

**Location**                      **The Compton School Summers Lane North Finchley London N12 0QG**

**Reference:**                      **16/2239/FUL**

Received: 7th April 2016

Accepted: 27th April 2016

Ward:                              Woodhouse

Expiry 22nd June 2016

Applicant:                      The Compton School

Proposal:                      Two-storey extension to provide classrooms and associated rooms. The proposals seek to provide additional school accommodation for expansion to existing sixth form

**Recommendation:** Approve subject to conditions

- 1     The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, FL/2016/0579196-1 Rev1, P)100, P) 200 C, P) 300 D

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) Before the development hereby permitted is first occupied or brought into use, a School Travel Plan incorporating measures to reduce trips to the school by the private car and encourage non-car modes such as walking, cycling and public transport shall be submitted to and approved by the Local Planning Authority. This should include reference to the changes made to the school building/s and the impact this will have on travel and access, the contact details of the School Travel Plan Champion and appropriate actions to ensure that the STP will meet at least Bronze level in the Transport for London STARS (Sustainable Travel Active Responsible Safe) accreditation scheme for the following 3 years.

The School Travel Plan shall include SMART targets and a clear action plan for implementing the measures. The School Travel Plan shall be monitored, reviewed and resubmitted in writing annually, for approval by the local planning authority, in

accordance with the targets set out in the Plan and the associated S106 agreement.

b) The measures set out in the Travel Plan approved under this condition shall be implemented and retained until such time as the site is no longer in use or occupied.

Reason: To encourage the use of sustainable forms of transport to the site in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012) and Policy DM17 of the Development Management Policies DPD (adopted September 2012).

- 4 Before the development hereby permitted is first occupied or the use first commences the parking spaces/garages shown on Drawing No. \*\*\*\* shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

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

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 6 The premises shall be used for purposes incidental to educational purposes at the Compton School and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 7 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 pm 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 Development Management Policies DPD (adopted September 2012).

- 8 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

- 9 The total number of pupils attending the sixth form shall not exceed 300.  
Reason: To ensure the Local Planning Authority has control of the number of children on site, in the interests of neighbouring amenity.

- 10 The vehicular access from Fallowfields Drive shall be gated and kept locked at all times and shall only be used by the emergency services and maintenance vehicles.

Reason: To ensure that the permitted point of access does not prejudice the free flow of traffic or conditions of general safety on the public highway in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 11 Before the permitted development is occupied a full Delivery and Servicing Plan (DSP) shall be submitted to and agreed by the Local Planning Authority.  
Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 12 No construction work in relation to the development hereby approved 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 unless previously approved in writing by the Local Planning Authority.  
Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policies DM01 and DM04 of the Barnet Local Plan. Prior to the commencement of the development hereby approved a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full accordance with the approved plan. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:

- o Details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- o site preparation and construction stages of the development;
- o a Site Waste Management Plan and details of provisions to be made for recycling of materials.
- o The provision on site of a storage/delivery area for all plant, site huts, site facilities, waste and materials.
- o details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- o the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- o a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- o noise mitigation measures for all plant and processors;

- o details of contractors compound and car parking arrangements;
- o details of interim car parking management arrangements for the duration of construction; and
- o details of a community liaison contact for the duration of all works associated with the development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety a sustainable waste management in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and polices 5.3, 5.18, 7.14 and 7.15 of the London Plan.

### **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 Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.
- 3 The applicant is advised that any alteration to the public highway if necessary will require prior consent of the local highways authority. The costs of any associated works to the public highway including any fees or costs associated with the legal agreement; will be borne by the applicants. The Applicant may also be required to enter into Section 184 or 278 Agreement under the Highways Act 1980 for the proposed works on the public highway. You may obtain an estimate for this work from the Director of Environment and Transport, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

Summers Lane is part of Traffic Sensitive Route from 8.00am-9.30am and 4.30pm-6.30pm Monday-Friday.

For construction works adjacent to the public highways, the applicant must contact the council's First Contact on 0208 359 2000 for any necessary Highways Licenses.

Any details submitted in respect of the Demolition and Construction Management Plan above shall control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the methods statement shall provide for the provision of on-site wheel cleaning facilities during demolition,

excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials and a community liaison contact and precautions to minimise damage to trees on or adjacent to the site.

In accordance with Transport for London's recommendations adequate shower and changing facilities should be provided for cyclists on site.

## **Officer's Assessment**

### **1. Site Description**

The site is the Compton School, located on Summers Lane in the Woodhouse ward. There are no specific planning restrictions affecting the site.

### **2. Site History**

F/04511/12 - Demolition of two existing teaching blocks (single & two storeys) and erection of replacement three storey teaching Block with associated external works. - Approved - 13/02/2013

F/05817/13 - Erection of temporary "Portakabin" unit for a period of ten years for flexible use in association with the operation of the school sports pitches. - Approved - 04/03/2014

14/07524/FUL - To permanently retain the temporary (site) vehicular access to the rear of the school site from Fallowfields Drive, including the pavement crossover, for the purpose of emergency and occasional maintenance access - Approved - 27.01.2015

### **3. Proposal**

The proposals are for a two-storey extension to provide classrooms and associated rooms.

The proposed extension would provide a new sixth form block of 830 square metres area.

As part of the proposals the applicant seeks to provide an additional 8 parking spaces.

### **4. Public Consultation**

Consultation letters were sent to 148 neighbouring properties.  
3 responses have been received, comprising 3 letters of objection.

The objections received can be summarised as follows:

The school only finished previous work recently and caused a lot of disruption.

Concern about the heavy lorries entering the building site from Fallowfields Drive.

The access from Fallowfields Drive is only permitted for emergency purposes (according to planning permission).

Parking and access on Porters Way can be very difficult at the end of the school day most days and on open evening for prospective new starters and parents evenings. If the new buildings means an increase in the capacity of the school then we can only see this situation becoming more difficult/dangerous.

Noise and disturbance from resulting issues.

Some parents already stop on the roundabout to pick up and many park too close to the roundabout to allow proper access/exit to/from Porters Way.

Litter

Congestion

Mud during construction.

Parking situation on Fallowfields Drive, cars park along the whole length of the road making it very difficult to enter and exit the estate, also it is very dangerous for the children crossing the road at the school entrance on Fallowfields Drive.

Access for emergency services.

Parents picking up and dropping off children park on the pavement and block the road.

### Statutory Consultation

Sport England have been consulted on the proposals and have no objections.

Highways officers raise no objections their comments are contained within the body of the report.

## **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 2016

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 2050. 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, CS9, CS10
- Relevant Development Management Policies: DM01, DM02, DM03, DM04, DM13, DM17

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**

The main issues for consideration in this case are:

- The principle of the development
- Whether the proposals would have an acceptable impact on highway and pedestrian safety
- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.
- Sustainability Issues

### **5.3 Assessment of proposals**

#### The principle of the development

The site is an existing secondary school. The proposals seek to extend the building to form a new sixth form block, on a former playground area within the site.

Policy DM13 of the Adopted Barnet Development Management Policies 2012 states that:

New community or educational uses should be located where they are accessible by public transport, walking and cycling, preferably in town centres or local centres. New community or educational uses should ensure that there is no significant impact on the free flow of traffic and road safety. New community or educational uses will be expected to protect the amenity of residential properties.

Core Strategy policy CS10 is generally supportive of new educational development to meet demand.

The Department for Communities and Local Government has published a ministerial statement outlining that *It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers*



*can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes".....There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.*

#### Whether the proposals would have an acceptable impact on highway and pedestrian safety

Highways officers have assessed the proposals and have the following observations:

The Compton School is an 11-18 mixed, non-selective, non-denominational secondary school.

In 2014 the school received Department for Education approval to extend their curriculum delivery and provide 6th form provision from September 2015 due to parental demand and success of the school.

The Design and Access statement submitted with the application has stated that the initial intake of Year 12 6th form pupils in September 2015 was 112. In September 2016 pupil numbers is to rise to 262 once the second Year 12 is introduced. Total pupil numbers are then expected to reach a maximum of 300 from September 2017.

The proposed building new building is to be used for delivering the curriculum for 11-18 and will accommodate 8no. new classrooms, an additional flexible classroom, common room, study space, printer and photocopier area, a meeting room, 3 small staff office spaces, WCs on both levels, disabled WC, the existing lift, a fire escape stair and a central access corridor linking to the existing corridors at ground and first floor level.

4 new members of staff were introduced in September 2015 to ensure the curriculum can be delivered. 4 more new staff members will be introduced in September 2016.

The school currently accommodates 88 car parking spaces. A further 8 spaces will be created from September 2016 by reconfiguring the existing parking provision to cater for the additional demand for parking.

#### School Travel Plan:

A School Travel Plan will need to be updated to account for the proposed new intake. The Travel Plan will need to achieve at least a Bronze Level Stars accreditation.

A condition will be attached to planning permission to ensure that the school complies with the Travel Plan requirements

#### Impact on the character of the area

The proposed new school building would be two storeys in height and would adjoin the main school building. It would be of similar scale and massing to the existing buildings on site, and consistent with the design of existing buildings on the site.

Some views into the site are possible from properties on Agnesfield Close to the east. The proposed building would be sited within the school complex and some 30m from the east boundary.

It is considered that the extension would have an acceptable impact on the character and appearance of the wider locality.

#### Impact on the amenities of neighbours

The proposed extension would be sited some 30m from the eastern boundary. It is not considered that there would be a harmful visual impact on the amenities of the occupiers of surrounding residential properties.

There are an existing 112 6th form pupils at the school as the school has already accepted a first intake of 6th form pupils in Sept 2015. As a result of this proposal it is anticipated that total number of pupils would increase up to a maximum of 300 pupils by September 2017.

It is appreciated that the proposals would result in the increased use of the site which undoubtedly would generate noise and disturbance from the increased comings and goings to a degree. However, the harm in comparison to the existing use of the site is considered to be minimal to the surrounding residential amenity . Furthermore, consideration should be given to the fact that the proposals would make better use of an existing school site. There are residential properties on Agnesfield Close which are located some 6m from the east boundary. The extended building would be further from these windows than some of the existing buildings on site.

It is not considered that the proposals would result in a materially harmful impact on neighbouring residential amenity through noise and disturbance arising from increased activity and number of pupils on the site.

#### Sustainability Issues

The scheme is for minor development within an existing school site . There is no requirement for such an extension to meet a particular environmental performance standard, though the proposals would need to comply with the Building Regulations.

The proposed development therefore would meet the necessary sustainability and efficiency requirements of the London Plan.

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

*The school only finished previous work recently and caused a lot of disruption. - Noise and disturbance during construction are not material planning considerations. Nevertheless some conditions are attached to ensure that any disruption during the construction are minimised.*

*Concern about the heavy lorries entering the building site from Fallowfields Drive. - Conditions requiring a construction management plan and delivery and servicing plan are required in order to minimise disturbance. Subject to these conditions it is not considered that harm would arise.*

The access from Fallowfields Drive is only permitted for emergency purposes (according to planning permission). - *Noted and this shall not be used during construction.*

Parking and access on Porters Way can be very difficult at the end of the school day most days and on open evening for prospective new starters and parents evenings. If the new buildings means an increase in the capacity of the school then we can only see this situation becoming more difficult/dangerous. Some parents already stop on the roundabout to pick up and many park too close to the roundabout to allow proper access/exit to/from Porters Way. Parents picking up and dropping off children park on the pavement and block the road.- *This is addressed in the main report*

Litter - *This is addressed in the main report*

Mud during construction. - *A condition is attached to ensure that this is addressed,*

Access for emergency services. *Emergency access is provided from a separate access to Fallowfields Drive*

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

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- "(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it."

For the purposes of this obligation the term "protected characteristic" includes:

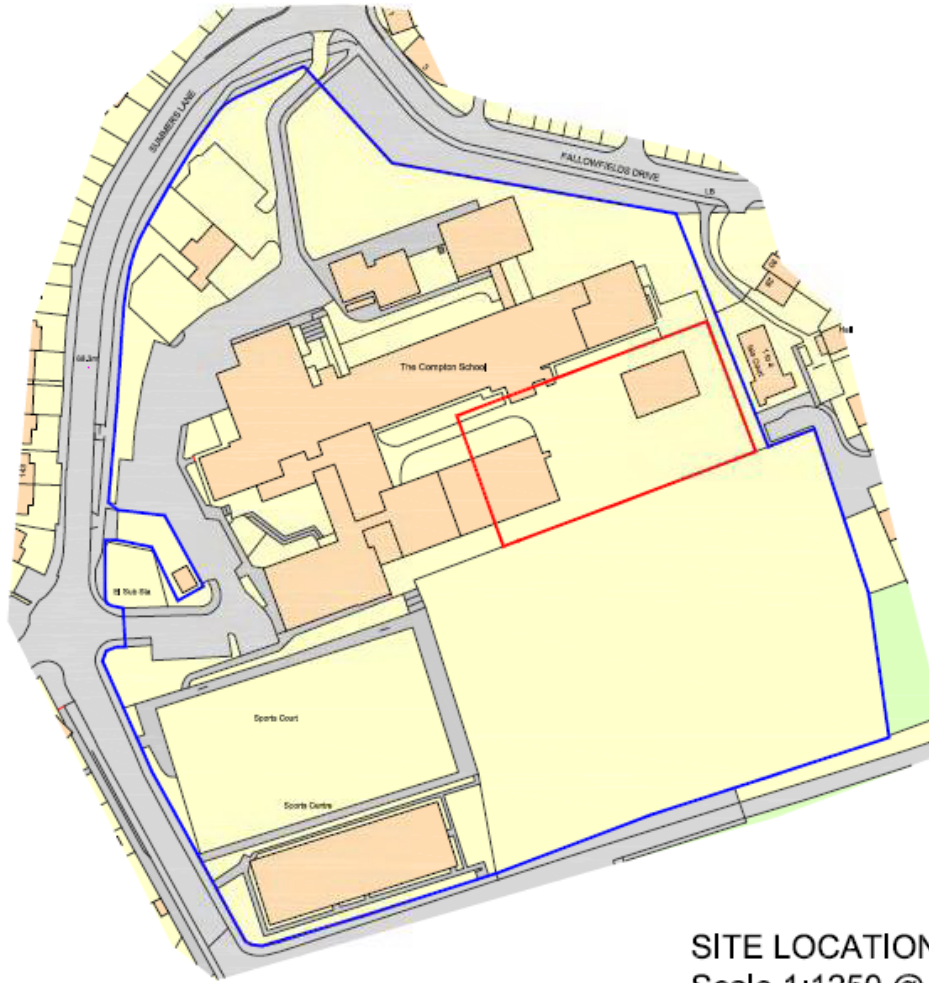
- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council's statutory duty under this important legislation.

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.

## **7. Conclusion**

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for approval.



SITE LOCATION PLAN  
Scale 1:1250 @ A3