

**Location**                      **31 Stanhope Road, London, N12 9DX**

**Reference:**                      **F/05737/14**

Received: 21st October 2014

Accepted: 22nd October 2014

Ward:                              Woodhouse

Expiry 17th December 2014

Applicant:                      Mr J Newman

Proposal:                      Two storey rear extension to provide two additional classrooms. New external covered playground. Demolition of the Network building to create a new playground. New replacement fencing around site.

**Recommendation:** Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; 1124\_P\_501; 100; 101; 102; 103; 110; 111; 112; 115; 120; 121; 122, 123; 130; 131; 132; 135; 136; 140 Rev 02; Design and Access Statement

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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 a) No development other than demolition works shall take place until further details of the materials to be used for the external surfaces of the building(s), fences and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

The details should include a sample board, details of the playground surfacing material and all boundary treatments including the acoustic fence shown on drawing number 140 revision 02.

- b) The development shall thereafter be implemented in accordance with the materials as approved under this condition and these shall be maintained accordingly thereafter.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

- 4
- a) A scheme of hard and soft landscaping, including details of proposed climbing plants to the approved acoustic fencing and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.
  - b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
  - c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2011.

- 5
- The new playground, hereby approved, shall only be used during the week between 8am and 6pm and not at all on Saturdays, Sundays and Public Holidays.

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 Development Management Policies DPD (adopted September 2012).

- 6
- Before the building hereby permitted is first occupied the proposed window(s) in the side and rear elevations facing 39 Stanhope Road and 29 Castle Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

- 7
- a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development hereby approved shall not be first occupied or brought into use until details of all acoustic walls, fencing and other acoustic barriers to be erected on the site have been submitted to the Local Planning Authority and approved in writing.

b) The details approved by this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy 7.15 of the London Plan 2011.

**Informative(s):**

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

## **Officer's Assessment**

### **1. Site Description**

The application site is located on the southern side of Stanhope Road, within the Woodhouse ward.

The application property is a two-storey faith primary school.

The property is not listed and does not fall within a conservation area and the area is predominantly residential in character.

To the west of the site a public car park is sited. To the east of the site a row of terraced residential properties are sited with 39 Stanhope Road marking the boundary of the application site. To the south, at the rear of the site another public car park is sited.

There is a single storey warehouse / shed-type building at the south-eastern corner of the site. This building separates the existing playground from the gardens of neighbouring residential properties along Castle Road at the rear of the site.

### **2. Site History**

Reference: F/05836/13

Address: 31 Stanhope Road, London, N12 9DX

Decision: Insufficient Fee

Decision Date: 2 April 2014

Description: Retention of construction of basement plant room to replace existing external plant room. Construction of two storey rear extension following demolition of existing single storey rear section. Repositioning of rear external staircase, and additional roof lights to the main pitched roofs.

Reference: F/00123/13

Address: 31 Stanhope Road, London, N12 9DX

Decision: Approved subject to conditions

Decision Date: 30 April 2013

Description: Submission of details of conditions 5 (Refuse) and 6 (Boundary Treatment) pursuant to planning permission F/01544/12 dated 04/07/12.

Reference: F/01544/12

Address: 31 Stanhope Road, London, N12 9DX

Decision: Approved subject to conditions

Decision Date: 4 July 2012

Description: New single storey front/side extension. Demolition of 2no. rear buildings to form an external play area including a covered canopy area. Replacement of all existing windows. New external stair at the rear. New single storey plant room at the rear. Roof extension including enlargement of existing dormer with new rooflights. New link extension at roof level. Provision of refuse in the front. New landscaping including perimeter fence and hard surfacing. Associated internal and external works including internal lift.

### **3. Proposal**

This application seeks consent for the following works;

- new two-storey rear extension to provide two additional classrooms
- new external covered playground
- demolition of Network building to create new playground
- new replacement fencing around site

#### **4. Public Consultation**

Consultation letters were sent to 336 neighbouring properties.

319 responses has been received, comprising 16 letters of objection and 303 letters of support

The objections received can be summarised as follows:

- loss of privacy
- overlooking
- loss of light
- impact on traffic and parking
- noise disturbance
- Over bearing appearance
- Concerns about the safe removal of asbestos from the Network building roof

Other / internal consultation

LB Barnet Property Services: Object on behalf of Adult Social Care team as the Network building is an operational Council service providing short-term support to people with mental health problems, giving the opportunity to gain/ regain skills and confidence to participate fully in the community. Without their building in North Finchley they would be unable to provide this service.

Environmental Health -as we discussed, we would be happy with a 3meter high acoustic fence providing that it is weather proof absorbent at least. It would also help, in terms of noise, if they incorporate any other soft / absorbent features such as the sort of soft flooring you get in modern playgrounds.

#### **5. Planning Considerations**

##### **5.1 Policy Context**

###### National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for

people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

#### The Mayor's London Plan 2015

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

#### Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS10
- Relevant Development Management Policies: DM01, DM02, DM04, DM13

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

#### Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted April 2013)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

## **5.2 Main issues for consideration**

Two storey rear extension

The proposed two-storey rear extension would continue out from the existing two-storey rear projection on site at the same height, replacing the existing modest two storey rear extension, projecting an additional 8m depth from the existing rear elevation into the existing playground area.

The design of the proposed rear extension is considered to be an improvement on the existing rear extension which does not relate well to the original building. The new extension would match the materials of the existing main rear extension which is constructed from London Stock brick at ground floor with Slate cladding on the upper floor.

Given that the rear playground is flanked by the Stanhope Road car park to the west, the Castle Road car park to the south and the existing Network building to the east the

extension which is located some distance from any residential built form is considered to be acceptable on amenity grounds.

New dormer windows would be provided to the eastern roof slope, obscured below 1.7m with clear glass above and openable fan lights. The new dormer windows would face into the rear gardens of 39 Stanhope Road and 29 Castle Road. It is considered that the obscuring of the lower sections of these windows will ensure there is no potential loss of privacy or overlooking to occupiers of these properties. A condition is suggested to ensure these windows are obscured.

Other windows proposed in the two-storey extension face into the car parks that surround the site and as such they are not considered to result in any significant loss of privacy or overlooking.

#### External covered playground

The proposed enlarged and relocated external covered playground would start in front of the proposed two-storey rear extension and extend to the eastern boundary, to provide a secure play environment for the youngest children at the school.

The proposed covered playground is discreet in its design, with timber low level fencing of 1m height to mark the perimeter with a fixed timber and Perspex canopy above to allow light to penetrate through. The proposed height would be 3.2m.

There is no objection to the provision of the external covered playground. The height of the canopy, although visible above the boundary fence, due to its light-weight construction is not considered to give rise to any loss of visual amenity to neighbouring occupiers.

#### Demolition of Network building to create new playground

There is no objection in principle to the demolition of the existing Network building. The building holds no special character or designation to warrant its retention.

It should be noted that despite the assertions in the submitted design and access statement the Network building is in use by Barnet Council Adult Social Services. The building is land-locked on three sides, as opposed to four with access provided through the Castle Road car park.

The applicant does not own the land on which the Network building sits and has served Notice on the Council as landowner as part of the planning application. The objection received from Adult Social Services is noted. Clearly it is for the Council as landowner to decide whether or not to sell or lease the land to the school. However, this does not prevent the Council as Local Planning Authority from making a decision on the planning application.

In policy terms, there would be no loss of community use were the land to be used by the school so the proposal accords with policy DM13.

Significant concerns were initially raised in regard to the provision of new playground in place of the existing Network building. At present the existing building acts as noise buffer shielding residents, in particular 29 Castle Road, from excessive noise disturbance resulting from the existing playground at the rear of the school.

Following consultation with the Council's Environmental Health department the boundary treatment along the boundary with 29 Castle Road has been amended to overcome these concerns; this is discussed in more detail below. A condition is suggested restricting the hours of use of the playground area to help ensure there is no noise disturbance outside of school hours.

### Replacement fencing

Consent has been given under an earlier application (our reference: F/01544/12) for the boundary treatment, and the works have been carried out on both the north and west elevations.

The proposed replacement fencing therefore only relates to the rear of the site at the south where the Castle Road car park is located, and part of the eastern boundary.

At the rear of the site facing the Castle Road car park it is proposed to have a brick wall of 1.8m height with mesh and metal railing above to a total height of 3m, to match that along the western boundary with the Stanhope Road car park.

Along the eastern boundary adjacent to the rear garden of 29 Castle Road it is proposed to retain the existing 2m high boundary fence. A space of 2m would be provided before a 3m high acoustic fence is erected with a climbing plant attached to soften its appearance and improve the visual amenity to neighbouring occupiers. This is considered to be a visual improvement on the Network building which is sited there presently.

### **5.4 Response to Public Consultation**

The objections raised are noted. To overcome the concerns relating to loss of privacy and overlooking the proposed new windows to the side and rear of the proposed two-storey rear extensions are to have obscured glazing. A condition is suggested requiring this to be installed.

In regards to the potential loss of light, given the position of the proposed extension and the distance of the residential properties away from it, the proposed development is not considered to give rise to any potential loss of light. Even the proposed new fencing along the south and eastern boundaries is not considered to present any issues with light loss.

The impact on traffic and parking would only be during peak school drop-off and collection times. There is an existing CPZ on Stanhope Road which ensures only residents can park in the road during the day. As such it is not considered that the proposed development will result in any significant detrimental impact on the traffic and parking in the area.

It is recognised that there is a level of noise disturbance resulting from a school. However, the proposed acoustic fencing is considered to reduce the potential noise disturbance to residents along the eastern boundary of the site. Appropriate playground surfacing would also provide some mitigation.

The objections raised regarding the overbearing appearance of the proposed extension are noted. However, it is considered that due to the distances of any residential development away from the extension itself, it will not be visually detrimental to the amenities of neighbouring occupiers.



In regards to the concern raised regarding the safe removal of asbestos when demolishing the Network building, this is not a matter dealt with as part of the planning application. An informative is suggested to be attached to this permission informing the applicants of their obligations.

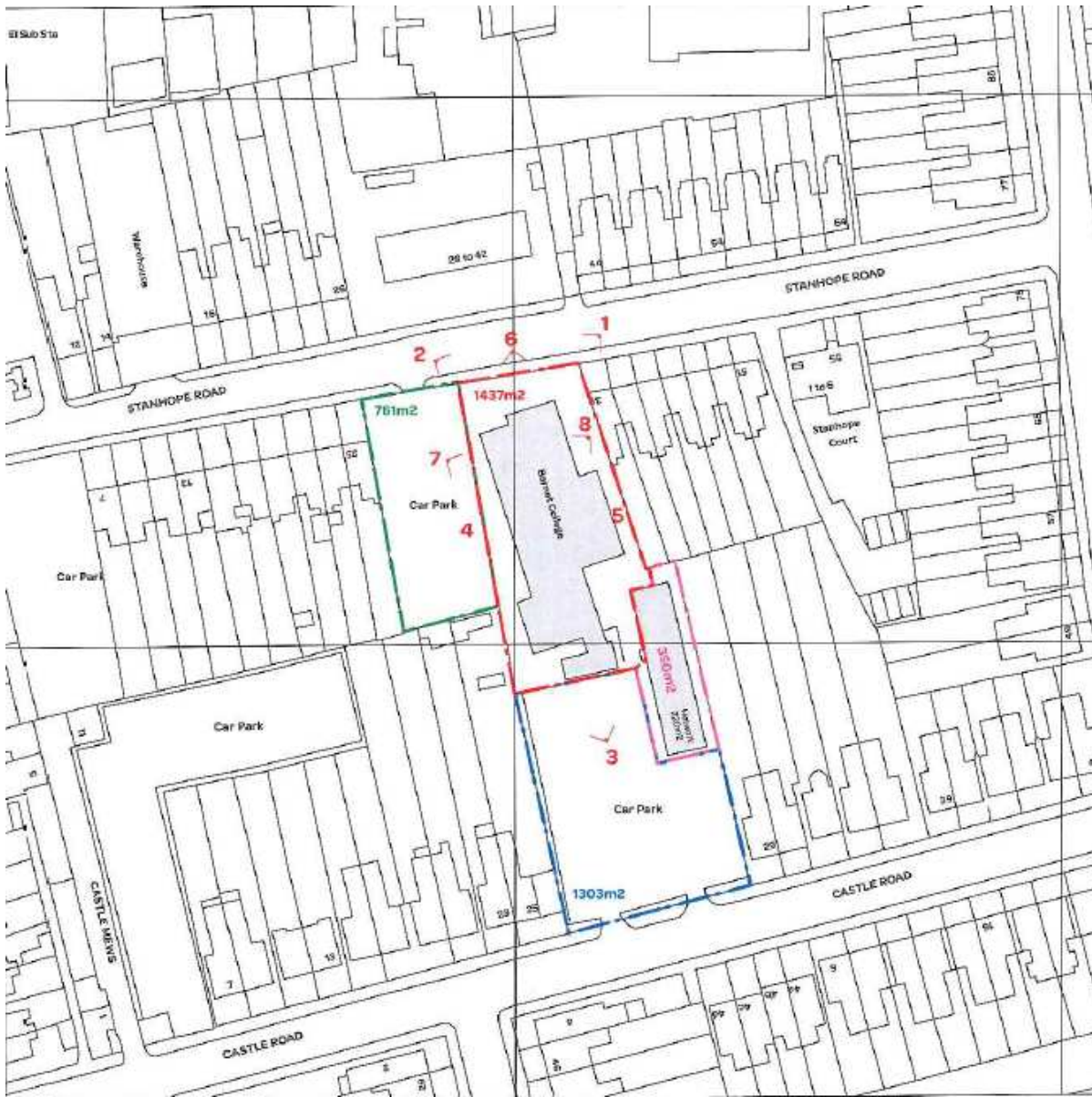
## **6. Equality and Diversity Issues**

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities. The proposal would provide additional teaching and ancillary space for an established school and appropriate mitigation is proposed to mitigate any impact on neighbouring residents.

The issue of whether to relocate the existing Adult Social Services use into alternative premises is a matter for the Council as landowner.

## **7. Conclusion**

On balance, the proposals, with amended boundary treatment along the eastern boundary with 29 Castle Road are considered to accord with the requirements of the Development Plan and therefore this application for two-storey rear extension and new playground are recommended for approval.



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