

Officer Report

Application Number:	HGY/2023/1238
Application Type:	Full planning permission
Address:	St James's Church Of England Primary School, Woodside Avenue, Hornsey, London, N10 3JA
Proposal:	New main entrance and single storey front extension, alterations to car parking, and landscaping works at existing school.
Case Officer:	Eunice Huang
Valid Date:	12/06/2023
Applicant:	Ms Geraldine Gallagher
Agent:	Mrs Jee Eun Lee Fiorentino

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for a single storey front extension measuring 6.1m (width) by 4.26m (depth) to St James Church of England Primary School. The front extension would be constructed into the existing car park of the primary school. A set of steps and a ramp are proposed to provide access to the new front extension, which would serve as the new school entrance reception.

Site and Surroundings

2.2 St James School is a primary school, with nursery. It is located on the west side of the Borough approximately half a mile north of Highgate and half a mile to the south west of Muswell Hill. The site measures approximately 0.9 hectares in area. It extends 80m along Woodside Avenue which forms part of the northern boundary. A Thames Water pump house and a tennis court are situated to the north on the western side of the site. The eastern boundary which is 60m in length adjoins an access road which separates the site from the neighbouring residential care home (Cranwood House) and townhouses. The southern boundary which is approximately 140m in length and which is designated as a Green Chain

adjoins Highgate Woods. The woods are designated Metropolitan Open Land. The western boundary which is 50m in length, adjoins a sub-station and the woods.

2.3 The site comprises school buildings and associated hard surfaced play and circulation areas and grassed areas. The main school building, which is 75m in length and up to 22m in depth extends across the middle of the site and it has hard surfaced play areas to each side and a grassed area to the rear.

Relevant Planning and Enforcement history

2.4 The most recent planning history relating to the site is as follows

- HGY/2015/2804 – Extend the existing Assembly Hall with a brick block cavity wall to match existing to provide additional amenity and storage space – Approved 19/11/2015.
- HGY/2014/0567 – Erection of a single storey temporary classroom building – Approved 17/4/2014.
- HGY/2012/1305 – Erection of single storey front extension – Approved 22/8/2012.

3. CONSULTATION RESPONSE

3.1 No consultations were undertaken regarding the application.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of letters. No representations were received.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and impact on the character and appearance of the area;
3. Impact on neighbouring amenity
4. Trees
5. Parking and traffic generation

Principle of development

5.2 London Plan Policy 2021 Policy S3 and Haringey Development Management DPD 2017 Policy DM49 supports enhancement of educational facilities to meet the needs of the community. The proposal is also consistent with the National Planning Policy Framework which states at Paragraph 95 'Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen the choice of education. They should give great weight to the need to create, expand or alter schools.

Design and impact on the character and appearance of the area

5.3 Policy SP11 of the Local Plan (2017) and Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD (2017) (DPD) seek to secure the highest

standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 specifies that development proposals should relate positively to their locality, including having regard to building heights; and form, scale and massing prevailing around the site.

5.4 The proposed front extension to the school building is of a simple flat roof design that complements the existing building. The scale of the proposed extension would be subservient in footprint to the existing building. The proposal has a height that matches the existing single storey element of the school building.

5.5 The front extension would be constructed of brick. A condition would be included to require the brickwork to match the existing, to ensure that the extension blends in with the existing building.

5.6 The proposed front extension would be recessed approximately 36.9m from the front boundary of the site. Thus, the proposed development would not have a significant bulk or visual impact upon the street scene.

Impact on neighbouring amenity

5.7 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.

5.8 The proposed front extension is centrally located within the school grounds, away from neighbouring residential properties. Due to the scale of the extension, there would not be a material impact upon neighbouring amenity.

Trees

5.9 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

5.10 DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

5.11 The proposal includes the removal of one tall canopy tree in the front of the main school building, to accommodate additional car parking. The site is not in a conservation area; nor does a Tree Protection Order apply to the site.

5.12 Replacement tree planting is proposed adjacent to the new ramp leading to the school administration building. In order to ensure a high level of visual amenity in the setting of the proposed development, conditions will be attached to require further details of the landscaping scheme, including replacement planting.

Parking and traffic generation

5.13 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

5.14 The proposed development is for a new school reception. No alterations and additions are proposed to the school's teaching facilities. As such, it is not anticipated that the proposed extension will generate additional parking and traffic demand.

5.15 The existing car parking arrangement accommodated 6 car spaces. The proposed extension would displace two car spaces. However, proposed landscaping changes would provide a total 10 car spaces. 8 of the spaces are proposed in a tandem arrangement. An inspection of Google Street View imagery across the years, reveals that there has been a history of informal car parking on the school grounds beyond the existing 6 car spaces. It is therefore considered that the additional car spaces would accommodate the existing parking demand in a more orderly manner, resulting in an increase in pedestrian safety.

Conclusion

6.1 The proposal as amended is considered acceptable in terms of design, amenity considerations, trees and parking and traffic demand.

6.2 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

6. RECOMMENDATION

GRANT PLANNING PERMISSION subject to conditions.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 A landscaping scheme shall be submitted to and approved in writing by the local planning authority before commencing the work hereby approved. The landscaping scheme shall include a schedule of species, sizes, and planting densities along with the specification for ground preparation and aftercare maintenance. The landscaping scheme must include one new tree of a minimum nursery size (14-16cm stem girth). The tree shall be planted within the next planting season after the development hereby approved is completed. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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.