

## PLANNING COMMITTEE REPORT

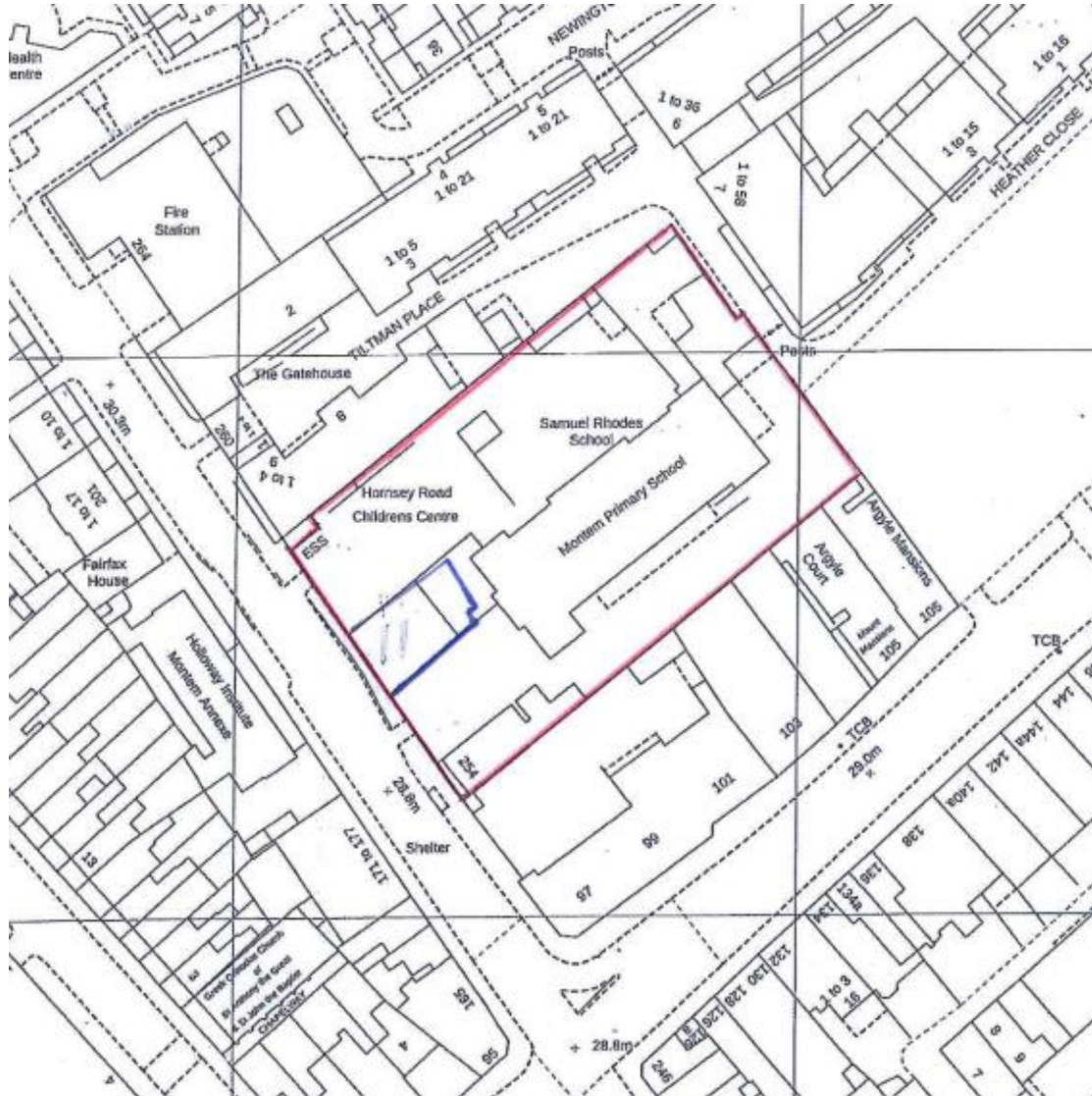
Development Management Service  
Planning and Development Division  
Environment and Regeneration  
Department  
PO Box 333  
222 Upper Street  
London N1 1YA

<b>PLANNING SUB COMMITTEE A</b>		
<b>Date:</b>	30 January 2017	<b>Non-Exempt</b>
Application number	P2016/4231/FUL	
Application type	Full Planning Application (Council's Own)	
Ward	Finsbury Park Ward	
Listed building	Grade II Listed	
Conservation area	Not in a conservation area	
Development Plan Context	Tollington Settlement Archaeological Priority Areas Finsbury Park Core Strategy Key Areas Local cycle routes Major Cycle Route Mayors Protected Vistas Alexandra Palace viewing terrace to St Paul's Cathedral Site within 100m of a TLRN Road Grade II Listed	
Licensing Implications	None	
Site Address	Montem Primary School, Hornsey Road LONDON N7 7QT	
Proposal	Redevelopment of existing playground comprising of removal of existing surfacing and play equipment and replace with new surfacing and play equipment including replacement of wooden picket fence with new picket fence, replace the existing steps with a ramp and associated works.	
Case Officer	Sandra Chivero	
Applicant	Mrs Sara Hopkins - Montem Primary School	
Agent	None	

**1. RECOMMENDATION**

The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in Appendix 1

**2. SITE PLAN (SITE OUTLINED IN BLACK)**



### 3. PHOTOS OF SITE/STREET

Application Site

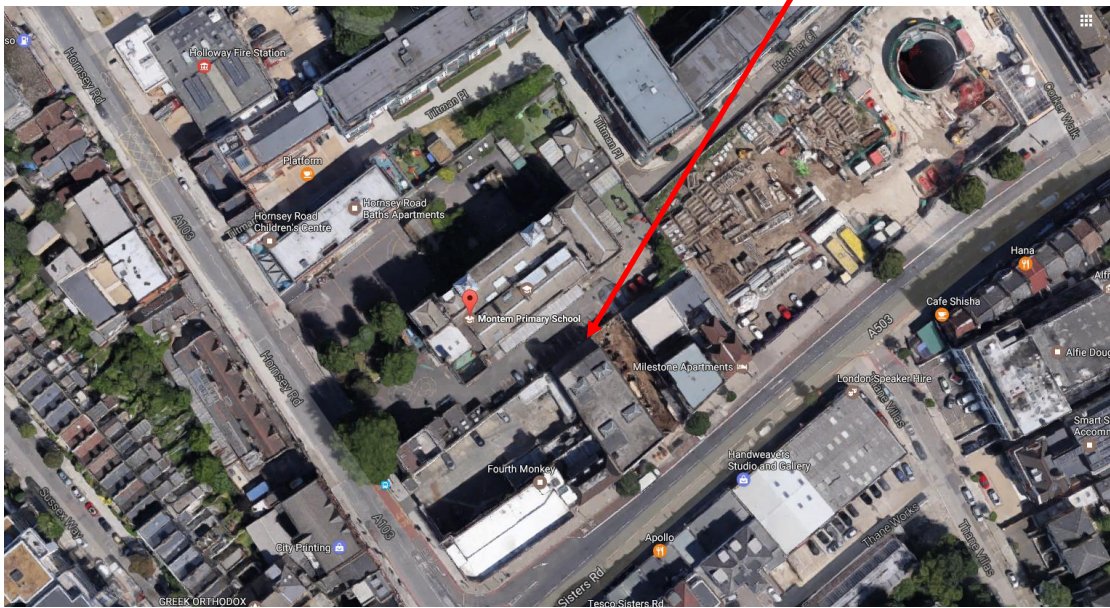
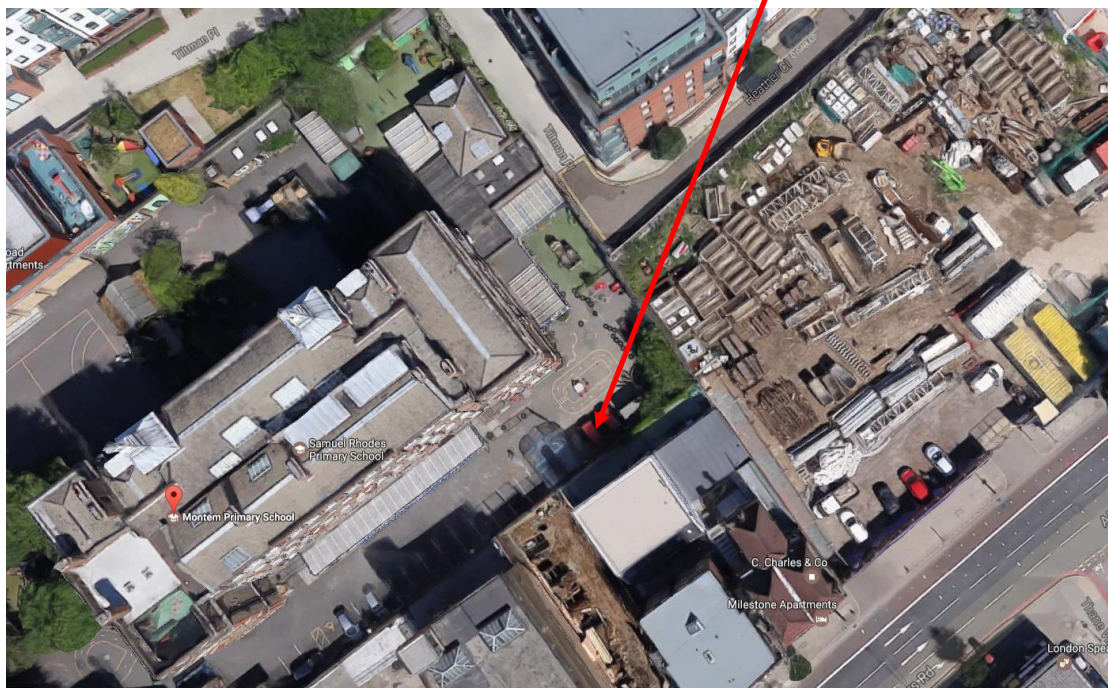


Image 1: Aerial View of site



Image 2: Existing Street view of Application Site

Location of new canopy



**Image 3:** Location of new canopy

#### **4. SUMMARY**

- 4.1 It is proposed to install replacement play equipment, surfacing and picket fence to existing playspace. It is also proposed to replace a small piece of wet pour rubber surface adjacent to the existing playspace and the existing play equipment situated beside it. It is proposed to resurface this area and install new play equipment, designed to encourage and develop social, imaginative, creative and physical play opportunities for the pupils at Montem Primary School. The redevelopment of the play park will also improve the appearance of the school.
- 4.2 The resulting play area with play equipment will not be attached to any listed wall and is positioned away from the listed school building and as such will not cause harm to the significance of the host listed Victorian Board School building.
- 4.3 Due to design and appearance the redeveloped play area is considered not to harm the visual amenity and character of the surrounding area. The proposal is also not considered to have any material adverse impacts on adjoining residents' amenity levels in terms overshadowing, loss of light, over-dominance, increased sense of enclosure nor loss outlook.
- 4.4 Overall, the proposed development is considered to be acceptable with regards to the design and neighbour amenity and would also be in accordance with relevant planning policy.

4.5 The application is brought to committee because it is a Council application.

## **5. SITE AND SURROUNDING**

5.1 The site comprises a Grade II listed former board school built in 1897. The building is listed for its significance as a former board school. It was built in 1897 and designed by T. J. Bailey for the London School Board. The surrounding area is a mix of commercial and residential uses.

## **6. PROPOSAL (IN DETAIL)**

6.1 It is proposed to replace the existing play equipment and surrounding picket fence with new play equipment, surfacing and picket fence around the playspace located at the front of the school building. The playspace was developed 14 years ago and the play equipment and surfacing is in need of replacement. It is proposed to replace a small piece of wet pour rubber surface beside playspace and the play equipment.

6.2 The area will be excavated to a depth of 100mm and the existing levels will be reinstated by installing MOT type one stone, onto which a new all year round use surfacing would be installed. The new surfacing includes a mix of rubber wetpour and play lawn surfacing. The colour of the wetpour is two-tone green, along with the play lawn surfacing, this will provide the space with a natural looking aesthetic. The two different surfaces will offer the children new textures to experience.

6.3 The new play equipment proposed is designed to encourage and develop social, imaginative, creative and physical play opportunities for the pupils at Montem Primary School. The-redevelopment of the play park will also improve the appearance of the school. No change is proposed to the size or use of the playarea or the adjacent smaller area of wet pour. The height of the equipment to the play space will also remain the same.

6.4 The existing picket fence is 0.9m high and would be replaced with a 1m high picket fence made from wood (natural colour) to secure the new playspace. It is also proposed to replace the existing stepped access to the play park with a ramp to allow level access to the to the play area.

## **7. RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

7.1 April 2016: Planning application ref. P2016/1526/FUL submitted for Installation of play area canopy to existing outdoor play area, under consideration at this Planning Sub A Committee.

- 7.2 July 2014: Listed Building Consent ref. P2014/1680/LBC Approved in connection with removal of the existing single storey canopy to the rear of the playground and the construction of a single storey extension to provide a dedicated Two Year old facility for pre nursery infants. (Full planning application ref: P2014/1591 also submitted)
- 7.3 November 1989: Planning application (Ref.891080) Granted for Construction of a covered play and seating area.

#### **PRE APPLICATION**

- 7.4 None

#### **ENFORCEMENT**

- 7.5 None

### **8. CONSULTATION**

#### **Public Consultation**

- 8.1 Letters were sent to occupants of 279 adjoining and nearby properties along Seven Sisters Road, Tiltman Place and Hornsey Road on 01 September 2016. A site notice was displayed on 08 September 2016. The public consultation of the application expired on 29 September 2016, however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of writing this report no objections had been received from the public.

#### **External Consultees**

- 8.3 None

#### **Internal Consultees**

- 8.4 **Design and Conservation** Raised no objection.
- 8.5 **The Tree Officer** stated that the playground refurbishment has the potential to cause significant damage to tree roots if carried out without due care and attention to the roots of the trees. A condition is therefore recommended requiring detail of how the impacts are to be minimised and the trees protected during the development works.

## **9. RELEVANT POLICIES**

9.1 Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

### **National Guidance**

9.2 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

9.3 Since March 2014 Planning Practice Guidance for England has been published online.

### **Development Plan**

9.4 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

### **Designations**

9.5 The site has the following designations under the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- Tollington Settlement iArchaeological Priority Areas 170914
- Finsbury Park iCore Strategy Key Areas 170914
- Local cycle routes
- Major Cycle Route
- Mayors Protected Vistas Alexandra Palace viewing terrace to St Paul's Cathedral
- Site within 100m of a TLRN Road
- Grade II Listed

### **Supplementary Planning Guidance (SPG) / Document (SPD)**

9.6 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

## **10. ASSESSMENT**

10.1 The main issues arising from this proposal relate to:

- Design
- Trees
- Neighbouring Amenity
- Inclusive Design

### **Design**

- 10.2 The proposal includes new play equipment and a new all year round use surfacing which includes a mix rubber wetpour and play lawn surfacing. The colour of the wetpour is two-tone green, along with the play lawn surfacing this will provide the space with a natural looking aesthetic.
- 10.3 The improvements will be of visual benefit to the school and restore the site. The new play equipment would also encourage and develop social, imaginative, creative and physical play opportunities for the pupils at Montem Primary School.
- 10.4 In terms of design and appearance the fencing to the refurbished playspace is considered not to detract from the streetscene. Due to its low level the 1m high fence will maintain the open character of the site. The refurbishment and the provision are considered to enhance the appearance of the area and would create a more inviting and usable space for the pupils at Montem Primary School.
- 10.6 As such the proposed works will not adversely affect the special architectural or historic interest of the listed building. The proposal is, therefore, considered to satisfy the objectives of policies, in particular policy 12 of the NPPF 2012 which seek to conserve and enhance the historic environment, policy 7.8 of the London Plan 2015 which seek to preserve and enhance the significance of heritage assets as well as the provisions of policy CS9 of Islington's Core Strategy 2011 which seek to protect and enhance Islington's built and historic environment and policy DM2.3 of Islington's Development Management Policies which seeks to protect and enhance Islington's historic environment.

### **Trees**

- 10.7 The existing trees contribute materially to the amenity of the locality, playing an important part in providing a sense of scale, maturity and textural diversity to the immediate vicinity. The Tree Officer raised concerns regarding the playground refurbishment's potential to cause significant damage to the trees roots if carried out without due care and attention to the roots of the trees. As recommended by the Tree Officer a condition is recommended requiring detail of how the impacts are to be minimised and the trees protected through the development.

### **Neighbouring Amenity**

- 10.8 The play area is not located adjacent or directly facing habitable windows to neighbouring residential properties. The proposal is therefore considered not



to have any material adverse impacts on adjoining residents' amenity levels in terms overshadowing, loss of light, over-dominance, increased sense of enclosure nor loss outlook. The proposal would therefore accord with policy DM2.1 which seeks to safeguard the amenity of residential properties.

### **Inclusive design**

- 10.9 Access to the school and around the school will not be affected as a result of the proposal. The existing play space is current accessed via a large step. It is proposed to replace this with a new access ramp made from wood. The removal of large step and replacement with ramped access is welcome. This is considered to improve access to the redeveloped place space for children with mobility issues. This would be in line with the objectives of in line with policy DM2.1 and the Inclusive Design SPD which seek development shall be designed in accordance with the principles of Inclusive Design in order to facilitate and promote inclusive and sustainable communities.

## **11. SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 The redevelopment of the playspace, new play equipment, new access ramp and replacement fence is considered acceptable in principle. The proposed works are considered to be acceptable in terms of design and appearance. The proposed works are not considered to impact on the setting of host listed School building. The proposals would not be prominent from public views is also considered not to harm the visual amenity of the surrounding area.
- 11.2 The proposal is therefore considered not to have any material adverse impacts on adjoining residents' amenity levels.
- 11.3 Overall, the proposal is considered to accord with relevant policies.

### **Conclusion**

- 11.1 It is recommended that planning permission be granted subject to conditions for the reasons and details as set out in Appendix 1 - RECOMMENDATIONS.

## APPENDIX 1 – RECOMMENDATIONS

### RECOMMENDATION A

That the grant of planning permission be subject to **conditions** to secure the following:

#### List of Conditions:

<b>1</b>	<b>Commencement</b>  3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.  REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5)
<b>2</b>	<b>Approved plans list</b>  DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:  Ref 001 Play Lawn surfacing, Ref 002 Wet pour, Ref 003 Perch Benches, Ref 004 Nest Swing, Ref 005 Net climber and scrambler, Ref 006 Play cabin, Ref 007 Treetops Triple Tower, Ref 008 Trapeze swing, Ref 009 Hump back bridge and tunnel, Ref 010 Rock and roll log, Ref 011 Hanging Role Traverse, Ref 012 Timber play fence panel, Ref 013 Plan of Play Park, Ref 014 Play Park Plan, Ref 015 3D picture of Play Park, Ref 016 Site Plan, Ref 017 View from KS1 Tarmac Playground looking NW, Ref 018 View looking SW (1), Ref 019 View looking SW (2), Ref 020 View looking S, Ref 021 View looking W, Ref 022 Entrance to Play Park, Ref 023 Existing Play Park Equipment (1), Ref 024 Existing Play Park Equipment (2), Ref 025 Existing Play Park Equipment (3), Ref 026 Existing Play Park Equipment (4), Ref 027 Existing Play Park Equipment (5), Ref 028 Drawing of existing area, Ref 029 Design and access statement, Ref 030 Heritage statement Play Park.  REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.
<b>3</b>	<b>Tree Protection</b>  CONDITION: No site clearance, preparatory work or development shall take place until a scheme for the protection and working methods around the roots of the trees has been submitted to and approved in writing by the local planning authority.  Development shall be carried out in accordance with the approved details.

	REASON: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained.
<b>4</b>	<b>Access Ramp (Compliance)</b>
	<p>CONDITION: The development shall be designed in accordance with the principles of Inclusive Design. To achieve this the development shall install:</p> <ul style="list-style-type: none"> <li>- A permanent access ramp fully compliant with Building Regulations, a 1:20 gradient should be a maximum of 10m long, the ramp should have a clear width of at least 1500mm, 100mm upstands each side, a level landing 1500mm x 1500mm clear of the door swing and appropriately designed handrails and the surface of the ramp should be non-slip under all conditions</li> </ul> <p>The access ramp shall be fully installed prior to the first use of the playspace</p> <p>REASON: In order to facilitate and promote inclusive and sustainable communities.</p>

**List of Informatives:**

<b>1</b>	<b>Positive Statement</b>
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged. Whilst this wasn't taken up by the applicant, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant.</p> <p>This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant, and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.</p>
<b>2</b>	<b>Inclusive Design</b>
	INFORMATIVE: The applicant is advised that if a gradient is 1:21 or above this is considered gently sloping and does not require upstands, handrails and other ramp design features.

## **APPENDIX 2: RELEVANT POLICIES**

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

### **1 National Guidance**

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Since March 2014 Planning Practice Guidance for England has been published online.

### **2. Development Plan**

The Development Plan is comprised of the London Plan 2015, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

#### **A) The London Plan 2015 - Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011**

##### **3. London's people**

Policy 3.18 Education facilities

##### **7 London's living places and spaces**

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.6 Architecture

#### **B) Islington Core Strategy 2011**

##### **Spatial Strategy**

Policy CS6 (Nag's Head and Upper Holloway Road)

Policy CS8 (Enhancing Islington's Character)

##### **Strategic Policies**

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

Policy CS10 (Sustainable Design)

#### **C) Development Management Policies June 2013**

## **Design and Heritage**

**DM2.1** Design

**DM2.2** Inclusive Design

## **Shops, Culture and Service**

**DM4.12** Social and Strategic infrastructure and cultural facilities

## **Health and open space**

**DM6.5** Landscaping, trees and biodiversity

**DM6.6** Flood prevention

### **3. Supplementary Planning Guidance (SPG) / Document (SPD)**

The following SPGs and/or SPDs are relevant:

#### **Islington Local Plan**

- Environmental Design
- Inclusive Landscape Design
- Urban Design Guide

#### **London Plan**

- Accessible London: Achieving an Inclusive Environment
- Sustainable Design & Construction