

LOCATION: Grasvenor Avenue Infant School, Grasvenor Avenue, Barnet, Herts, EN5 2BY
REFERENCE: B/02001/13 **Received:** 20 May 2013
Accepted: 29 May 2013
WARD(S): Underhill **Expiry:** 24 July 2013

**Final
Revisions:**

APPLICANT: Mr Newton

PROPOSAL: Removal of existing front ramp and replacement with a new raised timber decking and staircase including insertion of two new access doors.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan, block plan, and Drawing KS1304273/P/01 and 02 (received 20 May 2013).

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 development hereby permitted shall be as set out on the submitted application form and on approved Drawing No. KS1304273/P/02.

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. 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 polices 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:

B/02037/13: Erection of a new single storey building following demolition of the existing building to the southern end of the site. Under consideration.

Consultations and Views Expressed:

Neighbours Consulted: 34 Replies: 2 letters of objection received (the majority of the points raised appear to be relevant to the other scheme currently under consideration at this site for a replacement classroom building).

Neighbours Wishing To Speak: 0

The objections raised can 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.

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 relates to alterations to the rear of the main school building. The rear elevation as existing has a brick and concrete ramp running across the rear elevation and returning along a side elevation within the courtyard. This application proposes replacing this ramp with a timber decking to the rear elevation, which would provide access and emergency exit to three classrooms.

The decking would project a maximum of 3.8 metres from the rear elevation of the building, and have a width of 14 metres. It would have a height of 3 metres from ground level. The application also proposes the insertion of new doors in the rear elevation of the building, and the installation of glass canopies above these doors. Alterations are also proposed the hardstanding area to the front of the new decking.

The Design and Access Statement submitted with this application explains the following (summarised):

- The school has long standing problems with rear access.
- The existing large heavy concrete ramp was built on insufficient foundations, and this has caused damage to drains and cracks in the back wall of the school.
- The proposal will be an improvement over the existing means of escape from the school.
- The structure would be constructed of timber, and will release space for play areas within the school.

Planning Considerations:

The proposed decking, and the new doors and canopies, would all be located to the rear of the existing school building. The proposed decking would improve the appearance and useability of the existing school, with the new doors to this decking improving means of escape from the main school building. Given its siting to the rear of the building and within the existing pocket of development, it is not considered that the proposal would adversely affect the character or appearance of the building or the wider locality.

The proposed decking would be at least 25 metres from the nearest neighbouring property, and as a result would not appear overbearing or visually intrusive when viewed from any neighbouring property, or adversely affect the amenities of the occupants of any neighbouring properties.

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

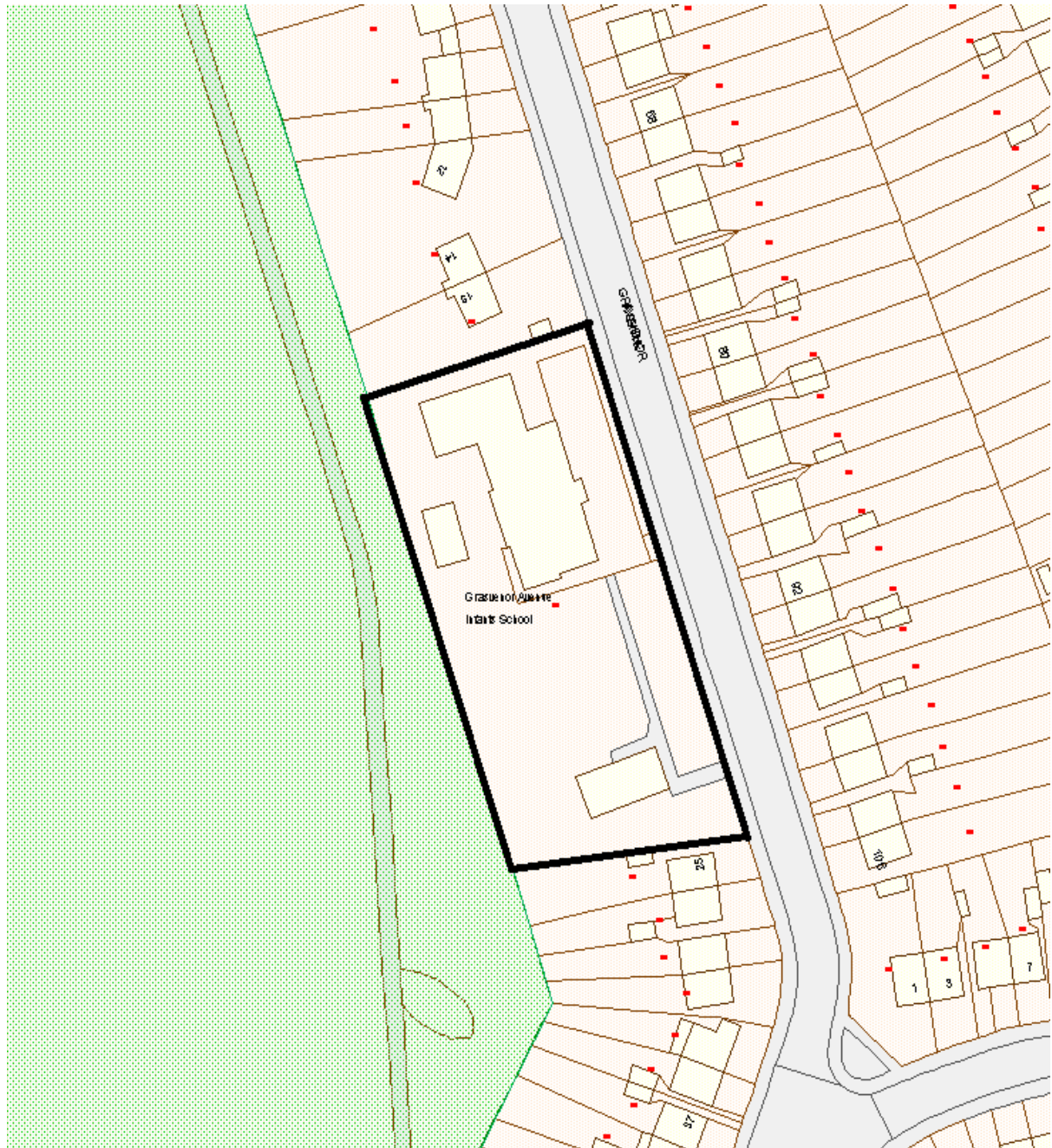
Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site and the general street scene. The development is not considered 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/02001/13



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