

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/2074	Ward: Hornsey
<p>Address: Campsbourne Infant School, Nightingale Lane N8 7AF</p> <p>Proposal: Erection of 49sqm detached, timber framed, flat roofed outdoor classroom building for D1 educational use</p> <p>Applicant: Ms Angela Ryan London Borough Of Haringey</p> <p>Ownership: Council</p> <p>Case Officer Contact: Gareth Prosser</p>	
<p>Date received: 16/09/2015</p> <p>Drawing number of plans: 10 - 20 incl.</p>	
1. SUMMARY OF KEY REASONS FOR RECOMMENDATION	
<ul style="list-style-type: none"> • The siting and design of the outdoor classroom is sensitive in terms of its material and appearance and will preserve character and appearance of the conservation area and the setting of locally listed buildings. • The proposed siting of the structure will not adversely affect the residential amenities of neighbouring occupiers. • The Council is the applicant and as such the application is being referred to the Planning Sub-Committee. 	
2. RECOMMENDATION	
<p>That the Committee resolve to GRANT planning permission and listed building consent and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives:</p> <p>Planning Application</p> <p>1) Development begun no later than three years from date of decision 2) In accordance with approved plans</p> <p>In the event that members 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 proposal is for the erection of a detached, single storey, timber framed school building. The structure will have a floor area of 49 sqm and will accommodate a main classroom, a separate store, kitchen and wet play area. A glazed screen / French doors will open to an attached decked area. Access is via an inclined surface with level thresholds, ensuring the proposal is accessible to all regardless of age or mobility. The structure will provide additional space for science and outdoor classroom use.

Site and Surroundings

- 3.2 Campsbourne School is a local authority controlled school located in Hornsey ward. The school is bordered by Newland Road to the north, Boyton Road to the east, Eastfield Road to the south and and Nightingale Road to the west. Alexandra Palace Park lies also to the north. The school is surrounded mostly by two storey residential buildings with later modernist housing blocks of five storeys on Boyton Road. The school itself consists of attractive red-brick buildings of late-Victorian appearance, generally 3-4 storeys in height with picturesque massing and attractive brick detailing. These building are locally listed heritage assets.
- 3.3 The school falls within the Campsbourne Cottage Conservation Area, designated in 1994, on grounds of the picturesque, art & crafts and cottage nature of the estate. Campsbourne Cottage Estate was developed between the years of 1897-99 by Hornsey Urban District Council.

Relevant Planning and Enforcement history

Planning History

HGY/1996/0750 GTD 30-07-96 - Replacement of existing window with door to provide access to outside play area.

HGY/2002/1864 GTD 11-03-03 -Installation of 8 external CCTV cameras and new pedestrian gate to Boyton Road.

HGY/2003/1600 GTD 21-10-03 -Conservation Area Consent for the demolition of temporary classrooms.

HGY/2004/1487 WDN 09-08-04- Conservation Area Consent for demolition of seven buildings and stores at Campsbourne Infant and Junior School.

HGY/2004/1622 GTD 07-09-04 Campsbourne Infant School, Nightingale Lane London Conservation Area Consent for the demolition of existing entrance gates.

HGY/2004/1632 GTD 07-09-04 -Demolition of existing entrance gates and creation of new gates and railings. Provision of multi-use games area.

HGY/2004/1801 WDN 06-04-05 -Demolition of existing dining room, kitchen, changing rooms, storage and boiler house and erection of single storey building comprising new dining room, kitchen, classroom and resource provision.

HGY/2004/1805 WDN 06-04-05- Conservation area consent for the demolition of existing dining room, kitchen, changing rooms, storage, and boiler house and erection of single storey building comprising new dining room, kitchen, classroom and resource provision.

HGY/2005/0193 GTD 22-03-05- Approval Of Details pursuant to Condition 6 (landscaping) attached to planning permission reference HGY/2004/1632.

HGY/2005/0666 GTD 17-05-05 -Improvement works to school to include: demolition of redundant changing rooms, oil store, kitchen and dining room and old boiler buildings, and erection of new single storey dining hall, renovation of existing kitchen, provision of new access ramps and creation of new rear entrance, refuse storage area (adjoining 43 Boyton Road) and parking spaces, with associated landscaping.

HGY/2005/0857 GTD 14-06-05 -Conservation Area Consent for demolition of dining room, changing rooms to gym, oil store, toilets, boiler room, chimney, brick wall of the gabled end of kitchen.

HGY/2005/1549 GTD 18-10-05 - Creation of a temporary vehicle crossover from Eastfield Road to serve Campsbourne Infant School for a period of six months (to allow for food deliveries)

HGY/2007/0340 GTD 10-04-07 - New extension to entrance area with new glazing and entrance door. Replacement of doors and windows to the east elevation.

HGY/2007/0341 WDN 04-04-07 -Conservation Area Consent for a new extension to entrance area with new glazing and entrance door. Replacement of doors and windows to the east elevation.

HGY/2010/1132 GTD 10-08-10 - Installation of an anti-climb security fence and gates

HGY/2011/0118 REF 15-03-11 - Conservation Area Consent for demolition of caretakers house and oil tank building.

HGY/2011/0747 GTD 07-06-11-Demolition of existing shower block and erection of new toilet block with boiler room

HGY/2011/0748 WDN 02-06-11 - Conservation area consent for demolition of existing shower block and erection of new toilet block with boiler room

HGY/2011/1218 GTD 22-08-11 - Application for a non-material amendment following a grant of planning permission HGY/2011/0747 to retain existing rear portion of building and demolish only the front section, with recovering of existing roof and removal of rooflights and tank room. Front elevation will be set back from leading edge of existing roof, with finishes to walls and doors as the original

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Transportation
- LBH Education
- LBH Conservation
- Campsbourne Residents Association
- Hornsey CAAC

4.2 The following responses were received:

LBH Transportation

The proposal is considered to be satisfactory.

The development site is located in an area with low accessibility to public transport, having a PTAL of 1b. There are two (2) bus routes available within the maximum 8 minutes radius of the site. There are no rail or underground stations within 12 minutes' walk of the site. Nightingale Lane and adjoining streets are not within a controlled parking zone (CPZ), which means that parking in the area is unrestricted.

Given the transport characteristics of the site i.e. low public transport accessibility, the lack of off-street parking and the lack of parking controls in the adjoining streets, it is to be expected that a high proportion of staff under the existing school would drive to the site and park in the adjoining streets.

The proposal to add a classroom of 49sqm to the existing school will not create any transport impacts over that which is already created by the existing school. The staff and pupil numbers are stated to remain the same under the proposal, which suggests that no additional trips will be created; and consequently no additional demand for parking in the adjoining streets. The access arrangements will be unchanged under the proposal.

The proposal will have no real transport impacts. There will be no undue impacts on the adjoining highway network and no material impacts on parking capacity in the adjoining

5. LOCAL REPRESENTATIONS

- 5.1 The application was publicised by way of 19 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
- Design & Impact on the appearance of the conservation area/Locally Listed Buildings;
- Impact on residential amenity.

6.2 Principle

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.

- 6.3 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.

- 6.4 The proposed outdoor classroom within the existing school site is considered to enhance the education provision of the existing school providing an additional teaching space as well as promoting sustainable development principles. The principle of the proposal is therefore accepted.

Design & impact on the Conservation Area /Locally Listed Buildings

- 6.5 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets including locally listed buildings.

- 6.6 The requirements of Local Plan policy SP12 'Conservation' and saved policy CSV5 'Alterations and extensions in Conservation Areas' apply in this case, as

well as the guidance contained in SPG2. Policy CSV5 states that the Council will require that alterations or extensions to buildings in Conservation Areas:

- preserve or enhance the character of the Conservation Area; and
- retain or reinstate characteristic features such as doors, windows or materials of buildings.

- 6.7 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.8 The Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66 and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.
- 6.9 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit to each element needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail.
- 6.10 The proposed new classroom would be located within the existing school site on the eastern (Boyton Road) side of the school. The single storey structure will be set well back from the street by approximately 24m and 9.5m from the rear

wall of No 67a Boyton Road, the closest residential property. The impact from the street scene would be minimal with only fleeting views through the mature trees and planting along the small opening between the residential properties of No 43 and No 67A Boyton Road. It must be noted that the while the school and the neighbouring property at No67a Boyton Road is included in the conservation area, the remainder of Boyton Road is outside the designation.

- 6.11 The submitted drawings indicate that the flat roofed proposal would be clad in western red cedar timber cladding with hardwood windows and door frames; providing a soft and natural finish to its appearance. Its appearance will be further softened with the inclusion of a green sedum roof contributing to the ecologically and environmental credentials of the building. Whilst the proposal is contemporary, the simple and modest size of the structure and its facing materials ensure it is subordinate and will not impose / detract from the locally listed school buildings which inform and are important to the historic character of the site and its inclusion within the conservation area.
- 6.12 In the context of the policy tests of CSV5 outlined above, the development preserves the character of the conservation area, and does not cause harm, complementing its largely Victorian surroundings including the locally listed structures. As such the proposal accords with London Plan polices 7.4 and 7.6, Local Plan policy SP12 and saved policy CSV5.

Impact on residential amenity

- 6.13 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.
- 6.14 The proposed new classroom would be located within the existing school site on the eastern (Boyton Road) side of the school. The single storey structure is set well back from the street, approximately 24m and 9.5m from the rear wall of No67a Boyton Road, the closest residential property. The windows and doorways of the structure are orientated towards the school and away from the residential properties in question as such leading to no adverse impact on the amenity of neighbouring occupiers. The site is well established for educational use with associated external play space and as such the inclusion of such a structure is not significant.

Conclusion

- 6.9 The siting of the outdoor classroom and measures to minimise its appearance are considered acceptable, ensuring the proposal does not cause harm to the conservation area, the setting of the locally listed buildings or the amenity of nearby residential properties.
- 6.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission and listed building consent 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/2015/2074) subject to conditions

Applicant's drawing No.(s) 10 - 20 incl.

Subject to the following conditions:

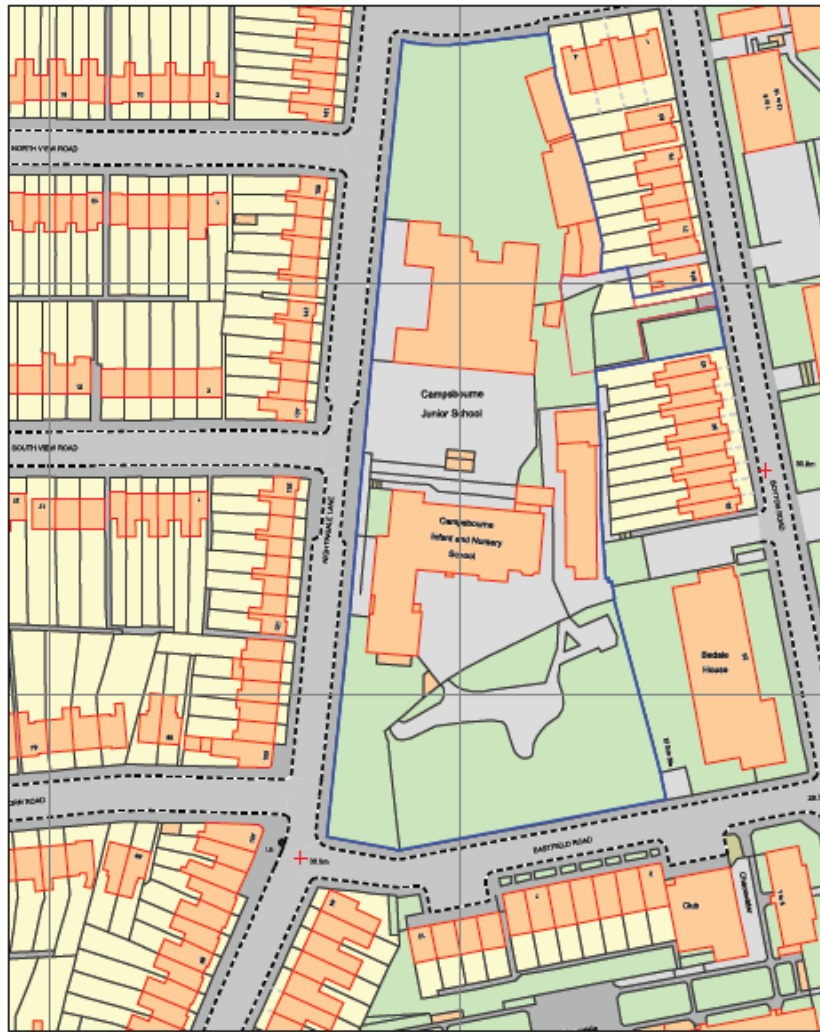
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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.

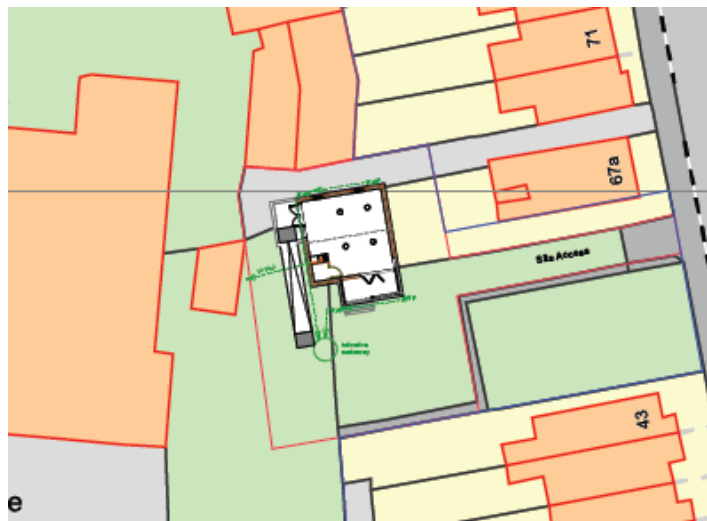
2. The development hereby authorised shall be carried out in accordance with the plans (10 - 20 incl) and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity

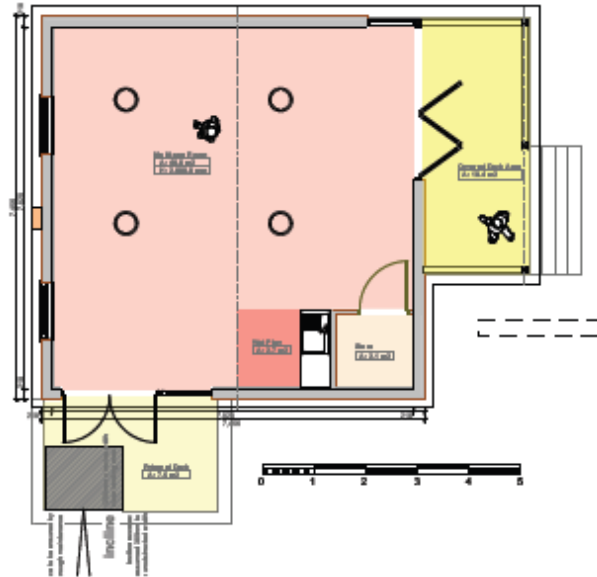
APPENDIX 1



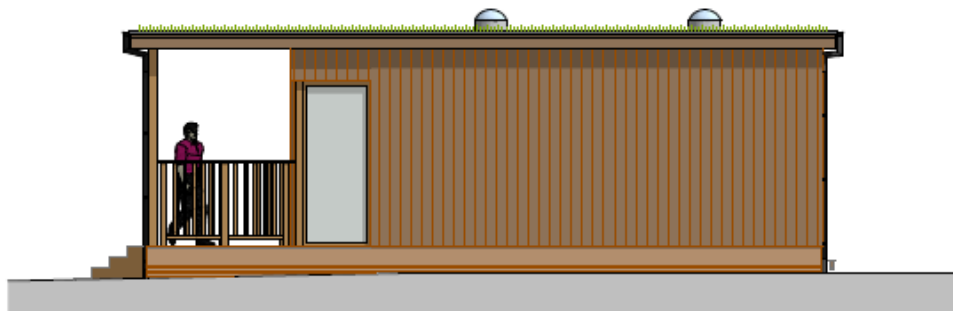
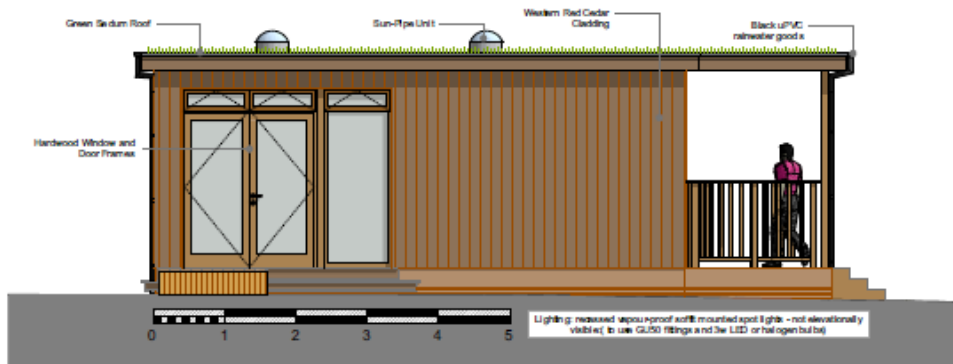
Site Location Plan



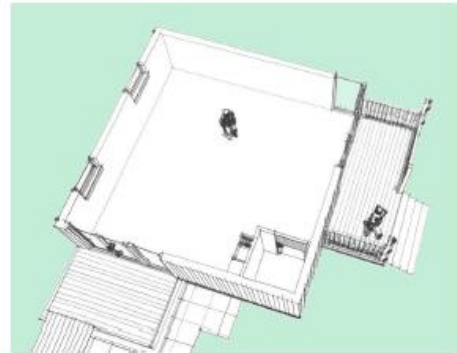
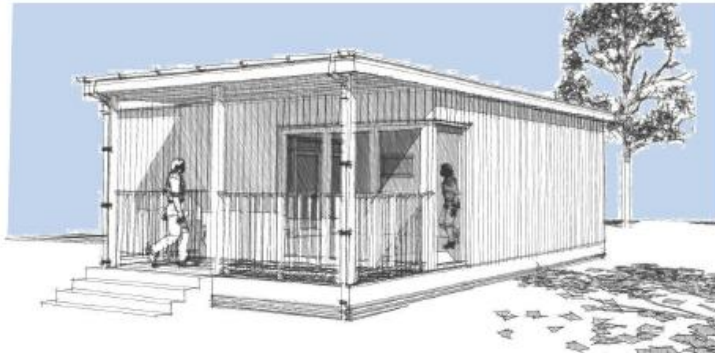
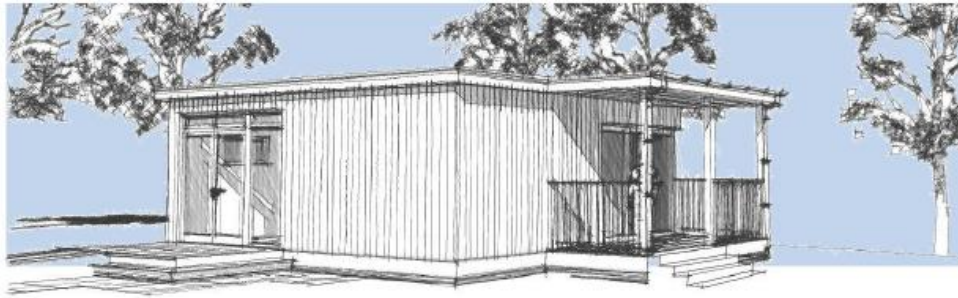
Site Layout Plan



Floor Plan



Elevations



Visualisation