Officer Report

Application Number:	**HGY/2026/1875**
Application Type:	**Lawful development: Proposed use**
Address:	Earlham Primary School, Earlham Grove, Wood Green, London, N22 5HJ
Proposal:	Lawful development: Proposed use for single storey classroom under Class M of part 7 schedule 2 of the GDPO.
Case Officer:	Nathan Keyte
Valid Date:	05/10/2026
Applicant:	Elizabeth Rarieya
Agent:	

RECOMMENDATION

Approve

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

RELEVANT PLANNING LEGISLATION

The application has been made under section 192 of the Town and Country Planning Act 1990 and relevant amendments. This not a planning application but instead the applicant seeks confirmation that the proposed development is lawful. As such, the impact of the proposed development of the neighbour's amenities or the character of the area cannot be taken into consideration for this submission.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Lawful development: Proposed use for single storey classroom under Class M of part 7 schedule 2 of the GDPO (The erection, extension or alteration of a school).

M.1 Development is **not permitted** by Class M—

(a)if the cumulative footprint of any erection, extension or alteration under Class M on or after the relevant date would exceed the greater of—	Complies.
(i)25% of the cumulative footprint of the school, **[**college,**]** university, prison or hospital buildings as it was on **[**relevant date**]**; or	Complies

(ii)250 square metres;**]**	Complies
(ba)in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land;**]**	Complies.
(c)if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;	Complies.
(d)if the height of any new building erected would **[**exceed—**]**	
[(i)if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or	Complies. Height of the new building is approx. 3.0 m (2,987 mm to top of roof fascia per Cabins for Schools drawings Rev A, plus ground-screw base clearance – installer to confirm), below the 5 m limit.
(ii)in all other cases, 6 metres;**]**	N/A.
(e)if the height of the building as extended or altered would exceed—	N/A
(i)if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or**]** 5 metres; or	N/A
(ii)in all other cases, the height of the building being extended or altered;	N/A
[(ea)if the height of any rooftop structure would exceed 1.5 metres above the height of the new building or the building as extended or altered (as the case may be);**]**	Complies – no rooftop structures are proposed.
(f)if the development would be within the curtilage of a listed building; or	Complies
(g)unless—	
(i)in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;	Complies. The predominant use of the existing buildings is education (Earlham Primary School, community primary school, ages 4–11). The new building will be an Early Years classroom.

Conditions

M.2 Development is permitted by Class M subject to the following conditions—	**Response**

(a)the development is within the curtilage of an existing school, college, university **[**prison**]** or hospital;	Complies.
(b)the development is only used as part of, or for a purpose incidental to, the use of that school, college, university **[**prison**]** or hospital;	Complies. The building will be used solely as an Early Years classroom with WCs, as part of the use of Earlham Primary School.
(e)where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site;	Complies. No increase in school's published admission number is proposed.

SUMMARY AND CONCLUSION

The proposed development constitutes permitted development by virtue of Schedule 2, Part 2, Class M, of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.

Informatives:

The applicant is advised that in order to be considered lawful, the development must comply with the relevant conditions as set out in Schedule 2, Part 7, Class M of the General Permitted Development Order (2015) as amended:

(a)the development is within the curtilage of the existing school;
(b)the development is only used as part of, or for a purpose incidental to, the use of that school;
(e)where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site.