

LOCATION: Chalgrove Primary School, Chalgrove Gardens, London, N3
3PL
REFERENCE: F/03457/14
WARD(S): Finchley Church End

Received: 28 June 2014
Accepted: 27 June 2014
Expiry: 22 August 2014

Final Revisions:

APPLICANT: Estates

PROPOSAL: Construction of new detached classroom block.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, 14-6728-02 rev A, 14-6728-01 rev B.

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 2 This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 3 The materials to be used in the external surfaces of the building(s) shall match those used on the existing demountable classroom.

Reason:

To safeguard the visual amenities of the building and surrounding area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 4 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD

(2012).

- 5 A review of the School TRavel Plan shall be submitted to and approved in writing by the Local Planning Authority in the Summer term of the first occupation of the new building and thereafter on a bi-annual basis. The review will need to revise targets and action plans in line with increases in the number of pupils. The use shall be carried out in accordance with the School Travel Plan as approved.

Reason:

To encourage the use of sustainable forms of transport to the site and in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Barnet's Local Plan Policy CS9 of Core Strategy (adopted) September 2012 and Policy DM17 of the Development Management Policies (adopted) September 2012.

INFORMATIVE(S):

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The Mayor's London Plan: July 2011

Relevant Core Strategy Policies: CS NPPF, CS1

Relevant Development Management Policies: DM01, DM02, DM03, DM04, DM13, DM17

Relevant Planning History:

Application:	Planning	Number:	C/01515/R/01
Validated:	31/08/2001	Type:	APF
Status:	DEC	Date:	07/11/2001
Summary:	APC	Case Officer:	Clive Townsend
Description:	Side extension to form new special educational needs unit.		

Application:	Planning	Number:	C/01515/S/03
Validated:	05/03/2003	Type:	APF
Status:	DEC	Date:	18/06/2003

Summary:	APC	Case Officer:	
Description:	Erection of demountable classroom.		
Application:	Planning	Number:	F/05341/13
Validated:	19/05/2014	Type:	S63
Status:	DEC	Date:	14/07/2014
Summary:	APC	Case Officer:	Jo Dowling
Description:	Retention of change of use of school cottage to storage building.		

Consultations and Views Expressed:

Neighbours Consulted: 156 Replies: 6
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Existing parking problems will be exacerbated.
- Increase in traffic
- Noise and disturbance.
- Loss of privacy.
- Cars park on the pavement due to the narrowness of the surrounding roads which are causing the paving slabs to break.

Internal /Other Consultations:

- Traffic & Development – The proposal is for a new modular classroom. No changes are proposed to existing access arrangements.

The school currently has 210 pupils and 22 staff. The proposed new classroom will result in an increase of 30 pupils and 1 additional member of staff.

The current school travel plan has been approved by Transport for London. School travel plan targets are reviewed annually. The next review of the school travel plan will take into account the trips generated by the increase in pupils and staff.

The proposal is not expected to have a detrimental impact on the public highways.

No objection.

Date of Site Notice: 10 July 2014

2. PLANNING APPRAISAL

Site Description and Surroundings:

Chalgrove Primary School is located at the end of the Chalgrove Gardens which is a

cul-de-sac. The site is approximately 2.5 hectares. The school is in Finchley Church End Ward. The school is currently a 1 Form Entry local authority non-selective school (i.e. 1 class in each year drawn from the local catchment area). The school has capacity for 210 pupils.

The school buildings extend to one storey in height and are located to the north of the site closest to the residential properties on Chalgrove Gardens. The playground and playing fields are situated to the rear of the school buildings and they cover over half of the site. Levels drop from front to rear of the site.

The site is surrounded by residential properties on all sides. The properties are two storey and predominantly detached

The site has a PTAL of 2.

Proposal:

The application is for the erection of a single storey detached demountable classroom block. The proposed building would be located to the east side of the main school building and would line through with the front elevation of the existing school buildings. It would be located in front of an existing demountable classroom.

The proposed building would be 14m long; 7.2m wide and 2.7m high to the eaves and 3.3m high to the ridge. The building would provide an additional classroom and small group room. The building would be located 6m from the side elevation of the existing school and 20m from the rear boundary of the properties in Fairholme Gardens. The nearest adjoining residential property would be number 33 Fairholme Gardens which is approximately 40m distant from the proposed building. There are a number of mature trees on the boundary with Fairholme Gardens.

Planning Considerations:

Character and Appearance

The proposed new classroom is not considered to have a detrimental impact on the character and appearance of the site or the general locality as the design of the building mirrors an adjoining classroom which it would be located next to. Due to their size and location, the buildings are not considered to have a detrimental impact on the character and appearance of the street scene as they would be set approx. 50m back from the front entrance and would be viewed in the context of the existing school buildings.

The new building would be located on a grassed area to the side of the existing school and would therefore have no impact on playground or playing field provision.

Residential Amenity

Due to the nature of the development and considering the size and location of the proposed building and set off from the boundary, the proposal is not considered to have a detrimental impact on the amenities of neighbouring properties in terms of loss of light or loss of outlook. The proposed new unit is not considered to be overbearing or obtrusive. The proposed new classroom would be located 20m from

the boundary with the nearest adjoining residential property in addition to which there are a number of mature trees along this boundary which would screen the new building. Furthermore the school site is considered large enough to accommodate extensions of the nature proposed without appearing cramped or unduly bulky.

Windows and doors are proposed along the elevations of the buildings. However, due to their location and distance from the neighbouring properties it is not considered that the new classroom will have a detrimental impact on the amenities of the neighbouring properties in terms of overlooking or loss of privacy.

Traffic, Access and Parking

The majority of concerns raised by neighbouring residents relate to traffic, access and parking on the site.

It is acknowledged that at peak times (when children are being dropped off and collected from school) there are concerns with congestion and inconsiderate parking by parents. Whilst these concerns are acknowledged, the proposed addition of 1 extra class is not considered to significantly worsen this situation. The school is a local authority non-selective community primary school which draws its pupils from a very local catchment area with the majority of students living within 1 mile of the school.

Given that the majority of school sites are located primarily within residential areas the problems are difficult to resolve, however, the school has a travel plan in place which attempts to improve parking and congestion and encourage sustainable modes of travelling to school. Since the travel plan was introduced the percentage of pupils travelling by car has reduced from 59% in 2008 to 57% in 2009. The travel plan was last updated in 2010 and if members are minded to approve the application a condition requiring the updating of the travel plan to include the new bulge year is recommended.

The additional classroom is not considered to exacerbate existing parking and congestion problems to such a level as to warrant a refusal on highways grounds.

3. COMMENTS ON GROUNDS OF OBJECTIONS

These have been addressed in the main report.

4. EQUALITIES AND DIVERSITY ISSUES

The Equality Act 2010 (the Act) came into force in April 2011. The general duty on public bodies is set out in Section 149 of the Act. The duty requires the Council to have due regard to the need to eliminate discrimination and promote equality in relation to those with protected characteristics such as race, disability, and gender including gender reassignment, religion or belief, sex, pregnancy or maternity and foster good relations between different groups when discharging its functions.

The council have considered the above act but do not believe that the application would have a significant impact on any of the groups as noted in the Act.

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the area, local roads or the amenities of any neighbouring property.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN:
London, N3 3PL

Chalgrove Primary School, Chalgrove Gardens,

REFERENCE:

F/03457/14



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2013. All rights reserved. Ordnance Survey Licence number LA100017674.