

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

5. No siteworks or works on this development shall be commenced before a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval. Such details shall include any pruning required to facilitate construction works.

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

6. 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).

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: CS NPPF, CS1 and CS5.

Development Management Policies (Adopted) 2012: DM01.

- ii) The proposal is acceptable for the following reason(s): The proposed development is considered to have an acceptable impact on the character and appearance of the application site and the general street scene. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This proposal is considered to accord with Council policies and guidance.

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.

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 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 Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.

Relevant Development Management DPD (2012): Policies DM01.

Supplementary Planning Documents and Guidance

The Council adopted a Sustainable Design and Construction SPD in April 2013, 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.

Relevant Planning History:

Site Address: Grasvenor Avenue Infant School, Grasvenor Avenue, Barnet, Herts, EN5 2BY
Application Number: B/02001/13
Application Type: Full Application
Decision: Not yet decided
Proposal: **Removal of existing front ramp and replacement with a new raised timber decking and staircase including insertion of two new access doors.**

Consultations and Views Expressed:

Neighbours Consulted: 34 Replies: 3 letters of objection have been received.

Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Proposal will increase vehicular movements on an already congested road.
- Views from neighbouring properties will change.
- Parking will occur over dropped kerbs.
- Opening hours of the school are too long.
- Insufficient parking along road with teachers, parents and residents competing for spaces.
- Proposal would cause disruption to residents.
- The large tree should not be removed.

Internal /Other Consultations:

None received at the time of drafting report. Any consultation responses received will be reported at the meeting.

Date of Site Notice: 06 June 2013

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site contains a single storey primary school building. The building is located to the western side of Grasvenor Avenue. It is surrounded by residential properties to the northern and southern boundaries, and to the east on the other side of Grasvenor Avenue. Playing fields are located to the west of the site.

Proposal:

This application proposes the demolition and removal of an existing single storey detached building to the south of the school site, and the construction of a replacement building.

The existing building contains a dining hall. The proposed replacement building would contain a dining hall with some kitchen facilities, and a classroom.

The existing building measures approximately 7.5 metres in depth by 15 metres in width. It has a pitched roof, with a ridge height of approximately 4 metres.

The proposed building would measure a maximum of 12.6 metres in depth by 15.4 metres in width. It would have a sloping roof, with the highest element facing the

main school building and having a height of 4.8 metres, and the lowest element closest to the neighbouring residential property, with a height of 2.5 metres.

The submitted Design and Access Statement provides the following additional information (summarised):

- The school will receive an additional 30 pupils from September 2013, taking its roll from 90 to 120 pupils. The proposed building would accommodate this.
- The proposal would be a high quality, low energy classroom and dining facility to replace an outdated facility.
- The proposed build process utilises off-site construction methods, and the build process is rapid and resource efficient. The construction system achieves an A+ rating, combining super-insulated walls, floors and roof components with renewable energy generation via Solar PV roof panels.
- The existing building is constructed of painted concrete block walls and corrugated fibre roofing panels. It provides a poor standard of dining accommodation for pupils.
- The proposal would be sited on the location of the existing building.

Planning Considerations:

The proposed building would replace an existing structure of similar size. The proposed building would be more modern in appearance, with walls finished with vertical cedar boarding and the roof comprising PV panels. The massing of the building would be similar to the existing, albeit with a different roof form sloping down from north to south. The proposed building would not dominate the application site, and is considered to be an acceptable replacement for an existing poor quality and dilapidated building. The proposed building is not considered to be detrimental to the character and appearance of the site, the street scene or the wider area.

The proposed building would have the same siting within the school site as the existing. It would have a greater maximum height, however this higher element would be set further from the nearest neighbouring properties than the ridge of the existing building. The element of the proposed building with a low eaves height would be 8 metres from the neighbouring property to the south, and at least 29 metres from all other neighbouring dwellings. Given the pitch of the roof, the massing of the proposed building would not be considerable when viewed from the nearest neighbouring property, and as a result the proposal would not appear overbearing or visually intrusive when viewed from this neighbouring property. Given its siting and proposed use, it is not considered that the proposed building would appear overbearing or visually intrusive when viewed from any neighbouring residential property, and it is not considered that the building would adversely affect the privacy of the occupants of any neighbouring properties.

The tree adjacent to the existing building is not protected by a Tree Preservation Order. However it is considered both reasonable and necessary to attach conditions to this grant of planning permission requiring tree protection details to be submitted to and approved in writing by the LPA.

It is noted that the proposal would increase the capacity of the school by 30 pupils. Given that this is an established school site, no objections are raised to the principle of this expansion. The response of the Highways Engineer will be reported at the meeting.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- The development subject of this application would not affect the general running of the school, including opening or closing times. The activities referred to connected with drop-off and collection of school children therefore cannot be controlled by this planning application.
- Property values are not a material planning consideration.
- The protection of views is not a material planning consideration.

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

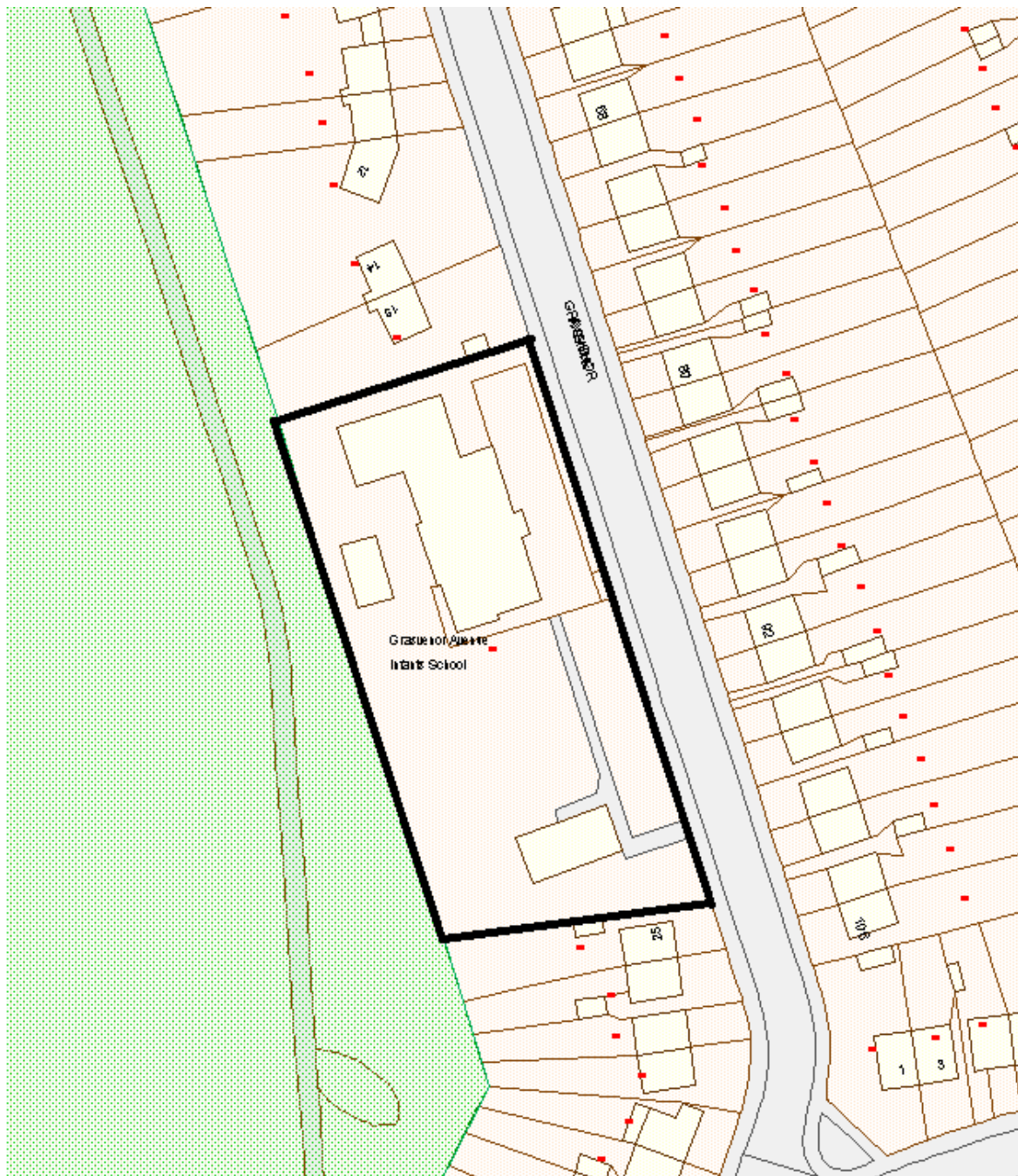
Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site and the general street scene. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

SITE LOCATION PLAN:

Grasvenor Avenue Infant School, Grasvenor Avenue, Barnet, Herts, EN5 2BY

REFERENCE:

B/02037/13



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