



Officer Report

Application Number:	HGY/2026/1894
Application Type:	Full planning permission
Address:	Earlsmead Primary School, Broad Lane, Tottenham, London, N15 4PW
Proposal:	Installation of a single-storey modular building to provide a temporary classroom facility.
Case Officer:	Oskar Gregersen
Valid Date:	07/07/2026
Applicant:	Mr Martin Young
Agent:	Mr Shane Dalton

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

Earlsmead Primary School is located within the east of the borough and is an historic part of the Seven Sisters/Page Green Conservation Area. The main body of the school is constructed in large expanses of brick with extensive fenestration. The conservation area character appraisal highlights the open play areas and established trees as positive contributors to the character of the conservation area.

The site also consists of a series of other newer buildings including a number of classrooms that have the appearance of temporary units to the south west of the site. The site also contains the original caretaker's house and an additional building which appears to have been built post-2000.

2. DETAILS OF PROPOSAL

This is an application for the installation of a new temporary modular classroom, which would be finished in a green colour with doors and windows finished in white. This classroom would provide additional teaching space within the existing playground while essential improvement works are carried out, with the intention that it be removable and reversible if necessary.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There have been a number of planning applications relating to this site, the most recent and relevant being:

- HGY/1997/1149 - Erection of 2 temporary classrooms and relocation of refuse store. - Approve with Conditions.
- HGY/2006/2448 - Works to school to include erection of single-storey children's centre and erection of extension to existing nursery. Provision of covered walkway in conjunction with new children's centre and other ancillary works. - Approve with Conditions.
- HGY/2007/0689 - Approval of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2006/2448. - Approve with Conditions.

- HGY/1999/1031 - Demolition of existing toilets and shed. Erection of extension to school building including four classrooms, a link, associated accommodation and boundary wall along Broad Lane. - Approve with Conditions.
- HGY/2010/1288 - Internal alterations, creation of new front door and disabled access ramp, replacement of existing tarmac with new tarmac paving and brick steps, and relocation of existing bicycle shelter including associated landscaping. - Permitted Development.
- HGY/2012/1089 - Replacement of existing central window/door set with new double-glazed timber windows/door. - Approve with Conditions.
- HGY/2026/0796 - Window replacement with like-for-like materials, flat roof replacement with insulation, replacement of polycarbonate roof lantern, replacement of polycarbonate roofs to external walkways, localised repairs to pitched slate roofs, external repairs to brickwork, stonework, defective pointing, and rainwater gutters/downpipes. - Approve with Conditions.

4. CONSULTATION

Comments from internal consultees are as follows:

LBH Conservation

The proposal is considered to cause less than substantial harm to a heritage asset; however, the public benefit of the additional teaching space could be considered to outweigh the possible heritage harm. The proposal can be approved provided that the following conditions are imposed:

- a) Limit permission to a temporary period with a strict site restoration clause to avoid a permanent, lower-quality architectural unit degrading the Victorian asset setting over time.
- b) Submit and approve external material samples to ensure high-quality, contextual finishes that blend into the playground.
- c) Require an Arboricultural Method Statement before any ground works begin, to safeguard the mature playground trees highlighted as positive contributors to the area appraisal.
- d) Utilise non-invasive foundation systems to ensure the modular installation is entirely reversible without damaging underlying historic playground surfaces.

5. LOCAL REPRESENTATION

The application has been publicised by way of 50 letters sent to neighbouring properties and site notices displayed in the vicinity.

No responses have been received.

6. MATERIAL PLANNING CONSIDERATIONS

Background

The proposal is for the installation of a temporary classroom within the existing playground to the west of the site. This is in relation to approved works to be carried out to the main building of the site under HGY/2026/0796, inclusive of repair/replacement works to windows and brickwork. The proposed classroom would be in place for a limited period and would be removed when no longer required, as per the condition imposed on this permission.

Assessment

Development Plan policies support proposals for the enhancement of existing school infrastructure.

London Plan (2021) policies emphasise the importance of high-quality design and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering Good Design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 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 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance, setting out a range of issues which will be taken into account. The policy also requires the use of high-quality matching or complementary materials in order to be sensitive to context.

The proposal would see the installation of a temporary classroom measuring approximately 12.2m in length by 6.89m in width, with a height of approximately 3.5m. The classroom would take the form of a single-storey modular structure with a flat roof. The submitted Design and Access Statement confirms that it would be constructed using factory-finished insulated modular panels with a simple and functional appearance appropriate to its temporary purpose. The proposed windows and doors would be integrated within the prefabricated unit and would provide natural daylight to the teaching space.

It is considered that this classroom would result in less than substantial harm to the character of a heritage asset by virtue of its scale and appearance in relation to the historic host building on site. As per the NPPF, where there is less than substantial harm to a heritage asset, there must be some uplift in public benefit in order for development to be acceptable.

Colleagues in LBH Conservation were consulted and raised concerns regarding the impact of the proposal on the significance of the conservation area. However, it is noted that the structure would be temporary in nature and fully removable. The submitted drawings and Design and Access Statement provide sufficient information regarding the appearance and external finish of the classroom. Given the modular and prefabricated nature of the development, it is not considered necessary or reasonable to impose a condition requiring the submission and approval of further details of external materials or appearance. Any harm arising from the proposal would be limited by its temporary duration and the requirement for the site to be restored following removal of the structure.

Due to its positioning within the site, distant from the boundaries, it is considered that the proposal would not result in any adverse impacts to neighbouring amenity and is therefore acceptable in that respect.

In terms of design, it is considered that the proposal would allow the school to provide much-needed teaching space while completing approved improvement works under HGY/2026/0796. This use is considered to provide public benefit that would outweigh the harm caused by its appearance. Furthermore, as the classroom will eventually be removed, the harm to the site and conservation area would not be permanent. The proposal would therefore be compliant with relevant planning policy and should be approved.

Conclusions

The proposed temporary classroom would allow the school to continue at its current capacity while carrying out required improvement works and is considered to be acceptable subject to imposed conditions. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be approved for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL

N/A.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Conditions:

- 1 The classroom hereby permitted shall be retained only until the earlier of:
(a) 8 June 2029; or
(b) the completion in full of the works approved under planning permission ref. HGY/2026/0796.

Upon the occurrence of either event, the classroom and all associated structures shall be removed from the site and the land reinstated to its former condition to the satisfaction of the Local Planning Authority.

Reason: The temporary classroom, by reason of its design, appearance and siting within the Seven Sisters/Page Green Conservation Area, is not considered suitable for permanent retention. The condition is imposed to ensure that any harm to the character and appearance of the heritage asset and its setting remains temporary.

- 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.

Approved drawings list: Location Plan, 4724-FBR-EPT-00-DR-A-200-S4-P01-Pr Site Plan, 4724-FBR-EPT-ZZ-DR-A-202-S4-P01-Pro Elevations, 4724-FBR-EPT-00-DR-A-100-S4-P01-Ex Site Plan, 4724-FBR-EPT-ZZ-DR-A-201-S4-P01-Pro Plans and Sections

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

Informatives:

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.

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.