

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

The proposed structure would not have a harmful impact on the character and appearance of the site and surrounding locality. It is not considered to have an adverse impact on the amenities of occupiers of neighbouring residential properties. The proposal is in accordance with the aforementioned policies.

- 2 Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

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:

GBEnv1, GBEnv2, D1, D2, D5, CS4, CS9

Core Strategy (Adoption 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.

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, DM02.

Relevant Planning History:

Site Address: Queenswell Infants & Nursery School Sweets Way Whetstone London N20 0NQ
Application Number: N01346AB/07
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 11/07/2007
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Playground canopy to provide a covered area for children to play and congregate.**

Site Address: Queenswell Junior School Sweets Way LONDON N20
Application Number: N01346V
Application Type: Full Application
Decision: Approve
Decision Date: 14/10/1998
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Retention of a single storey, doubledemountable classroom unit.**

Site Address: QUEENSWELL SCHOOLS SWEETS WAY LONDON N20 0NQ
Application Number: N01346W/00
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 09/01/2001
Appeal Decision: No Appeal Decision Applies

Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing Infant and Nursery School. Erection of new part single part two storey Infant and Nursery School with associated car parking, landscaping and mini football pitch, protective fencing and means of enclosure.**
Case Officer: Jim Clark

Site Address: QUEENSWELL SCHOOL Sweets Way London N20 0NQ
Application Number: N01346Z/01
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 27/02/2002
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Alterations and extensions to form 6 new classrooms to Junior School. Demolition of 3 blocks of demountable classrooms and amended parking layout.**
Case Officer: Anne Watkins

Site Address: Queenswell Primary School Friern Barnet Lane N20
Application Number: N01346
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 28/12/1967
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **erection of two classrooms, toilet and cloak accommodation - Phase I**

Site Address: Queenswell School Site, Surplus land adjoining Lawrence Campe Almshouses Friern Barnet Lane N20
Application Number: N01346J
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 27/07/1983
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Residential development comprising seven three-bedroom, five-person and four-bedroom, six-person detached and semi-detached houses with integral garages, formation of vehicular access and estate road**

Site Address: Queenswell School Site - Surplus Land adjoining Lawrence Campe Almshouses Friern Barnet Lane N20
Application Number: N01346K
Application Type: Outline Application
Decision: Approve with conditions
Decision Date: 15/07/1983
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of place of workshop and caretaker's dwelling, provision of associated car parking spaces and formation of vehicular access**

Site Address: Queenswell Junior School Sweets Way LONDON N20
Application Number: N01346T
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 22/08/1995
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **New demountable classroom block (single storey), adjacent to existing unit.**

Site Address: Queenswell Primary School
Application Number: N01346C
Application Type: Full Application
Decision: Approve
Decision Date: 06/09/1971
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **provision of one unit of temporary class room accommodation**

Site Address: QUEENSWELL SCHOOL Friern Barnet Lane LONDON N20
Application Number: N01346Q
Application Type: Details Application
Decision: Approve with conditions
Decision Date: 22/07/1987
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Two and three storey block of sheltered flats for the elderly comprising 17 x 1 bedroom and 25 x 2 bedroom flats, 1 warden's flatland common room, access road and car parking areas - Details of landscaping pursuant to c**

Site Address: Queenswell Junior Mixed Infants School Barnet Lane N20
Application Number: N01346F
Application Type:
Decision: Not yet decided
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Proposed Erection of demountable classroom at various schools**

Site Address: Queenswell Infants School Sweets Way N20
Application Number: N01346H
Application Type: Full Application
Decision: Approve
Decision Date: 30/04/1979
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Provision of covered way**

Site Address: Queenswell School Site, Surplus land adjoining Lawrence Campe Almshouses Friern Barnet Lane N20
Application Number: N01346M
Application Type: Full Application
Decision: Approve
Decision Date: 21/04/1986
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Residential development comprising 2 and 3 storey blocks of sheltered flats for the elderly.**

Site Address: Queenswell School Site, Surplus land adjoining Lawrence Campe Almshouses Friern Barnet Lane N20
Application Number: N01346N
Application Type: Full Application
Decision: Approve
Decision Date: 21/05/1986
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **residential development comprising 2*3 block storey block of sheltered flats for the elderly comprising 17*1 bedroom and 25*2 bedroom flats, 1 warden flats and common room, access road and car parking areas**

Site Address: Queenswell School Site, Surplus Land adjoining Lawrence Campe Almshouses Friern Barnet Lane N20
Application Number: N01346P
Application Type: Full Application
Decision: Approve
Decision Date: 01/07/1986
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Residential development comprising 2 and 3 storey blocks of sheltered flats.**

Case Officer:

Consultations and Views Expressed:

Neighbours Consulted: 60 Replies: A letter was received with 5 signatures.
Neighbours Wishing To Speak 0

The objections received can be summarised as follows:

- The siting of the proposed classroom is too near Hyde Court.
- Concerns over increased noise
- New building should be closer to the main school

A letter was received with a comment to say that no objection was raised to the proposal.

Internal/Other Consultations:

Thames Water - Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to Queenswell Infants School located to the east of Sweets Way. The Infants school is located on the same site as the junior school, to the south. There are playing fields to the west and south of the buildings, tennis courts to the south and a block of purpose built flats called Hyde Court further to the south. The rear gardens of properties in Queens Avenue bound the site to the west.

Proposal:

This application seeks consent for the installation of single storey modular classroom and associated works.

The modular building will be located to the south of the main school building, before the tennis courts. It would be 2.8m high, 10.8m wide and 9.1m long. It would be sited on an existing grassed area close to the playground. It would be set off the southern boundary by 16m, off the western boundary by 25m and set off the eastern boundary by 110m.

The building would be positioned some 14m south of the main school building.

The materials to be used in the construction of the modular outbuilding are timber oak cladding. A canopy is also proposed to the side of the building, on the west elevation which would project some 1.95m outwards from the outbuilding.

Planning Considerations:

The application site is an existing school complex and the proposed building is considered to have limited impact on the open character and the visual amenity of the site. Sufficient space has been retained around the buildings which also serves to protect the open character of the site. The proposed building has been sensitively designed to ensure that it sits well within the site. The additional building is not considered to result in a disproportionate addition over and above the site of the original building and as such is considered to comply with council policies and guidance.

Consideration also needs to be given to the amenities of the neighbouring residents given the location of the school within a residential area. Whilst the building will be visible from residential properties to the south (those living in Hyde Court above ground level) this is at an oblique angle, with a distance of approximately 45m, it is not considered to be harmful to the amenities of the neighbouring residents. It would not be an overbearing development, but rather would fit well within its surroundings, without looking out of place.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Dealt with in the planning appraisal.

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

This application is considered to accord with council policies and is therefore recommended for approval subject to conditions.

SITE LOCATION PLAN:
Way, London, N20 0NQ

Queenswell Infant and Nursery School, Sweets

REFERENCE:

B/01967/12



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