

LOCATION: St Therasas Catholic Primary School, East End Road, London, N3 2TD

REFERENCE: F/01493/12

Received: 17 April 2012

Accepted: 23 April 2012

WARD(S): Finchley Church End

Expiry: 18 June 2012

Final Revisions:

APPLICANT: The Board of Governors

PROPOSAL: Demolition and replacement of an existing single storey rear classroom building with a new larger classroom with an addition of 30 students (bulge class). New access ramp and a new mono pitch canopy. New canopy to the side adjacent to existing canopy. Fence to enclose new canopy area to main building to match existing fence

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement Rev A; Plan No's. BA / 4032.10/400; BA / 4032.10/401; BA / 4032.10/402; BA / 4032.10/403; BA / 4032.10/404; BA / 4032.10/405; BA / 4032.10/406; BA / 4032.10/407;

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 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 new classroom building shall match those used in the existing school building(s).

Reason:

To safeguard the visual amenities of the building and the surrounding area.

- 4 The additional number of pupils attending the school from September 2012 entry shall not exceed 30 and shall be in the form of a single Bulge Class.

Reason: To ensure the Local Planning Authority has control of the number of children on site, in the interests of neighbouring amenity.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following polices are relevant:

Adopted Barnet Unitary Development Plan (2006):

GBEnv1 (Character), GBEnv2 (Design), GCS1 (Community Facilities), CS4 (Educational Facilities), CS9 (Enlargement of School Facilities), D1 (Design), D2 (Character), D4 (Over-development), D5 (Outlook), M11 (Safety of Road Users) and M12 (Safety of Road Network).

Core Strategy (Examination in Public version) 2012:

CS NPPF, CS1, CS5, CS10.

Development Management Policies (Examination in Public version)2012:

DM01, DM13, [DM17](#).

ii) The proposal is acceptable for the following reason(s): -

The proposed development is considered to be in keeping with the character and appearance of the existing school and would have a minimal impact on neighbouring properties and the street scene due to its location and situation. Additionally, the proposed extension is considered to be in keeping with Council policies regarding the expansion of existing educational facilities. The proposal is acceptable on highways grounds.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

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 London Plan is recognised in the NPPF as part of the development plan.

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."

NPPF retains 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 July 2011:

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.

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.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP.

Relevant policies to this case:

Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), GBEnv2 (Design), GCS1 (Community Facilities), CS4 (Educational Facilities), CS9 (Enlargement of School Facilities), D1 (Design), D2 (Character), D4 (Over-development), D5 (Outlook), M11 (Safety of Road Users) and M12 (Safety of Road Network).

Core Strategy (Examination in Public version) 2012

Barnet’s emerging Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the Local Plan is complete, 183 policies within the adopted Unitary Development Plan (UDP) remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy sets the vision, core objectives and strategic policies for Barnet. Barnet’s Local Plan is at an advanced stage following submission in August / September 2011. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS10.

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Barnet’s Local Plan is at an advanced stage following submission in August / September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01, DM13, [DM17](#).

Relevant Planning History:

Site Address:	80 St. Theresa's Primary School East End Road N3
Application Number:	C00403K
Application Type:	Full Application
Decision:	Approve with conditions
Decision Date:	24/07/1980

Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of a single storey building in inner court to form new teaching area.**

Case Officer:

Site Address: Manor House Primary School East End Road Finchley
Application Number: C00403A
Application Type: Full Application
Decision: Approve
Decision Date: 03/01/1966
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Proposed Roman Catholic Primary School.**
Case Officer:

Site Address: Manor House School East End Road N3
Application Number: C00403F
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 12/08/1970
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **resiting of temporary classroom.**
Case Officer:

Site Address: St. Theresa's Primary School East End Road N3
Application Number: C00403G
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 19/07/1972
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Extension of temporary period for use of mobile classroom**
Case Officer:

Site Address: St. Theresa's R.C. Primary School East End Road N3
Application Number: C00403J
Application Type: Full Application
Decision: Approve
Decision Date: 19/01/1977
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Renewal of permission for use of mobile classroom.**
Case Officer:

Site Address: St. Theresa's Primary School East End Road N3
Application Number: C00403H
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 18/12/1974
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Extension of temporary period for use of mobile classroom.**
Case Officer:

Site Address: St Theresas Primary School, East End Road, London, N3 2TD
Application Number: F/03899/08
Application Type: Full Application
Decision: Approve with conditions

Decision Date: 09/02/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Replacement of existing boundary fencing with new 3m high palisade fencing and access gate.**
Case Officer: Elizabeth Thomas

Site Address: St Therasas Primary School, East End Road, London, N3 2TD
Application Number: 01049/09
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 01/05/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Replacement of existing boundary fencing with new 3m high palisade fencing and access gate.**
Case Officer: Elizabeth Thomas

Site Address: St Therasas Primary School, East End Road, London, N3 2TD
Application Number: 01283/09
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 09/06/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Replacement of existing wire mesh fencing with new 3metre high pallas mesh fencing.**
Case Officer: Elizabeth Thomas

Consultations and Views Expressed:

Neighbours Consulted: 59 Replies: 7
Neighbours Wishing To Speak 2

Note that all objections were received prior to the amendments to the application.

The objections raised may be summarised as follows:

- Increase in Traffic
- Parking issues
- Concerns with procedural matters with the application being withheld by the applicant
- Loss of amenity space
- Over intensification of use
- Loss of existing playground
- Affect on trees
- Loss of privacy
- Increase in noise levels
- Loss of amenity of natural day light and natural ventilation
- Possible lack of consultation with neighbours
- Misrepresentations on the application documents

Date of Site Notice: 03 May 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

St Therasas Catholic primary school is located off East End Road, a main road linking Church End and East Finchley. The site is accessed from East End Road and lies adjacent to the Sternberg centre. The site falls within the Finchley Church End ward and is not within a conservation area. It is a 1 form entry school.

Proposal:

The proposal relates to demolition and replacement of an existing single storey rear classroom building with a new larger classroom including a new access ramp and a new mono pitch canopy. There will also be a new canopy to the side adjacent to existing canopy.

Planning Considerations:

The new extension would bring about benefits to the educational facilities at the school which is considered to be beneficial to the wider community and complainant with policy.

The proposed extension would provide additional space for the existing primary school facilities at the site and for the expansion of ancillary services for staff accommodation and teaching. In this respect the proposed development is in keeping with Council policies.

Policy CS4 (Educational Facilities) states that proposals for the development of educational facilities will be permitted where they:

- Are easily accessible by public transport, walking and cycling;
- Would not have a demonstrably harmful impact on the character of the surrounding area and amenities of nearby residential properties and other uses; and
- Are designed to be accessible by people with disabilities.

Policy CS9 states that the Council will encourage proposals to enlarge school buildings and sites to meet Department for Education and Skills space and playing field standards, or otherwise improve educational facilities and playing fields, where adjacent land becomes available.

The proposed extension would not be so visible from East End Road due to its siting and location and screening from trees along the site boundary. It is therefore not considered that any harmful impact on the character of the area.

It is not considered that any noise or disturbance from the use of the canopy would materially harm the amenities of neighbouring residents from surrounding properties. Given the educational benefits that the school would provide, it is considered that the impact that the canopy would have on the character and appearance of the general locality would be acceptable.

The new access ramp and fence to enclose new canopy area to main building to

match existing fence are not considered to cause a detrimental impact to the character of the building or have a harmful impact to the amenities of neighbouring occupiers.

There will be an additional 30 students for this academic year that will then move into year one, the year after onto year 2 and so on as part of the proposed Bulge Class. The intensification in the number of students is considered to be acceptable, it is not considered that the increase of an additional 30 students will result in a demonstrable harm to the amenities of neighbouring occupiers. The number of students have been conditioned as part of this application to protect the amenities of neighbouring properties.

The overall extension is not considered to result in changes to the access arrangements and would provide facilities for existing staff to the school. Traffic and parking are therefore not expected to differ as a result of the extension. The highways department have confirmed that the school will need to amend their Travel Plan. They have no objections on highways grounds.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the planning related concerns raised on this application were not sufficient to constitute a reason for refusal.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

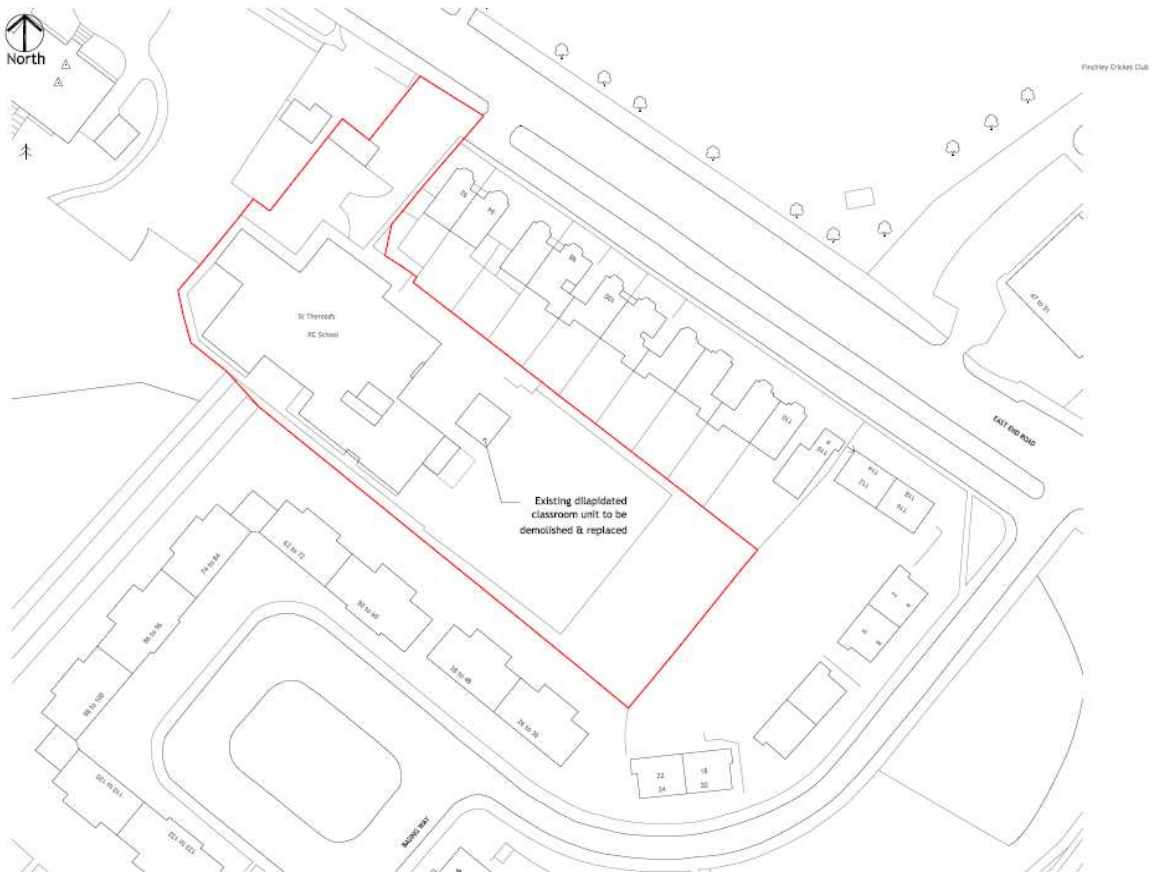
The proposed development is considered to be in keeping with the character and appearance of the existing school and would have a minimal impact on neighbouring properties and the street scene due to its location and situation. The proposed extension is considered to be in keeping with Council policies regarding the expansion of existing educational facilities and this application is therefore recommended for **APPROVAL**.

**SITE LOCATION PLAN:
Road, London, N3 2TD**

St Therasas Catholic Primary School, East End

REFERENCE:

F/01493/12



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