

**LOCATION:** St Catherines Catholic Primary School, Vale Drive,  
Barnet, Herts, EN5 2ED

**REFERENCE:** B/01924/12 **Received:** 17 May 2012  
**Accepted:** 28 May 2012

**WARD(S):** Underhill **Expiry:** 23 July 2012

**Final Revisions:**

**APPLICANT:** Mrs Quigley

**PROPOSAL:** Provision of single storey modular classroom and associated works.

**RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS**

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

KS1204191/01/P, KS1204191/02/P, Design and Access Statement, Location Plan, Site Plan (date received 17-May-2012)

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 development hereby approved shall be constructed using the materials stated on Drawing No KS1204191/02/P.

Reason:

To safeguard the visual amenities of the locality.

**INFORMATIVE(S):**

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

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

Core Strategy (Adoption version) 2012: CS NPPF, CS1, CS5.

ii) 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](http://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 planThe 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:** St Catherines Catholic Primary School, Vale Drive, Barnet, Herts, EN5 2ED  
**Application Number:** 00114/10  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 10/03/2010  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Extension and refurbishment including, single storey rear extension and single storey front extension at lower ground level, two storey rear extension at ground and first floor levels, single storey front and side extensions at ground floor level, and associated internal alterations. Two additional parking spaces.**  
**Case Officer:** Lisa Cheung

**Site Address:** St Catherines Catholic Primary School, Vale Drive, Barnet, Herts, EN5 2ED  
**Application Number:** 02051/10  
**Application Type:** Conditions Application  
**Decision:** Approve  
**Decision Date:** 15/07/2010  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Submission of details of conditions (4) (Refuse), (13) (Car Parking), (15) (Method Statement and Construction Management Plan), (11) (Parking Spaces and Cycle Spaces), pursuant to planning permission (B/00114/10) dated (09 March 2010).**  
**Case Officer:** Lisa Cheung

**Site Address:** St Catherines Catholic Primary School, Vale Drive, Barnet, Herts, EN5 2ED  
**Application Number:** 03235/10  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 29/09/2010  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Installation of new boiler flue.**  
**Case Officer:** Lisa Cheung

**Site Address:** St Catherines Catholic Primary School, Vale Drive, Barnet, Herts, EN5 2ED  
**Application Number:** 03712/10  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 15/11/2010  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Extension and refurbishment including, single storey rear extension and single storey front extension at lower ground level, two storey rear extension at ground and first floor levels, single storey front and side extensions at ground floor level, and associated internal alterations.**  
**Case Officer:** Lisa Cheung

**Site Address:** St Catherines Catholic Primary School, Vale Drive, Barnet, Herts, EN5 2ED  
**Application Number:** B/00660/11  
**Application Type:** Conditions Application  
**Decision:** Approve  
**Decision Date:** 12/04/2011  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Submission of details of condition Nos. 3 (Materials); No.4 (Refuse); No.10 (Parking); No.11 (Car Parking Management Plan) pursuant to planning permission Ref: B/03712/10 dated: 15/11/2010**  
**Case Officer:** Lisa Cheung

**Site Address:** St Catherines Catholic Primary School, Vale Drive, Barnet, Herts, EN5 2ED  
**Application Number:** B/02424/11  
**Application Type:** Material Minor Amendment/Vary Condition  
**Decision:** Approve with conditions  
**Decision Date:** 20/07/2011  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Removal of condition No.3 pursuant to planning Ref: B/03235/10 dated: 29/9/2010 ("Installation of new boiler flue").**  
**Case Officer:** Lisa Cheung

#### Consultations and Views Expressed:

Neighbours Consulted: 15                      Replies: 0  
Neighbours Wishing To Speak 0

Given the site notice has not expired, any replies received will be reported at the meeting.

#### Internal /Other Consultations:

- Thames Water Devt Control -

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](http://www.thameswater.co.uk)

Date of Site Notice: 5th July 2012.

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The application site relates to St Catherine's School, located on the eastern side of Vale Drive. The area is predominantly residential in character, comprised of single family two storey semi-detached dwellings.

The site boundaries include the A1000 Barnet Hill which runs at an elevated position above the site along the whole north east boundary. To the north of the site, adjacent to the school is Vale Drive Medical Centre. To the north east is High Barnet Tube station.

The school was built in the 1950's and is a system build with a concrete frame. The frame is filled in with brick and steel framed single pane windows. The school as existing is in need of refurbishment and general modifications.

There are level changes on the site itself and adjacent to the site. This is currently depicted in the existing built form on site which is staggered in height to reflect the changing levels. The medical centre sits at a higher level than the application site.

Parking is provided on site to the front of the school, accessed off Vale Drive.

### Proposal:

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

The modular classroom building would measure 5.4m wide, 4.6m deep and 2.75m high with a flat roof. A canopy is proposed, extending off the northeastern elevation of the building to a depth of 3m. The building will be positioned to the rear of the nursery, in the southern part of the site. Given its location, there would be limited visibility of the structure from Vale Drive.

The plans submitted indicate that the materials to be used in the construction of the building will be white plastisol cladding and timber cladding.

### Planning Considerations:

The application site is an existing school complex and the proposed building is considered to have limited impact on the character and the visual amenity of the site. Sufficient space has been retained around the buildings and the building would be a proportionate addition to this site. The proposed building has been sensitively

designed to ensure that it sits well within the site.

Consideration also needs to be given to the amenities of the neighbouring residents given the location of the school within a residential area. Given the siting of the building behind the nursery, it would be largely screened from Vale Drive and the building is not considered to harm the visual amenities of those living in Vale Drive.

The proposal would be some 38m from the rear boundaries of homes to the south fronting Mays Lane and as such would not adversely affect the amenities of these residents.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

None received.

### **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: St Catherines Catholic Primary School, Vale Drive, Barnet, Herts, EN5 2ED**

**REFERENCE: B/01924/12**



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