

LOCATION: Brunswick Park JMI School, Osidge Lane, London, N14 5DU

REFERENCE: B/00235/13 **Received:** 19 January 2013

Accepted: 28 January 2013

WARD(S): Brunswick Park **Expiry:** 25 March 2013

**Final
Revisions:**

APPLICANT: London Borough of Barnet

PROPOSAL: Single storey extension to north to provide one classroom, single storey studio and canopy to south of existing school building. Detached two storey, six-classroom block to east of site to facilitate transition from single to double form entry. Relocation of existing canopy. External works including new hard play, gates and fences.

RECOMMENDATION: Approve Subject to Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 3001, 3002 P2, 3003 P2, 3004 P5, 3007 P4, 3009 P4, 3010 P1, 3015.

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (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. The materials to be used in the external surfaces of the classroom extension to the north of the building shall match those used in the existing school building.

Reason:

To safeguard the visual amenities of the building and surrounding area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

4. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the studio building to the south of the main school, the detached classroom building, and hard surfaced areas including the two proposed footpaths shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

5. Before the development hereby permitted is first occupied, elevational details of the new fencing and gates as noted on Drawing No. 3004 P5 shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be completed in accordance with the approved details.

Reason:

In order to ensure the proposal is not detrimental to the character and appearance of the locality, in accordance with Policy DM01 of the Development Management Policies DPD.

6. No site works or works on this development including demolition or construction work shall commence until a Demolition, Construction and Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution. All works must be carried out in full accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

Reason:

In the interests of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

7. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

8. Before the development hereby permitted is first occupied cycle parking spaces as shown on Drawing 3004 P5 shall be provided in accordance with London Plan cycle parking standards and that area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development.

Reason: To ensure and promote easier access for disabled persons to the approved building in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012 which in turn refers to London Plan Parking Standards.

9. Before development hereby permitted is first occupied, a full Delivery and Servicing Plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority. All deliveries and servicing shall thereafter be carried out in accordance with the approved details.

Reason:

In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

10. By three months prior to the first occupation of the development hereby permitted a School Travel Plan that meets the most recent Transport for London School Travel Plan criteria as detailed in the document 'What a School Travel Plan should contain' shall be submitted to and approved in writing by the Local Planning Authority. The document shall set out the school's transport policy to incorporate measures to reduce trips to school by the private car and encourage non car modes such as walking, cycling and public transport. Details of the start and finish times for pupils shall also be incorporated in order to minimise conflict on the local highway network. The scheme as submitted shall be approved in writing by the local planning authority and the use shall be carried out in accordance with the School Travel Plan as approved.

The School Travel Plan should include the appointment of a School Travel Plan Champion, SMART targets and a clear action plan for implementing the measures. The School Travel Plan should be reviewed annually in accordance with the targets set out in the Plan.

Reason:

Reason: To encourage the use of sustainable forms of transport to the site in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

11. Before the development hereby permitted commences on site, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

Reason:

To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012) and 7.15 of the London Plan 2011.

12. The level of noise emitted from the ventilation, extraction and plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012) and 7.15 of the London Plan 2011.

13. Before development commences, a report should be carried out by a competent acoustic consultant and submitted to the Local Planning Authority for approval, that assesses the likely noise impacts from the development of the ventilation/extraction plant. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

It should include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before (any of the units are occupied / the use commences).

Reason:

To ensure that the amenities of neighbouring premises are protected from noise from the development in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012) and 7.15 of the London Plan 2011.

14 Part 1

Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model.

This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason:

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012) and 5.21 of the London Plan 2011.

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 Core Strategy (2012) and Development Management Policies DPD (2012). In particular the following policies are relevant:

Core Strategy (Adopted) 2012: CSNPPF, CS1, CS5, CS9, CS10, CS13.

Development Management Policies (Adopted) 2012: DM01, DM02, DM03, DM04, DM13, DM15, DM16, DM17.

ii) The proposal is acceptable for the following reason: The proposed new building, alterations to the main school and associated alterations to the site would result in a suitable additions to the school complex that would respect the character and appearance of this part of the Borough and would respect the setting of the nearby Metropolitan Open Land. The proposals would not

impact detrimentally on the residential amenity of neighbouring residents and users. The new building would provide improved facilities to existing and future pupils and staff and will help ensure that there are sufficient school places for the residents of the Borough. The proposals are acceptable on highways grounds.

iii) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

2. Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.
3. Osidge Lane is part of Traffic Sensitive Route from 8.00am-9.30am and 4.30pm-6.30pm Monday-Friday. Any deliveries to the site should take this into account.
4. The applicant should consult Green Spaces and Property Services Departments within the Council to obtain the necessary permissions and licenses for any works on Council owned land.
5. In complying with the contaminated land condition parts 1 and 2:

Reference should be made at all stages to appropriate current guidance and codes of practice. This would include:

- 1) The Environment Agency CLR model procedures;
- 2) BS10175:2011 Investigation of potentially contaminated sites – Code of Practice;
- 3) The Environment Agency "Guiding principles for land contamination (GPLC)";
- 4) Guidance for the safe development of housing on land affected by contamination, Environment Agency R&D Publication 66:2008.

b) Clear site maps should be included in the reports showing previous and future layouts of the site, potential sources of contamination, the locations of all sampling points, the pattern of contamination on site, and to illustrate the remediation strategy.

c) All raw data should be provided in a form that can be easily audited and assessed by the council. (e.g. trial pit logs and complete laboratory analysis reports)

d) Details as to reasoning, how conclusions were arrived at and an explanation of the decisions made should be included. (e.g. the reasons for the choice of sampling locations and depths).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

6. The applicant is advised that this grant of planning permission does not relate to any external plant or extraction equipment, or any lighting. The relevant permissions should be sought from the Local Planning Authority prior to any such development being undertaken.

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 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 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 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.

Relevant Policies: 3.18, 5.2, 5.3, 5.21, 6.13, 7.4, 7.6, 7.14, 7.15, 7.17, 7.19.

Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11 September 2012.

Relevant Local Plan Core Strategy Policies: CSNPPF, CS1, CS5, CS9, CS10, CS13.

Relevant Local Plan Development Management Policies: DM01, DM02, DM03, DM04, DM13, DM15, DM16, DM17.

Supplementary Planning Documents and Guidance

The Council adopted a Supplementary Planning Document (SPD) "Sustainable Design and Construction" (June 2007), following public consultation. This SPD provides detailed

guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Relevant Planning History:

Site Address: Brunswick Park School Osidge Lane LONDON N14
Application Number: N00949P
Decision: Approve with conditions
Decision Date: 07/06/1989
Proposal: **Single-storey extension (re-building of Infants wing). Council Development Regulation 4(5).**

Site Address: BRUNSWICK PARK PRIMARY AND NURSERY SCHOOL Osidge Lane London N14 5DU
Application Number: N15825/07
Decision: Approve with conditions
Decision Date: 28/01/2008
Proposal: **Erection of temporary classroom.**

Site Address: Brunswick Park School, Osidge Lane, London, N14 5DU
Application Number: 02018/09
Decision: Approve with conditions
Decision Date: 12/08/2009
Proposal: **Replacement modular building**

Site Address: Brunswick Park JMI School, Osidge Lane, London, N14 5DU
Application Number: B/02218/11
Decision: Approve with conditions
Decision Date: 21/07/2011
Proposal: **Erection of single storey modular children's nursery building with canopy to the eastern elevation (B) and external lighting to access road and car park area, all following demolition of caretakers house. New weldmesh fencing and access ramp with handrails.**

Consultations and Views Expressed:

Neighbours Consulted: 133 Replies: 0
Neighbours Wishing To Speak: 0

Internal /Other Consultations:

Traffic and Development: No objections, subject to condition.

Date of Site Notice: 07 February 2013

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site contains a primary school, set to the back of houses fronting Osidge Lane and buildings facing Brunswick Park Road. The southern and eastern boundaries of the site directly abut Brunswick Park, which is designated as Metropolitan Open Land.

Proposal:

This application proposes a single storey extension to the north of the existing building to provide one classroom, a single storey studio building to the south of the existing school building with a covered canopy adjacent. In addition, a two storey classroom block is proposed to the east of the site, to provide six classrooms and facilitate the transition of the school from single to double form entry. An umbrella canopy will be relocated to the space adjacent to the classroom extension to the north of the building.

The classroom building to the north of the existing school building would measure 8.2 metres in width by 8.8 metres in depth. It would have a height of 3.7 metres, matching the height of the school building to which it would adjoin.

The building to the south of the site would measure 8.5 metres in depth by 10.5 metres in width. It would be attached to the main school building by a canopy, and would be 3.3 metres away from the main school building. It would have a flat roof 4.8 metres high. The canopy to be erected adjacent to this building would measure 9.2 metres by 7 metres, and have a height of 2.5 metres. This canopy is currently located to the northern side of the school, in the location of the proposed classroom building described above.

The proposed detached classroom building to the eastern end of the site would measure 26.2 metres in width by 12.2 metres in depth. It would have a raised mono-pitched roof approximately 9 metres high, with a flat roof behind approximately 7.3 metres high.

The following information has been submitted with the planning application (summarised below):

Design and Access Statement

- The new building and extensions would bring the school's capacity to 420 children.
- A single storey classroom to the north of the main building will fulfil an urgent shortfall in numbers expected September 2013. It would provide a teaching space and toilets.
- The building to the south of the main building would add floor area to the current shortfall within the main hall. It would be accessed via a covered walkway.
- The building to the east of the site would contain six classrooms, and will provide the additional accommodation required for the transition of the school from single to double form of entry. It would include an atrium to be used as a break-out space for students and mixed learning.
- The six classroom building will have a modular system, allowing quick erection on site. The extension and smaller building will be constructed in a more traditional style.
- The two storey classroom block offers a more iconic aesthetic that hopes to rejuvenate the existing appearance of the school and encourage its positive identity.

Ecology Report

- The main habitat present is species-poor, short mown amenity grassland, plus two small areas of rough grassland.
- All existing buildings are single storey and flat roofed with little or no roof space, and well-sealed plastic soffits lacking small holes and crevices etc. There is no evidence of visits by bats.
- Temperatures can fluctuate widely in flat roofed buildings, making them unsuitable for bats.
- No evidence was detected in any of the trees survey for use by bats.
- The two areas of rough grassland are considered to have low potential for reptiles and moderate potential for amphibians. These are also located well away from the proposed new development.

Planning Considerations:

Background

The Corporate Plan 2012-2013 has a corporate priority of 'Sharing opportunities, sharing responsibilities'. It has a strategic objective of "ensuring that every school is a good school for every child", under which the Council will 'ensure sufficient primary and secondary school places are available to meet demand by delivering a programme of permanent and temporary expansions'.

Ensuring there are sufficient school places is also a key component of the Barnet Children and Young People's Plan 2010/11 – 2012/13. Furthermore, as a Local Authority, the Council has a statutory duty to offer a school place to every child of school age in the Borough who requests one.

Barnet's projected population for the next ten years will increase and change existing communities. There will be a marked increase in the number of children aged between 5-14 years old.

There is currently a high volume of demand for school places in the borough both at Primary and Secondary level. The proposals within this application will help meet some of that demand for more specialist school places.

Principle of the expansion of the school's capacity

Educational uses have been highlighted by the Secretary of State for Communities and Local Government as a priority. National policy states that "Local planning authorities should: give great weight to the need to create, expand or alter schools" (paragraph 72 of the NPPF).

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. The NPPF advises that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

Core Strategy Policy CS10 (Enabling Inclusive and Integrated Community Facilities and Uses) states that the Council will work with our partners to ensure that community facilities including schools are provided for Barnet's communities. The policy states that the Council will ensure that our programmes for capital investment in schools and services for young people address the needs of a growing, more diverse and increasingly younger population.

Development Management Policy DM13 (Community and education uses) states that educational uses should be located where they are accessible by public transport, walking and cycling, preferably in town centres or local centres. New community or educational uses should ensure that there is no significant impact on the free flow of traffic and road safety. New community or educational uses will be expected to protect the amenity of residential properties.

The current application has been submitted as part of the Council's programme for capital investment in schools. It is considered that the site is large enough to accommodate the additional pupils and staff without causing harm to the amenity of neighbouring residential properties. The principle of expansion on this site is supported.

Impact of the proposal on the character and appearance of the existing building and the wider locality

Policy DM01 relates to protecting Barnet's character and amenity. It states that all development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation. It further states that development proposals should be based on an understanding of local characteristics and should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

National guidance makes it clear that good design is indivisible from good planning and a key element in achieving sustainable development. It makes it clear that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area should not be accepted. Guidance also points out that although visual appearance and the architecture of buildings are factors in achieving high quality design, securing high quality design goes far beyond aesthetic consideration. It sets out that good design also involves integrating development into the existing urban form and built environment.

The proposed extensions to the existing school building would integrate with the existing built form. Whilst the studio building to the south would have a greater height than the element of the school it would adjoin, it would not exceed the maximum height of the school building. The extensions to the school building would not be detrimental to the character and appearance of the existing building or the wider locality.

The proposed detached classroom building would be located to the eastern end of the site, adjacent to the boundaries with Brunswick Park. It would be two storeys in height, with a tower feature to the western side and a flat roof behind to the east. It would have a fairly contemporary appearance, and be finished in render with fenestration in all elevations and an extensive amount of glazing to the front elevation which faces the main school building. The proposed building would appear as a contemporary addition which would complement the application site rather than appearing as a dominant or overly prominent feature. It would provide much-needed additional accommodation within the school site. The detached classroom building would not be detrimental to the character and appearance of the school site, or the wider locality, and no objections are raised.

Development Management Policy DM15 (Green Belt and Open Spaces) states that development adjacent to Metropolitan Open Land should not have a detrimental impact on visual amenity and respect the character of its surroundings. The application site contains school buildings located adjacent to this Metropolitan Open Land. The proposed extensions to the school, and the proposed detached classroom building would reflect the character of the existing site, clearly being read as part of the educational establishment and being wholly within the educational site. The proposal would not have a detrimental impact on the visual amenity of the area, and would respect the character of the surroundings.

One tree to the rear of the site is proposed to be removed. This tree is not protected by a Tree Preservation Order, and is not considered to be of special amenity value such that an Order would be applicable. No objections are raised to the loss of this tree.

Development Management Policy DM16 (Biodiversity) states that when considering development proposals the council will seek the retention and enhancement, or the creation of biodiversity. An Ecology Report has been submitted, which does not identify

the presence of any protected species at the site. The existing mature trees to the site boundaries are not proposed to be removed, and grassland will remain within the site. As such, the proposal will seek at the very least the retention of biodiversity, and no objections are raised with regard to Policy DM16.

Impact of the proposal on the amenities of the occupants of neighbouring residential properties.

The proposed extensions and detached classroom building would be set at least 24 metres from the nearest neighbouring properties such that they would not appear overbearing or visually intrusive when viewed from any neighbouring property. In addition, the proposed buildings would not adversely affect the privacy of the occupants of any neighbouring property. The detached classroom building would be set at least 60 metres from the nearest residential properties and it is not considered that this would result in any significant noise or disturbance to occupants of neighbouring dwellings.

Impact on Highway Safety

As previously explained, the school is increasing to a two-form entry school. This would result in a net increase of 150 pupils, with 14 additional staff.

- Staff parking takes place within the private access road off Osidge Lane and no changes are proposed to the parking provision. A total of 27 additional arrivals are expected in the morning peak, of which 6 relate to staff and 21 to pupils. The additional pupil car trips may not result in additional on-street parking demand due to car sharing and siblings. Site visits show available on-street parking within walking distance from the site and at the Osidge Lane public car park. It is considered that the additional on-street parking demand can be accommodated in the car park and surrounding public highways.
- 60 cycle parking spaces are proposed, which is in excess of the 48 spaces required to meet the London Plan requirements. No changes are proposed to the vehicular accesses.
- The additional pedestrian trips can be accommodated on the existing network.
- Vehicular trip assessments have been carried out, and these show that the nearby junctions would continue to operate within capacity.
- The arrangements for servicing, deliveries and emergency vehicles will be maintained as existing. It is not anticipated that the volume of servicing vehicles generated by the school will increase significantly.
- Due to the proposed school expansion a new full Travel Plan is required to be provided. The existing Travel Plan identifies short term parking issues in the vicinity of the school, however site observations show that there are available parking spaces within walking distance from the school including at Osidge Lane car park.

Environmental Considerations

The Council's Environmental Health service has been consulted as part of this application. They have not raised any concerns to the proposal, but have recommended the use of a number of conditions to ensure that there is no noise disturbance caused to nearby residents by the proposed plant equipment, and to ensure the site is carefully assessed for contaminated land. The relevant conditions have been attached to this recommendation.

3. COMMENTS ON GROUNDS OF OBJECTIONS

No objections have been 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

The proposed new building, alterations to the main school and associated alterations to the site would result in a suitable additions to the school complex that would respect the character and appearance of this part of the Borough and would respect the setting of the nearby Metropolitan Open Land. The proposals would not impact detrimentally on the residential amenity of neighbouring residents and users. The new building would provide improved facilities to existing and future pupils and staff and will help ensure that there are sufficient school places for the residents of the Borough. The proposals are acceptable on highways grounds. **APPROVAL** is recommended.

SITE LOCATION PLAN: Brunswick Park JMI School, Osidge Lane, London, N14 5DU

REFERENCE: B/00235/13



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