

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2015/2085	<b>Ward:</b> Stroud Green
<p><b>Address:</b> Stroud Green Primary School Woodstock Road N4 3EX</p> <p><b>Proposal:</b> Improvement works to Junior School playground, including, reduction in size of ball court, erection of new goal ends and resurfacing, replacement of trim trail with climbing frame, creation of rain garden, bug walk and seating decks. General resurfacing.</p> <p><b>Applicant:</b> Ms Denise Sewell Stroud Green Primary School</p> <p><b>Ownership:</b> Council</p> <p><b>Case Officer Contact:</b> Wendy Robinson</p>	
<p><b>Date received:</b> 17/07/2015</p> <p><b>Drawing number of plans:</b> MO25/L01</p>	
<p><b>1.1</b> The Council is the applicant and as such this application is being referred to the Planning Sub-Committee.</p>	
<p><b>1. 2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>In terms of siting, scale and appearance the proposed development is very small in nature and will not affect the character and appearance of the conservation area. Whilst the proposals will cause some harm to the settings of the Listed Building, this harm is less than substantial. This harm has been given considerable weight and it is considered it is outweighed by the overall benefits of the proposal for the school and its pupils. There would also be no harm to the amenity of nearby residential properties.</li> </ul>	

## **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:

Planning Application

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

In the event that members choose to make a decision contrary to Officers' recommendation Members will need to state their reasons.

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### 3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

#### Proposed development

- 3.1 The application seeks planning permission for the works involved to improve the Junior School playground. Works include the reduction of the ball court, erection of new goal ends and resurfacing, replacement of trim trail with climbing frame, creation of rain garden, bug walk and seating decks, and general resurfacing.

#### Site and Surroundings

- 3.2 The application site comprises a large detached three storey building located on the western side of Woodstock Road, immediately south east of Perth Road. The property is a Grade II Listed Building and is located within Stroud Green Conservation Area.

#### Relevant Planning

##### Planning History

HGY/2015/0735 - Listed building consent for installation of gas fired condensing boilers complete with new stainless steel flue – Approved 04/06/2015

HGY/2015/0734 - Installation of gas fired condensing boilers complete with new stainless steel flue – Approved 14/04/2015

HGY/1999/1047 GTD 28-09-99 - Erection of temporary 2 storey structure to provide new classroom and nursery.

HGY/1999/1171 GTD 28-09-99 - Demolition of existing classroom building.

HGY/2001/0623 GTD 12-06-01 Stroud Green Primary School Woodstock Road London Erection of a single storey shed for storage of outdoor play equipment for nursery reception classes.

HGY/2005/2305 GTD 07-02-06 - Removal of external dumb waiter and replacement with windows. Internal alterations to reception and activity rooms. Installation of platform lift and folding partitions, refurbishment of WCs (Listed Building Consent).

HGY/2005/2306 GTD 07-02-06 - Removal of dumb waiter and replacement with windows.

HGY/2006/2097 GTD 05-12-06 - Installation of bike shed and bike stand. Removal of gate and replacement with new.

HGY/2006/2468 GTD 06-02-07- Approval Of Details pursuant to Condition 3 (materials and plans) attached to Planning Permission reference HGY/2005/2305 (Removal of external dumb waiter and replacement with

windows. Internal alterations to reception and activity rooms. Installation of platform lift and folding partitions, refurbishment of WCs (Listed Building Consent)).

HGY/2006/2469 GTD 06-02-07 - Listed Building Consent for installation of folding screen to first floor of annexe.

HGY/2011/0484 GTD 03-05-11- Erection of timber canopy in school playground

OLD/1975/1259 GTD 09-09-75 - Conversion of 2 classes as nursery classes & construction of link, 2 stores & 2 covered play area.

OLD/1975/1260 GTD 04-08-75 - Conversion of 2 classes as nursery classes & construction of link, 2 stores & 2 covered play area. (Listed Building Application).

OLD/1976/1276 GTD 17-11-76 Demolition of 19-25 (odd) and 28-32 (even) Ennis Road and the closure of the northern section of Ennis Road to form playground extension.

OLD/1978/1328 GTD 14-09-78 - Conversion of ground floor into nursery.

OLD/1979/1316 GTD 05-02-79 The conversion ground floor of existing infants classrooms for nursery use (Phase-II) Listed Building Consent.

#### **4. CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application:

- LBH Building Control
- LBH Conservation
- LBH Education
- Stroud Green Residents Association
- Stroud Green CAAC

4.2 The following responses were received:

##### LBH Conservation

This is a listed building (grade II) within the Stroud Green Conservation Area. It is a later 19th Century building with projecting gabled wings a slightly projecting five bay centrepiece under higher hipped roof crowned by cupola. There also smaller cupolas at either end. Overall, the building is three storeys high in stock brick with red brick window dressings and rusticated quoins. The roof is tiled with moulded brick modillion eaves cornice.

The significance of the building relates to its aesthetic and architectural quality and the contribution it makes to the Stroud Green Conservation Area by virtue of its prominent street location. Its robust plan form and structure makes it a significant building within the area and contributes positively to it.

The works would have an impact on the setting of the listed building. But this impact would be less than substantial and is necessary to cater the needs of the school. The proposed works would be reversible and as such the less than substantial harm would be justified on the basis of the public benefits and would be acceptable in this instance.

## **5. LOCAL REPRESENTATIONS**

5.1 The application was publicised by way of 103 letters to neighbouring properties and a site notice. 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 listed building/ conservation area;
- Impact on residential amenity.

### Principle of development

6.2 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 It is considered that the principle of development is supported subject to detailed considerations below.

### Appearance and impact on Listed Building/ Conservation Area

6.5 As noted above the subject property is a Grade II listed building and as such there is a legal requirement for its protection. The Legal Position on the impact on these heritage assets is as follows, and Sections 66(1) and 72(1) of the Listed Buildings Act 1990 provide:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.*

*“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” Among the provisions referred to in subsection (2) are “the planning Acts”.*

- 6.6 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.”*
- 6.7 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.
- 6.8 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.
- 6.9 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.

- 6.10 The requirements of Local Plan policy SP12 'Conservation' and saved policy CSV4 'Alterations to Listed Buildings' apply in this case, as well as the guidance contained in SPG2. Policy CSV4 states that it is required that alterations and extensions to listed buildings to:
- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
  - relate sensitively to the original building; and
  - not adversely affect the setting of a listed building.
- 6.11 The proposed playground upgrade would be undertaken on the eastern (Woodstock Road) side of the school. The proposed structures will not be highly visible from within the broader site given its siting and the presence of trees/screening next to the highway boundary.
- 6.12 The Conservation Officer has identified that whilst the proposals will cause some harm to the settings of the Listed Building, this harm is less than substantial. This harm has been given considerable weight and it is considered it is outweighed by the overall benefits of the proposal for the school and its pupils.
- 6.13 The development proposed is considered a positive upgrade for this school and necessary for the day-to-day operation. The siting of the proposed playground works are considered acceptable as such ensuring the proposal is sensitively considered in terms of preserving the character and appearance of the conservation area and not causing harm to the Conservation Area. As such the proposal accords with London Plan policies 7.4 and 7.6, Local Plan policy SP12 and saved policy CSV4.

#### Impact on residential amenity

- 6.14 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.
- 6.15 Given the current use of the land, the new play equipment and other associated changes will not affect the amenity of neighbouring properties.

#### **Conclusion**

- 6.16 In terms of siting, scale and appearance the proposed development is very small in nature and will not affect the character and appearance of the conservation area. Whilst the proposals will cause some harm to the setting of the Listed Building, this harm is less than substantial. This harm has been given considerable weight and it is considered it is outweighed by the overall benefits

of the proposal for the school and its pupils. There would also be no harm to the amenity of nearby residential properties.

- 6.17 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/2015/2085) subject to conditions**

Applicant's drawing No.(s) MO25/L01

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 complete accordance with the plans (Drawing MO25/L01) as 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 to safeguard the architectural character and appearance of this Listed Building.

## **APPENDIX 1**





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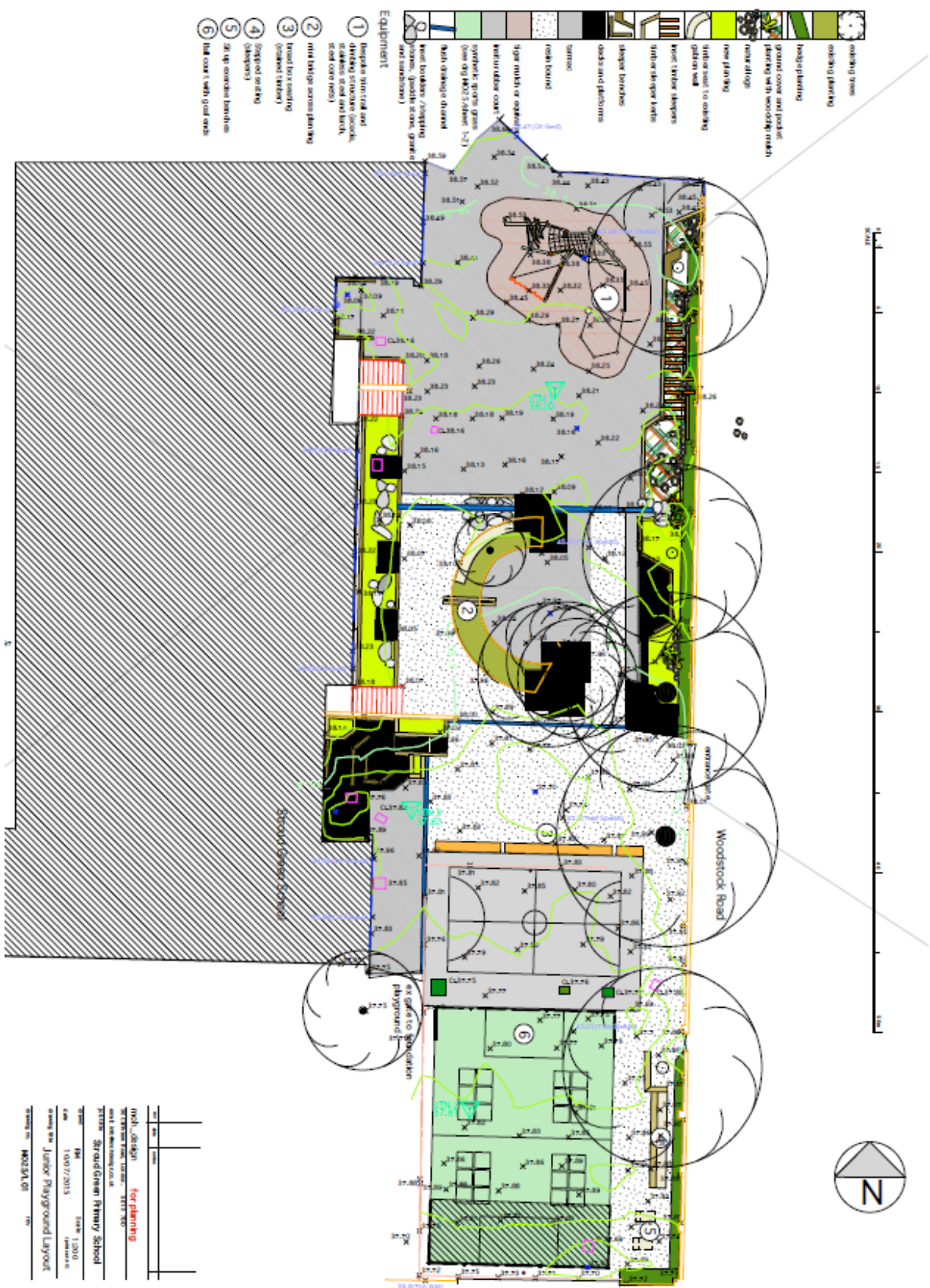
0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Location Plan

Junior playground

### Site Location Plan



Site Layout Plan

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6
1	2	3	4	5	6
<b>for planning</b>					
INCH DESIGN 11000 W. 110th Street, Suite 100 Overland Park, KS 66211-3000 Phone: 913.241.1100 Fax: 913.241.1101 Email: info@inchdesign.com					
PROJECT: StroudGreen Primary School DATE: 1/20/2010 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO.: 10007/2010 DRAWING NO.: 10007/2010 SHEET NO.: 10007/2010					



5. view from Woodstock Road of projecting wing and hipped roof, crowned by cupola



7. view from playground back to ball court and Woodstock Road  
MO25/Ph\_02



5. view of slightly projecting five bay centre piece



8. view of recess at southern end of building

Junior playground

STROUD GREEN PRIMARY SCHOOL - PLAYGROUND - Site photos - July, 2015

## Site Photos

OFFREPC  
Officers Report

For Sub Committee



9. view from Woodstock Road through ball court and projecting gabled wing  
 11. view from playground back to ball court and Woodstock Road  
 MO25/Ph\_03

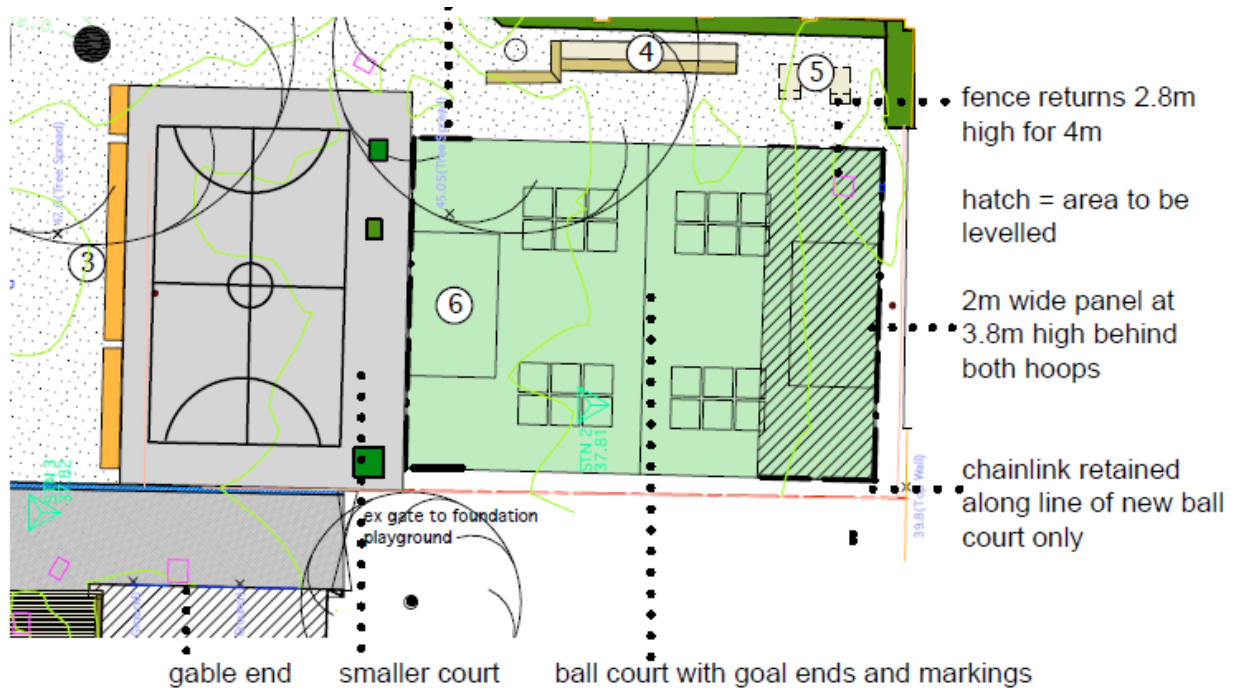
10. view from ball court northwards to playground  
 12. view from playground with ball court in front of projecting gabled wing

STROUD GREEN PRIMARY SCHOOL - PLAYGROUND - Site photos - July, 2015

**Site Photos**



**Visualisation of new ball courts**



**Layout for ball courts**