

LOCATION: The Compton School, Summers Lane, London, N12
0QG
REFERENCE: F/02897/12 **Received:** 25 July 2012
WARD(S): Woodhouse **Accepted:** 30 July 2012
Expiry: 24 September 2012

Final Revisions:

APPLICANT: Ms Beardshaw

PROPOSAL: Installation of new Porta cabins to provide classrooms for a period of 1.5 years

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: TSPSCompton, HD/7182/02 Rev: B, details on the Duplex Building Systems from BBA dated 28th November 2006 and a Design and Access Statement.

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 proposed temporary classroom shall be removed in its entirety and all constituent materials removed by 01/04/2014.

Reason:

The porta cabins, given their design, are only acceptable on a temporary basis, to protect the amenities of the wider area.

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), GBEnv5 (Accessible Environments), GCS1 (Community Facilities), CS4 (Educational Facilities), CS9 (Enlargement of School Facilities), D1 (Design), D2 (Character), D4 (Over -development), D5 (Outlook) and D8 (Access for People with Disabilities).

Core Strategy (Adoption version) 2012: CS NPPF, CS1, CS5 and CS10

Development Management Policies (Adoption version) 2012: DM01, DM02, DM13 and DM17.

ii) The proposal is acceptable for the following reason(s): - The proposals would improve accommodation at an existing school and would not harm neighbouring amenity, highway safety or the character and appearance of the area.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The Mayor's London Plan: July 2011

Relevant Unitary Development Plan Policies: GBEnv1 (Character), GBEnv2 (Design), GBEnv5 (Accessible Environments), GCS1 (Community Facilities), CS4 (Educational Facilities), CS9 (Enlargement of School Facilities), D1 (Design), D2 (Character), D4 (Over -development), D5 (Outlook) and D8 (Access for People with Disabilities).

Core Strategy (Adoption version) 2012

Development Management Policies (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 (CS) is now capable of adoption following receipt of the Inspector's Report in June 2012. The Inspector endorsed all the Council's modifications at EIP and found it sound and legally compliant. Therefore very significant weight should be given to the 16 policies in the CS. 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 and 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.

Development Management Policies is now capable of adoption following receipt of the Inspector's Report in June 2012. The Inspector endorsed all the Council's modifications at EIP and found it sound and legally compliant. Therefore very significant weight should be given to the 18 policies in the DMP. 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 Development Management Policies: DM01, DM02, DM13 and DM17.

Planning History:

Application: Planning
Validated: 01/06/2000
Status: DEC
Summary: NDD
Description: Application to omit clause 3.1[b][ii] of the Section 106 Agreement dated 8 April 1993 in respect of the residential development on the former Local Authority Nursery and Depot and Compton School, Summers Lane N12 which required that occupiers of the units (now known as Thistley Close) shall have exclusive rights of pedestrian access to and egress from the land through Summers Row and no occupiers of other units within the development shall exercise these rights.

Number: C/00433/AJ/00
Type: S73
Date: 24/02/2003
Case Officer: Clive Townsend

Application: Planning
Validated: 27/02/2003
Status: DEC
Summary: APC
Description: Renovation and extensions including part single, part two-storey extension to humanities and link block, two-storey extension to maths/science block and new link to library to replace existing, plus associated changes to landscaping and parking and new ingress at junction of Fallowfields Drive/Summers Lane.

Number: C/00433/AT/03
Type: APF
Date: 04/08/2003
Case Officer: Clive Townsend

Application: Planning
Validated: 22/09/2003
Status: DEC
Summary: AP
Description: Details of landscaping pursuant to condition 5 of planning permission Ref. C00433AT/03 for renovation and extensions including part single, part two storey extension maths / science block and new link to library to replace existing, plus associated changes to landscaping and parking and new ingress at junction of Fallowfields Drive / Summers Lane.

Number: C/00433/AU/03
Type: APD
Date: 05/11/2003
Case Officer: Clive Townsend

Application: Planning
Validated: 30/07/2012
Status: PDE
Summary: APC
Description: Installation of new Porta cabins to provide classrooms for a period of 1.5 years

Number: F/02897/12
Type: APF
Date:
Case Officer: David Campbell

Application: Planning
Validated: 13/01/2009
Status: DEC
Summary: APC
Description: Construction of a lift shaft to two storey classroom block.

Number: F/04856/08
Type: APF
Date: 03/03/2009
Case Officer: David Campbell

Consultations and Views Expressed:

Neighbours Consulted: 34 Replies: 0
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

No representations have been received for the application.

Date of Site Notice: 02 August 2012

2. PLANNING APPRAISAL

Site Description and Surroundings: The site consists of The Compton School in the Woodhouse ward, and does not fall within a conservation area.

Proposal: The application seeks consent for two new Porta cabins for a period of 18 months.

Planning Considerations:

The main planning considerations are the appearance and siting of the building and the benefits of providing additional educational facilities for the school. The walls will be white and silk grey and be made from still faced composite panels. The porta cabins are needed whilst the school undertakes a refurbishment programme.

It is considered that the porta cabins would be barely visible from outside the site and as such would have a limited impact on the surrounding area. It is considered they are acceptable from a design point of view, particularly considering they are temporary buildings. It is considered that the building would be barely visible from outside of the school site and therefore it is not considered that it would have any negative impact on the surrounding area. It has been designed in a manner which is considered to be subordinate with the building on which it is to be attached. There are therefore no objections on these grounds.

The closest neighbours to the application site would be residents in Isis Court. The proposed temporary building be 7.5m away from the boundary with Isis Court and approximately 9.2m from the buildings themselves. It is also noted that there will be no windows or doors to this side of either building. It is therefore not considered that there will be any loss of amenity to any neighbouring property.

The new building would bring about benefits to the facilities at the school which are considered to be beneficial to the wider community and therefore no objections are made to the application.

3. COMMENTS ON GROUNDS OF OBJECTIONS

No representations have been received for the application.

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

Having taken all material considerations into account, it is considered that the proposal would be in accordance with the Council's policies and guidelines, would not cause unacceptable harm to the amenities of the area and would enhance the education facilities of the school.

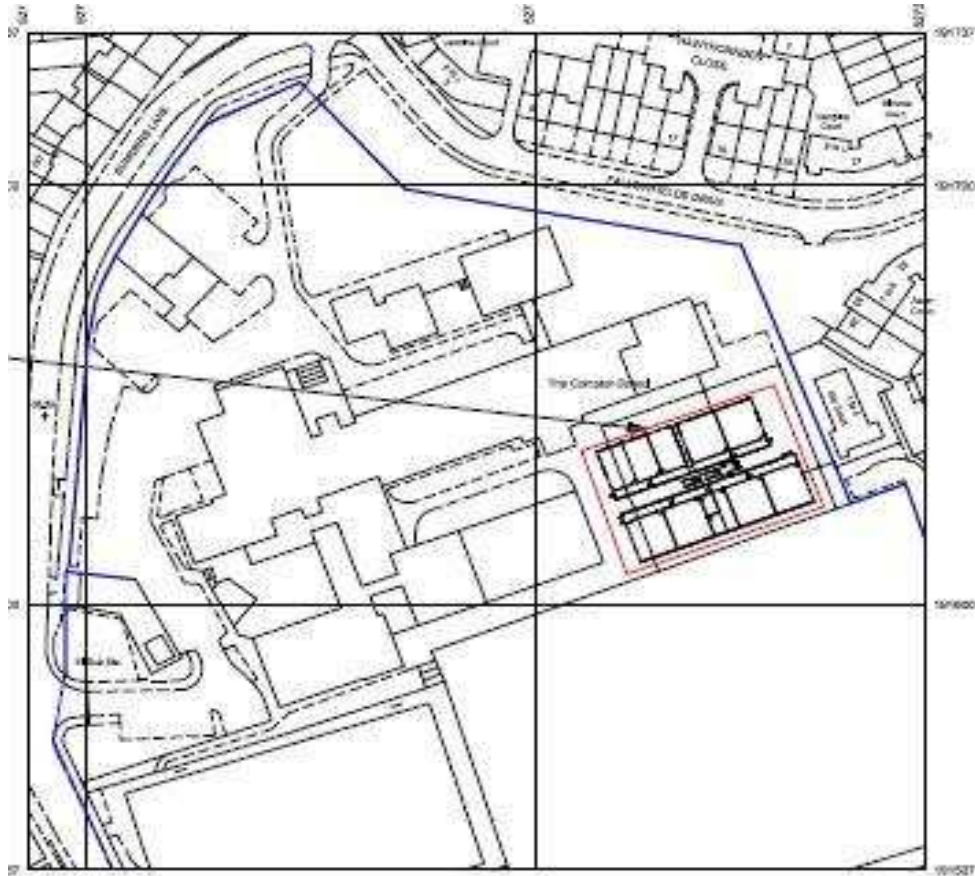
It is therefore recommended that the application be **APPROVED**.

**SITE LOCATION PLAN:
N12 0QG**

The Compton School, Summers Lane, London,

REFERENCE:

F/02897/12



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