Planning Sub Committee 1st June 2015 Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/0734 & HGY/2015/0735	***Ward:*** Stroud Green
Address: Stroud Green Primary School Woodstock Road N4 3EX **Proposal:** Installation of gas fired condensing boilers complete with new stainless steel flue and screening (Planning Application) Listed Building consent for installation of gas fired condensing boilers complete with new stainless steel flue and screening (Listed Building Application) **Applicant:** Mr Steve Barns London Borough Of Haringey **Ownership:** Council **Case Officer Contact:** Malachy McGovern	
Date received: 11/03/2015 **Drawing number of plans:** 2001 and 2002	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The siting of the flue and measures to minimise its appearance are considered acceptable as such ensuring the proposal is sensitively considered in terms of the appearance and setting of this Listed Building, preserving the character and appearance of the conservation area and not causing harm.
- The Council is the applicant and as such these applications are being referred to the Planning Sub-Committee.

2. RECOMMENDATION

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:

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

Listed Building 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 and listed building consent for the installation of a gas fired condensing boiler complete with new stainless steel flue and screening. The existing gas fired boilers are over 23 years old and unreliable with many parts difficult to source. The boilers will be housed in the same structure however the existing external flue arrangement needs to change as discharging the products of combustion close to ground floor windows and the school playground is no longer compatible with current Building Regulations.

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 and Enforcement history

Planning History

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 applicant, in support of the application, has submitted a Design and Access Statement. I have reviewed these documents from a conservation point of view along with other planning documents and have considered the

impact of the development in accordance with the Council's statutory duty as per Planning (Listed Buildings and Conservation Areas) Act, 1990. I have also assessed this site independently including a site visit and have been involved during some pre-application discussions.

The significance of the building relates to its aesthetic and architectural uality 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 scheme proposes to install gas fired condenser boilers along with a new stainless steel flue. The equipment has been located discretely and as would not be considered to cause harm to the listed building or the character and appearance of the conservation area. It is recommended however, that the steel flue is matt finished in a terracotta red colour so that it blends with the building's appearance. This should be conditioned "The stainless steel flue is finished in a matt finish and a 'terracotta red' colour".

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:

- Impact on the appearance of the building/ listed building/ conservation area;
- Impact on amenity.

Appearance and impact on Listed Building/ Conservation Area

6.2 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".

6.3 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*."

6.4 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.

6.5 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.

6.6 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.

6.7 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.

6.8 The proposed new boiler would be located within the existing store on the western (Perth Road) side of the school. The only visible element would be the new flue which would rise approximately 0.5 metres above the existing store and span 6 metres across to a side flank wall before rising approximately 12.5 metres up this flank wall, rising approximately 0.8 metres above the lower roof ridge.

6.9 The submitted drawings indicate that a softwood screen would be placed in front of the horizontal element of the flue with the vertical section of the flue finished in a matt earthen/ terracotta colour. Views of the flue from the building frontage would be shielded by its location behind a decorative quoin detail and from outside the site by the presence of trees inside the front boundary of the site.

6.10 In the context of the policy tests of CSV4 outlined above, the development here is considered necessary for the day to day functioning of this school. The siting of the flue and measures to minimise its appearance are considered acceptable as such ensuring the proposal is sensitively considered in terms of the appearance and setting of this Listed Building, preserving the character and appearance of the conservation area and not causing harm to the Conservation Area or the Listed Building. As such the proposal accords with London Plan polices 7.4 and 7.6, Local Plan policy SP12 and saved policy CSV4.

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 The flue will have no impact on the amenity of neighbouring properties given the distances in question.

Conclusion

6.13 The siting of the flue and measures to minimise its appearance are considered acceptable as such ensuring the proposal is sensitively considered in terms of the appearance and setting of this Listed Building, preserving the character

and appearance of the conservation area and not causing harm to it or the Listed Building.

6.14 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/2015/0734) subject to conditions

Applicant's drawing No.(s) 2001 and 2002

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 complete accordance with the plans (Drawing's 2001 & 2002) as approved in writing by the Local Planning Authority with the colouration of the external flue to be in a terracotta colour coating to match the existing brickwork.

   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.

7.2 GRANT LISTED BUILDING CONSENT (HGY/2015/0735) subject to conditions

Applicant's drawing No.(s) 2001 and 2002

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: Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby authorised shall be carried out in complete accordance with the plans (Drawing's 2001 & 2002) as approved in writing by

the Local Planning Authority with the colouration of the external flue to be in a terracotta colour coating to match the existing brickwork.

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

Site Location Plan

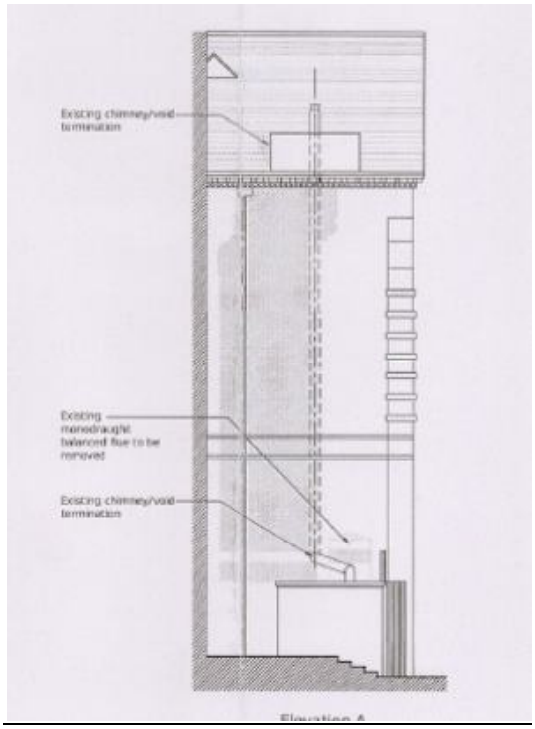


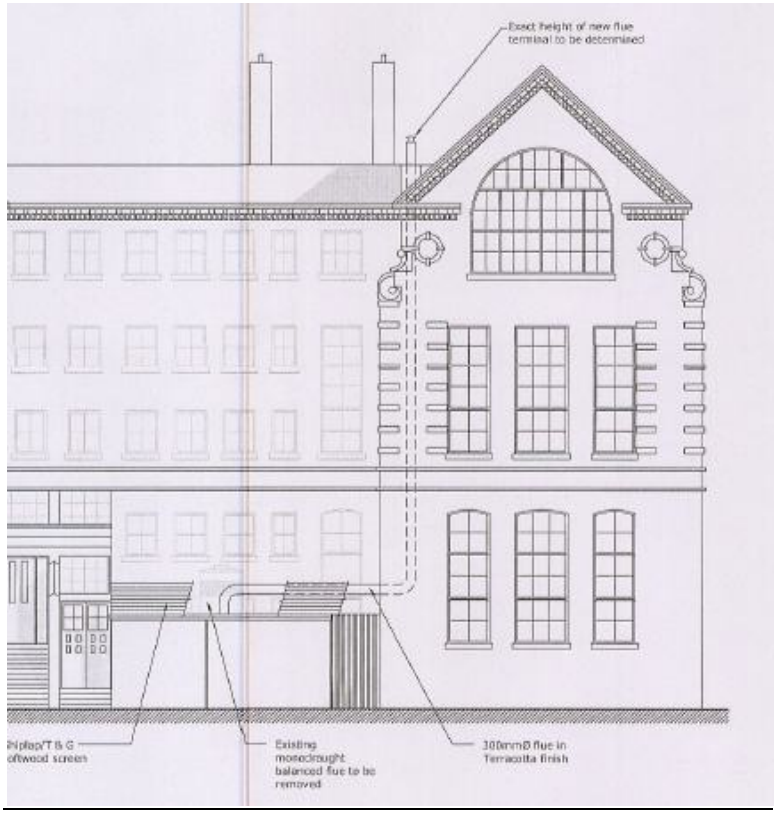
Photo 1



View from Perth Road
Location of flue set behind decorative quoin detail

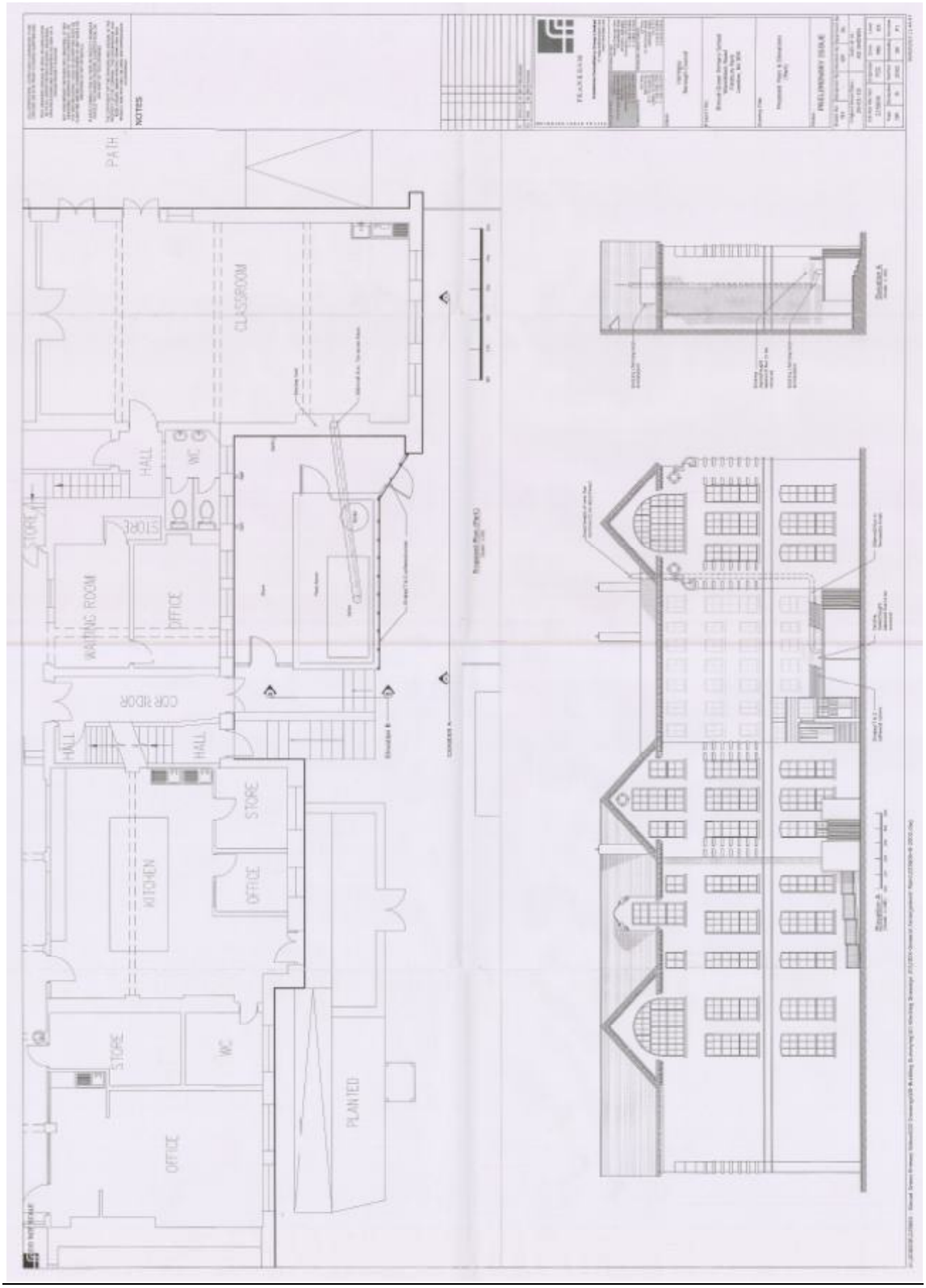
Drawing





Location of flue set behind decretive quoin detail

Drawing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CLASSROOM
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STORE
WAITING ROOM
OFFICE
CORRIDOR
HALL
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KITCHEN
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