LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 18/05/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0921 **Ward:** Crouch End

Date received: 30/03/2015

Drawing number of plans: 1289/SD1 Rev A; 1289/SD2 Rev A; 1289/SD3 Rev A; 1289/SD4 Rev A; 1289/SD5 Rev A; 1289/SD6; Design and Access Statement

Address: St Gildas Catholic Junior School Oakington Way N8 9EP

Proposal: Replacement the existing fencing

Applicant: Mrs Gillian Hood St Gilda's Catholic Junior School

Ownership: Private

Site Visit Date: 11/05/2015

Officer contact: Adam Flynn

2. 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

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the erection of replacement fencing to part of the boundary.

3.2 Site and Surroundings

The School is located on Oakington Way off of Tregaron Avenue and Dickenson Road. It is situated on a sloped site within a residential area. The area is away from the main road. The area is densely built up with local architecture which has a variety of features including Victorian period properties together with some more modern properties.

There is a path around the school perimeter which is well used by local residents.

3.3 Relevant Planning and Enforcement history

There is previous history relating to the school use.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application and the following responses were received :

Internal:
1) LBH Transportation
No objections.

2) LBH Education
Support the improvements to the school.

External:
3) LB Islington
No comments to make on the application.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 26 letters.

5.2 No representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the area
2. The impact on the amenity of adjoining occupiers
3. Living conditions for future occupants
4. Parking and highway safety
5. Trees

6.1 Character and appearance of the area

The perimeter fence around the site would be replaced with a close-boarded timber fence to match the existing fencing, with the low dwarf wall at the bottom repaired. The height and appearance would be the same as the existing, but renewed, so would improve the appearance of the fencing.

A new, secure 'inner' fence is proposed behind this. This will be taller than the fence that it replaces, but will be in a better, more fit-for-purpose material. This inner fence is raised above the outer fence, due to the contours of the site, however, there is a good amount of trees and vegetation between the two fences, which serves to screen the inner fence from outside the site.

It is considered that the proposal would result in an improvement to the visual appearance of the school site, and would not detract from the streetscene or wider area.

6.2 Impact on the amenity of adjoining occupiers

The works would not adjoin any residential property as they are along the street frontage of the site. As such, there would be no impact on adjoining properties.

6.3 Parking and Highway Safety

The proposal is for the replacement of existing fencing. As such, there are no highways impacts resulting from the proposal.

6.4 Trees and Landscaping

Minor tree works may be required to enable the development, but no trees are proposed to be removed.

6.5 Conclusions

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. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0921

Applicant's drawing No.(s) 1289/SD1 Rev A; 1289/SD2 Rev A; 1289/SD3 Rev A; 1289/SD4 Rev A; 1289/SD5 Rev A; 1289/SD6; Design and Access Statement

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: 1289/SD1 Rev A; 1289/SD2 Rev A; 1289/SD3 Rev A; 1289/SD4 Rev A; 1289/SD5 Rev A; 1289/SD6; Design and Access Statement

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