

Officer's Report

Application Number	HGY/2022/4351
Type	Full planning permission
Location	Seven Sisters Primary School, South Grove, Tottenham, London, N15 5QE
Proposal	Refurbishment and upgrade of existing outbuildings and storage units to the rear of the main pre-school building.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	20/01/2023
Applicant	Mrs Fiona Graham
Agent	Mr Joe Scragg

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the refurbishment and upgrade of existing outbuildings and storage units to the rear of the main pre-school building.

The proposal includes creating enlarged structural opening in the existing fabric, the removal of existing cladding, removal of a non-compliant roof structure and the installation of a retractable awning set at the same height at the existing roof structure.

The existing spaces are inappropriate and uninspiring for the children that use them. They are in serious state of disrepair and are dark and largely uninhabitable.

This project seeks to create an appropriate, sensory, and enjoyable outdoor play space for the children attending Chestnuts Nursery.

The proposal does not include any new build elements or extensions.

Site and Surroundings

The application relates to Seven Sisters Primary School. The site fronts onto South Grove while the rear boundary abuts Edgocot Grove. The north and south boundaries abut the rear gardens of residential properties. The main pedestrian and vehicular access to this school site is from South Grove.

The school site comprises a main school central block, constructed in 1912. There are large two-storey extensions on the north-west and south-east elevations and a small two-storey extension on

the north-east elevation; all were constructed on the 1950s. The site is not located in a conservation area and does not fall within the curtilage of a listed building.

The existing building is detached and formerly acted as the caretaker's house to the main Seven Sisters Primary school. Only the front elevation and the south-west corner of the school is visible from the street.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.

- HGY/2021/1419 - Replacement on single glazed timber windows with double-glazed timber windows on front (west elevation) and powder-coated double-glazed aluminium windows on all other elevations. Approved 25/06/2021
- HGY/2018/1563 - Creation of a 'Mini Pitch' including a new artificial playing surface, the installation of a 3 metre high fence around the perimeter of the pitch incorporating a 1.2 metre high ball stop barrier, 6 metre high floodlights, hard standing areas and a new prefabricated toilet. Approved 28/06/2018

LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity;

Principle of development

London Plan Policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

The proposal to extend the school is considered acceptable in principle given the established use of the site. The proposals are part of a programme of remodelling school accommodation in order to improve the teaching and learning environment in accordance with Policy DM1 of the DPD.

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires

development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

It is considered that the design of the proposed opening and the installation of the retractable awning extension along with the external alterations to both the existing outbuilding and the storage unit, including the removal of the existing cladding and removal of the non-compliant roof structure is considered acceptable and the new high quality design would respond to context and complement the main building. Proposal would be in keeping with the group of buildings that make the school complex. This extension is similar in terms of height, scale, bulk and design and appearance to the existing building adjoining. The extension and alterations would be subordinate to the neighbouring building. It is therefore considered that the proposed development would not detract the character and appearance of the surrounding area.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

There is a significant distance of more than 32m between the proposed extension and neighbouring properties on the other side of Oulton Road. The extension would be screened by the existing school offices and building from views within South Grove.

It is therefore considered that given the siting, scale, design and height of the extension the proposal would not give rise to a loss of amenity to occupiers of neighbouring properties by reason of loss of sunlight or daylight or creation of an undue sense of enclosure, due to. In addition, the development would not generate new activity or result in an undue intensification of use that would cause disturbance to neighbouring residential properties. As such the proposal would comply with policies DM1 and SP11 of the DPD.

Conclusion

The proposal is considered acceptable and would improve the working environment for school children and members of staff. The proposal has been designed specifically for, and in response to the context in terms of the scale, proportion, fenestration and materials of the neighbouring and more recent additions to the school's built environment.

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

CIL

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions

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 proposed development hereby approved shall be constructed in accordance with the materials detailed under "Materials" Section in the submitted application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DM1 of the Development Management DPD.

Informatives:

- INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- 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.