



Officer Report

Application Number: HGY/2026/1635
Application Type: Full planning permission
Address: CROWLAND PRIMARY SCHOOL, Crowland Road, Tottenham, London, N15 6UX
Proposal: The provision of a small break tank (water tank) and tank enclosure together with concrete base and short access ladder.
Case Officer: Sarah Madondo
Valid Date: 29/06/2026
Applicant: Miss Anna Garland
Agent: Miss Anna Garland

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This is a planning application for the installation of a new small break tank with a pump, a galvanised wall-mounted cat ladder, and a gate. The proposal also includes internal and external repairs to windows, doors, roofs, brickwork and rainwater goods.

2. SITE AND SURROUNDINGS

The site comprises the eastern playground access ramp. The site is neither listed nor located within a conservation area. The surrounding area is dominated by Crowland Primary School, Gladesmore Community School, and the Gladesmore Sports Centre and bowling green.

3. RELEVANT PLANNING HISTORY

HGY/2016/1638 Erection of a single-storey timber-clad multi-use classroom/function room incorporating a small kitchen area and toilets, based on an unused area of the school grounds. Approved with conditions.

HGY/2010/1306 Extension of existing canopy and decking across the elevation by 11m and change of window to door. Approved with conditions.

HGY/2006/0677 Provision of a new main entrance and construction of a ramp and steps to provide access for users of the building. Approved with conditions.

HGY/2006/0969 Replacement of existing ground and mezzanine floor windows. Approved with conditions.

4. CONSULTATION RESPONSES

The application has been publicised by way of letters sent to neighbouring owner-occupiers, and no responses were received.

LBH Transportation - No objection.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the development are:

1. Design & appearance
2. The impact on the amenity of adjoining occupiers.

Design and Appearance

Policy DM1, *Delivering High Quality Design*, of the Development Management DPD (2017) states that development proposals should relate positively to their locality, having regard to building heights, form, scale and massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, the rhythm of neighbouring development, local plot and building widths, active and lively frontages to the public realm, and distinctive local architectural styles, detailing and materials.

Local Plan (2017) Policy SP11 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. Development should be of the highest standard of design, respecting its local context, character and historic significance, thereby contributing to the creation and enhancement of Haringey's sense of place and identity. This approach is supported by London Plan Policy D4.

The proposal is for a small replacement tank, as the existing loft tank within Block A of the main school building is to be removed due to the risk of Legionella. The proposed tank would be installed externally at ground level to ensure the maintenance of continuous water pressure. The break tank would be placed on a concrete base and housed within a single-storey GRP enclosure located within the eastern playground, adjacent to the access ramp that provides wheelchair access to the main building.

The proposal also includes the installation of a galvanised wall-mounted cat ladder on the curved ramp. A gate would be introduced to the existing railing system, with hinge and shut posts designed to match the current style and incorporating a deadlocking latch.

Given that the proposal is modest in nature and located within the school grounds, it is considered acceptable in design terms and would not harm the overall appearance of the school. The internal and external repairs to windows, doors, roofs, brickwork and rainwater goods are considered minor works and would not require planning permission.

Impact on the Amenity of Adjoining Occupiers

London Plan Policy D6 states that development must not be detrimental to the amenity of surrounding occupiers and should provide sufficient daylight and sunlight appropriate to the site's context, whilst minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

Development proposals should ensure a high standard of privacy and amenity for both users and neighbours in accordance with Policy DM1 of the Development Management DPD (2017). Specifically, proposals are required to provide appropriate sunlight, daylight and outlook to adjacent buildings and land. An appropriate level of privacy should be maintained by avoiding unacceptable overlooking.

Given that there are no residential properties in close proximity to the site, the proposed development would not unduly harm the residential amenity enjoyed by neighbouring occupiers and is therefore considered to accord with the above policies.

Conclusions

The proposed development is modest in scale and, by virtue of its design, siting and appearance, would integrate satisfactorily within the school grounds without causing harm to the character or appearance of the site or the surrounding area. Furthermore, having regard to its location and relationship with surrounding properties, the proposal would not affect the neighbouring amenity.

The development is therefore considered to comply with the relevant policies of the London Plan, Haringey Local Plan and Development Management DPD and is considered acceptable in planning terms.

6. CIL APPLICABLE

N/A

7. RECOMMENDATION

It is therefore recommended that this application be **APPROVED** in accordance with the following 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.

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

Approved drawings list:

Location Plan
441987-FCG-BA-00-DR-B-2014-S2-P01
441987-FCG-MB-00-DAS-B-0401-S2-P01
441987-FCG-BA-EL-DR-B-2216-S4-P02

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