LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 07/09/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2071 **Ward:** Tottenham Hale

Date received: 16/07/2015

Last amended date: N/A

Drawing number of plans: COL-AHR-1100 Rev A, 1101 Rev A, 1102 Rev B,1119 Rev A, 1120 Rev B, 1121 Rev A, 1122 Rev A, 1310 Rev B, 3000 Rev A, 9002 RevA, 9003 Rev A

Address: Coleraine Park Primary School Glendish Road N17 9XT

Proposal: Extension of a new entrance lobby to the existing south elevation

Applicant: Harris Federation

Ownership: Private

Officer contact: Eoin Concannon

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions
Conditions:

1) Development begun no later than three years from date of decision
1) In accordance with approved plans
2) Materials submitted for approval / Materials to match existing
3)

Informatives:

1) Land ownership
1) Hours of construction

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for an extension of a new entrance lobby to the existing south elevation. This would be main entrance to the building off Halefield Road and comprises a single storey box style entrance which is part infill and projecting a further 2.855m out from the main building line. It would measure 6.8m wide and finished with a flat roof approximately 5 metres high.

2.2 The materials would be a mixture of alluminium curtain wall coloured glazing and trespa solid surface. A school fascia sign would be positioned above the glazing which would be classed a functional sign under advertisement regulations. Along the western flank of the proposed entrance a aluminium louvre external door would installed in the main building.

2.3 Site and Surroundings

2.4 The subject property is Coleraine Park Primary School, which is located between Glendish and Halefield Road N17. The school complex comprises a series of tradition 2-storey brick buildings with projecting gable features emphasised in the architectural style. The school have been extending overtime to accommodate additional student/facilities with the extension largely blending in with its original character.

Relevant Planning and Enforcement history

Planning	HGY/1992/0101	GTD	09-03-92	Coleraine Park Junior & Infant School Glendish Road London	Environmental improvements, including new gates and paladiin bin store.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2003/0001	GTD	04-02-03	Coleraine Park Junior & Infant School Glendish Road London	Installation of 4 external CCTV cameras.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2009/1574	GTD	20-10-09	Coleraine Park School, Glendish Road London	Construction of external steel staircase from first floor to ground floor level on West elevation of school building.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2015/2071	PENDING	---	Coleraine Park Primary School Glendish Road London	Extension of a new entrance lobby to the existing south elevation

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	OLD/1959/0242	GTD	06-05-59	456-460 High Road, Tottenham	Alterations to existing shopfront.

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

:

Internal:

1) LBH Education: No objections or comments on the proposal

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way 23 letters to adjoining neighbouring properties. 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:
Objecting: 0
Supporting: 0

5.1 The following local groups/societies made representations:

- None

5.2 The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

6.1 Character and appearance of the surrounding area

6.1 Local Plan Policy SP11 'Design' states that all new development should enhance and
Enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.

6.2 SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3, London Plan Policies 7.4 and 7.6, Local Plan Policy SP11, 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.

6.3 The proposal would involve modernising the entrance to the school which in its present form is not very clear or functional. Whilst the design would be contemporary in nature with the use of aluminium curtain wall and glazing, it would generally provide visual interest without comprising the traditional buildings that surround the site.

6.4 The overall height, size and positioning (partially infilling a projecting gable) would appear subservient to the main building and it would be set sufficient distance back from the front boundary to visually impact the surrounding area. The aluminium/glazing would generally give the extension a light weight appearance

against the backdrop of the predominant brick finish. Visually it would also provide the perception of a formal entrance which presently within the existing arrangement is not very clear.

6.5 As such, it is considered that the proposal would appear subordinate in the context of the school building, provide a clear functional entrance without dominating the main bulk of the building and thereby having a positive visual impact on the character and appearance of street scene and the surrounding area. It therefore complies with 7.4, 7.6 of the London Plan, Local Plan SP11 and UD3 of the Saved UDP.

6.6 Impact on the amenity of adjoining occupiers

6.7 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 in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance.

6.8 Given the positioning of the proposal centrally within the school grounds, there would be no adverse impact on the adjoining residential neighbouring properties. The nearest properties are situated on the opposite side of Halefield Road (Nos.11-15 Halefield) which is over 21 metres distance from the front of their properties and the proposed school. To the west, the properties along Wycombe Road would not be impacting upon.

6.9 As such, it is considered that the proposal would not lead to an un-neighbourly form of development and is considered to accord to Policy UD3 of the Saved UDP.

6.10 Accessibility

6.11 The proposed would be accessible to all with level access approach demonstrated and automatic doors proposed (over 1 metre wide) which would allow for easy manoeuvring for all. Additionally the lobby space would be improved allowing easy access for all. An informative can be attached indicating the need to fully comply with Part M of the Building Regulations. As such, the proposed new entrance would be inclusive in design.

6.12 Conclusions

- *Overall the proposal is considered acceptable and would retain subservient appearance against the bulk of the school whilst also providing a contemporary formal entrance which meet accessibility criteria. There would be no detrimental impact to neighbours amenity. It is therefore recommended for approval.*

- 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 increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/2071

Applicant's drawing No. (s) COL-AHR-1100 Rev A, 1101 Rev A, 1102 Rev B,1119 Rev A, 1120 Rev B, 1121 Rev A, 1122 Rev A, 1310 Rev B, 3000 Rev A, 9002 RevA, 9003 Rev ASubject 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:

   COL-AHR-1100 Rev A, 1101 Rev A, 1102 Rev B,1119 Rev A, 1120 Rev B, 1121 Rev A, 1122 Rev A, 1310 Rev B, 3000 Rev A, 9002 RevA, 9003 Rev A

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

Informatives:

1) Land ownership
2) Hours of construction
3) Part M Compliance: You are advised that the scheme is required to comply with Part M ("Access to and use of Building") of the Building Regulations 2010 (as amended). For more information, you may wish to contact Haringey Council's Building Control 0208 489 5504.

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