LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0609 **Ward:** Hornsey

Date received: 26/02/2015

Drawing number of plans: P.05.10, P.05.11, P.10.30, P.10.31, P.10.32, P.10.33, P.10.40, P.10.41, P.10.42, P.10.50, P.10.51, P.10.52, P.12.10, P.12.11, P.12.12, P.12.13, P.13.10, P.13.11, P.13.12, P.14.10, P.14.11, P.14.12.

Address: St Marys Church of England Infants School Church Lane N8 7BU

Proposal: Construction of extension to main entrance, two small extensions to the existing nursery and internal remodelling. External works including resurfacing, re-organisation of parking, new secure gates and additional canopy

Applicant: Mrs Fran Hargrove

Ownership: Private

Site Visit Date: 13/03/2015

Officer contact: Aaron Lau

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

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

Informatives

1) The NPPF
2) Hours of construction

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

2.1 Proposed development

- This is an application for Construction of extension to main entrance, two small extensions to the existing nursery and internal remodelling. External works including resurfacing, re-organisation of parking, new secure gates and additional canopy

2.2 Site and Surroundings

- The site is located within the curtilage of St.Mary's School adjacent to 6 Rectory Gardens. The locality is predominantly residential.

- The site falls within Hornsey High Street Conservation Area

2.3 Relevant Planning and Enforcement history

- HGY/2013/2087 - New entrance to existing school building comprising new powder coated aluminium double doors, fencing and canopy. – approved 03/12/2013

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- LBH Arb
- LBH Conservation Officer
- LBH Education
- LBH Transportation
- Hornsey CAAC

4. LOCAL REPRESENTATIONS

5.1.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 87 letters

5.1 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 1
Objecting: 0
Supporting:1

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area
2. The impact on the amenity of adjoining occupiers

6.1 Character and appearance of the conservation area

6.1.1 The site falls within Hornsey High Street Conservation Area. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.1.2 SPG1a 'Design guidance' states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural

character. The development should not dominate existing features important to the building.

6.1.3 The proposal will provide a more flexible and functional accommodation for users and operators of the primary school. The extensions proposed to the main entrance and school buildings are relatively low profile and modest in scale in comparison to the host building. They will therefore compliment the existing building form, and thus the visual amenity and character of the building and conservation area will be maintained in meeting the design and conservation aims as set out in the NPPF, SPG1a 'Design guidance' and SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 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.

6.2.2 The siting of the new extensions and associated works on the primary school site are away from any immediate residential properties within Church Lane, Temple Road and Brandon Place to ensure the current living conditions enjoyed by occupiers of these units will be maintained in meeting the above policies.

6.3 Conclusions

6.3.1 The proposed development would not negatively affect the residential amenity in terms of loss sunlight/daylight and privacy to adjacent properties, and would maintain the design and character of the existing dwelling and wider conservation area.

6.3.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

- The proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0609

Applicant's drawing No.(s) P.05.10.CL
P.11.CL
P.10.30.CL.31.CL,32/CL,33.CL,40.CL,41.CL,42.CL,50.CL,52.CL,
P.12.10.CL,11.CL.12.CL.13.CL

P.13.10.CL,11.CL,12CL
P.14.10.CL,11.CL,12.CL

Subject to the following condition(s)

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:

   P.05.10.CL
   P.11.CL
   P.10.30.CL.31.CL,32/CL,33.CL,40.CL,41.CL,42.CL,50.CL,52.CL,
   P.12.10.CL,11.CL.12.CL.13.CL
   P.13.10.CL,11.CL,12CL
   P.14.10.CL,11.CL,12.CL

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

INFORMATIVE: 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.