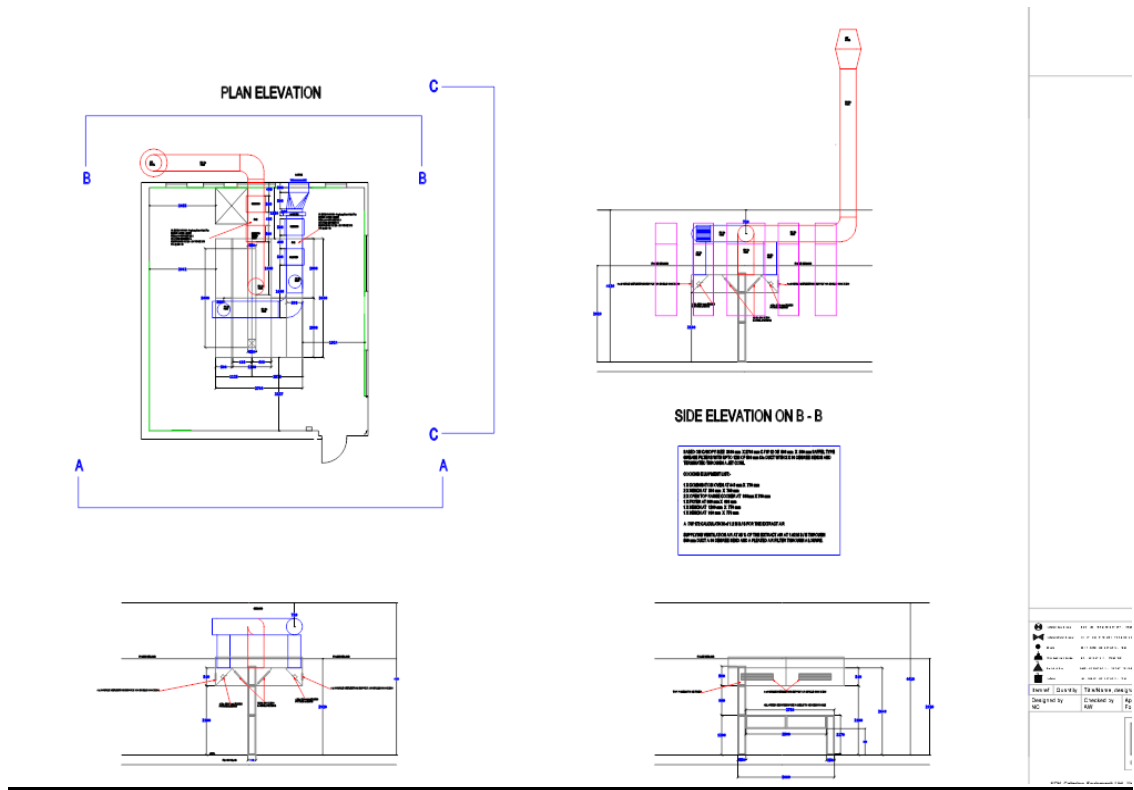
Photo 1 – View from the playground



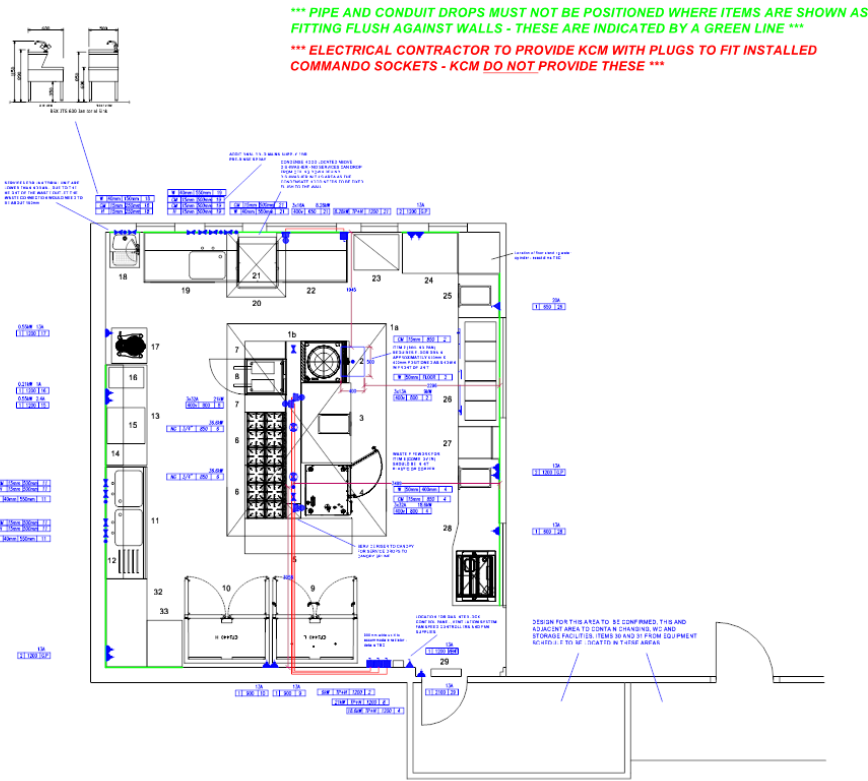
Photo 2 – View from Seven Sisters Road



Drawing 1:



Drawing 2:



- 14. SS HTAKE EXTRACT CANOPY 3024270000mm
- 15. SS SERVICE ISLAND SINGLE BURNER
- 16. PADDY WOOD BURNER ELECTRIC 3024270000mm
- 17. SS WALL BENCH 3024270000mm
- 18. SS WALL BENCH 3024270000mm
- 19. SS CENTRAL BENCH 1000mm x 1000mm
- 20. THE WOODWORK VENEER TO MATCH WITH THE SURROUNDING WALLS
- 21. 200mm SS WALL BENCH 3024270000mm
- 22. ROTTERDAM 3024270000mm
- 23. ROTTERDAM 3024270000mm
- 24. ROTTERDAM 3024270000mm
- 25. ROTTERDAM 3024270000mm
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- 31. ROTTERDAM 3024270000mm
- 32. ROTTERDAM 3024270000mm
- 33. ROTTERDAM 3024270000mm

... (Detailed technical notes and specifications for the kitchen equipment and installation.)

SERVICE KEY

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