

Location **Broadfields Primary School Roseberry Drive Edgware HA8 8JP**

Reference: **17/0428/FUL** Received: 25th January 2017
Accepted: 2nd February 2017

Ward: Edgware Expiry 30th March 2017

Applicant: Mr R Archibald

Proposal: Erection of single storey pre-school and nursery buildings. New
boundary fence enclosure and tarmac path extension

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Sustainability Statement dated February 2017; Design and Access Statement dated January 2017; Drawing no. PLN 01; Drawing no. PLN 02; Drawing no. PLN 03; Drawing no. PLN 04 Rev A; Drawing no. PLN 05.

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 details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

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 2015.

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 and the Applicant engaged with this prior to the submissions of this application. 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.

Officer's Assessment**1. Site Description**

Broadfields Primary School is on Roseberry Drive which is located just off Broadfields Avenue, the central road running through the Broadfields estate. There is one entrance to the school, which is from Roseberry Drive.

To the north, the site and part of the existing building falls within the Green Belt.

The site is surrounded by residential properties to the south and east. The properties are two storey terraced and semi-detached properties. Planning permission was granted at the site to the south for 112 residential units including houses and apartment blocks in 2016 under planning reference 15/03137/FUL.

To the north and west of the site is a large area of open space that extends further north; this area is designated as Metropolitan Green Belt and part of the land forms the playing fields for the school. Directly adjacent to the eastern boundary of the site is a footpath (Clay Lane), this footpath is designated as a Site of Local Nature Conservation Importance.

2. Site History

Reference: 16/7568/FUL

Address: Broadfields Primary School Roseberry Drive Edgware HA8 8JP

Decision: Withdrawn application

Decision Date: 13 January 2017

Description: Erection of two single storey pre-school and nursery teaching buildings. New playground fence enclosure. Erection of a freestanding canopy. Alterations to hard and soft landscaping including new access path

Reference: 15/03137/FUL

Address: Land At Broadfields Primary School Roseberry Drive Edgware HA8 8JP

Decision: Approved subject to conditions

Decision Date: 8 April 2016

Description: Development of site between Broadfields Primary School and Hartland Drive to provide 112 residential units (Use Class C3) comprising 52 houses (2-3 storeys) and an apartment block (3-4 storeys) of 60 flats. New vehicular access incorporating a mini-roundabout, and associated facilities including 137 car parking spaces (surface level and basement), cycle parking, refuse/recycling stores, landscaping, sub-station and external amenity space. Alterations to parking layout within Broadfields school (AMENDED PLANS

AND DESCRIPTION - amendments include alterations to layout and reduction in unit numbers)

Reference: H/02799/14

Address: Broadfields Primary School Roseberry Drive Edgware HA8 8JP

Decision: Approved subject to conditions

Decision Date: 18 July 2014

Description: Erection of 1no. single storey oak framed building including rooms in roof-space to provide classroom, office and storage space. Associated playground area.

Reference: H/01199/11

Address: Broadfields Primary School, Roseberry Drive, Edgware, HA8 8JP

Decision: Approved subject to conditions

Decision Date: 16 May 2011

Description: Erection of a 2 storey extension to facilitate expansion of the existing two form entry primary school to three form entry primary school. Provision of additional 7no parking spaces, new pedestrian footpath and associated landscaping

Reference: H/00695/11

Address: Broadfields Primary School, Roseberry Drive, Edgware, HA8 8JP

Decision: Approved subject to conditions

Decision Date: 11 April 2011

Description: Erection of a temporary single storey pre-fabricated structure to be used as a classroom for 1 year, and relocation of 3no parking spaces.

Reference: H/04494/08

Address: Broadfields Primary School Roseberry Drive Edgware HA8 8JP

Decision: Approved subject to conditions

Decision Date: 05 February 2009

Description: Demolition of existing junior school and erection of part single, part two storey replacement two form entry primary school, including playgrounds, access road, parking and multi use games area.

3. Proposal

The applicant seeks planning permission for the erection of single storey pre-school and nursery buildings with associated new boundary fence enclosure and tarmac path extension.

The building would have a footprint of 229sqm to accommodate two classrooms for up to 60 pre-school children between the ages of 2 to 5 years old. It is intended that the building would be occupied by the middle of 2017 to address the Council's requirement by Early Years Children's Services.

The proposed building would be sited within the Green Belt, to the northwest of the main school building. The building would run perpendicular to the existing nursery teaching facilities on the east section of the building and aligning with the existing straight extension wing of the school which is also sited within the Green Belt and was approved as part of application reference H/01199/11.

The building would be sited. It would have a maximum width of 27.9m and depth of 8.2m. The building would have a sloping roof with an eaves height of 3.1m (to the south) and a maximum height of 3.9m (to the north).

The building would be set a minimum of 3.8m from the boundary with properties on Meadfield, with the northern part of the building splaying further away to west

4. Public Consultation

Consultation letters were sent to 68 neighbouring properties.
0 responses have been received.

A site notice was erected on the 9th February 2017.

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, CS4, CS5, CS7, CS10, CS15.
- Relevant Development Management Policies: DM01, DM02, DM13, DM15.

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 October 2016)

- 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:

- Impact on the Green Belt
- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Impact on trees
- Whether harm would be caused to the living conditions of neighbouring residents.
- Impact Highways
- Sustainability

5.3 Assessment of proposals

Impact on the Green Belt

Paragraphs 87 and 88 of the NPPF advocate that "inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances... [which] will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

In addition, Paragraphs 89 and 90 of the NPPF detail a limited number of scenarios to this general approach or certain other forms of development including mineral extraction, engineering operations and re-use of buildings provided which are exempted.

In accordance with National and Local green belt policy (DM15), new development within the green belt is inappropriate unless it is for the purposes of agriculture, horticulture, woodland, nature conservation, wildlife use, essential facilities for appropriate uses which preserve openness and do not conflict with the purposes and objectives of its designation. Development which is not for these purposes should not be permitted except in very special circumstances; as the proposed building would not meet these criteria, it is necessary to show very special circumstances for the development to be acceptable in policy terms.

Appropriateness of the building

The development based on its use is considered to be inappropriate within the Green Belt. However, the London Plan acknowledges that there is a short fall of pre-school age childcare facilities and this has been supported by the applicant in the submission including details of the Council's shortfall of provision for early years' education.

The applicant has specified that other locations were considered within the site but this form and siting is the one that most closely meets the needs of the school. In discussions, it is understood that these options were discounted due to greater impact on the Green Belt (western siting), safeguarding issues including visibility from the public realm, and proximity to residential properties. The location chosen was the most advantageous in teaching terms due to the existing siting of the nursery teaching spaces on the ground floor

of the eastern wing allowing for safe and accessible movement between the existing and proposed spaces.

As mentioned, when considering the NPPF and the exemptions specified, the building would be considered inappropriate. However consideration has been given to the approved extension to the school also sited within the Green Belt (approved under reference H/01199/11), the need for this facility and the special circumstances presented.

Visual impact

One of the key purposes of green belt is to prevent urban sprawl. Although this proposal would encroach into the green belt, its visibility would be restricted by the dense vegetation and due to its orientation, which would reflect the pattern of development of the existing extension which itself falls within the Green Belt, from public vantage points, the building would be barely visible. In addition, the hardstanding surrounding the building would be limited in width to a maximum of 2m around the building to reduce the impact on the green belt. Given the modest height and the siting, the building would not be considered to significantly compromise the open nature of the site as a whole and its harmful impact on the open character of the site is limited.

It is considered that the very special circumstances put forward in this particular case are sufficient to outweigh the harm caused to the green belt, by reason of harm to openness and conflict with its purposes and objectives and, as such, the proposal would be acceptable.

Impact on the character of the area

The design of the building is considered to be acceptable and reflective of the style of the main school building and other ancillary structures on the site. The modest height and siting of the building are acceptable and the building would not be visible from the streetscene and overall the building is considered to preserve the character and appearance of the host site and wider area.

As mentioned above, the level of hardstanding is relatively modest and in keeping with the general level of hardstanding on this section of the site.

The relocated metal fencing would match the existing.

Trees

The proposed building would not be sited within close proximity to the adjacent TPOs and therefore there is no deemed impact.

Impact on the amenities of neighbours

The building itself would be a considerable distance from neighbouring gardens. Due to this distance from the nearest neighbours on Meadfield (at least 3.8m) and the building's relatively modest height, it is not considered that the building would be detrimental to the amenities of the neighbouring occupiers or harmful to the enjoyment of these properties. There are no other neighbours other than those on Meadfield who would be able to see the building, therefore no harm has been identified.

Highways

Given the modest increase in school places and staff employed, it is not considered that the proposed building would have a detrimental impact on local highways.

The car park and vehicular drop-off area is currently managed in the morning by a permanent member of the school's site management team; this will continue with the proposal to ensure there is no detrimental impact on traffic flow.

The applicant has confirmed that the pedestrian access specifically for the pre-school building will be around the east side of the existing main school. The side gates will be attended to by a member of staff. Parents will then walk up to the main entrance door of the proposed building to drop off their child(ren). This route avoids having to use the main school entrance and therefore eases pedestrian congestion at the start and end of the school day.

Sustainability

The applicant has specified that the building would be of a high environmental performance standard and incorporate sustainable measures to achieve this. This considered to be in accordance with the requirements of the London Plan and as such is acceptable in this regard.

5.4 Response to Public Consultation

None received.

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.

7. Conclusion

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

