

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department



PLANNING SUB COMMITTEE A		AGENDA ITEM: B2
Date:	11 February 2018	NON-EXEMPT

Application number	P2018/0946/FUL
Application type	Full Planning Application (Council's Own)
Ward	Mildmay
Listed building	No
Conservation area	Newington Green Conservation Area
Development Plan Context	Newington Green Conservation Area
Licensing Implications	None
Site Address	Newington Green Primary School, 105 Matthias Road, Islington, N16 8NP
Proposal	Retention of two existing single storey storage containers to the south east of the site adjacent to the public highway of Auriga Mews for storage purposes in conjunction with the existing primary school.

Case Officer	Anna Luu
Applicant	Newington Green Primary School – Ms. Abi Misselbrook Lovejoy
Agent	Ream Partnership LLP

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 red)**



3. PHOTOS OF SITE/STREET

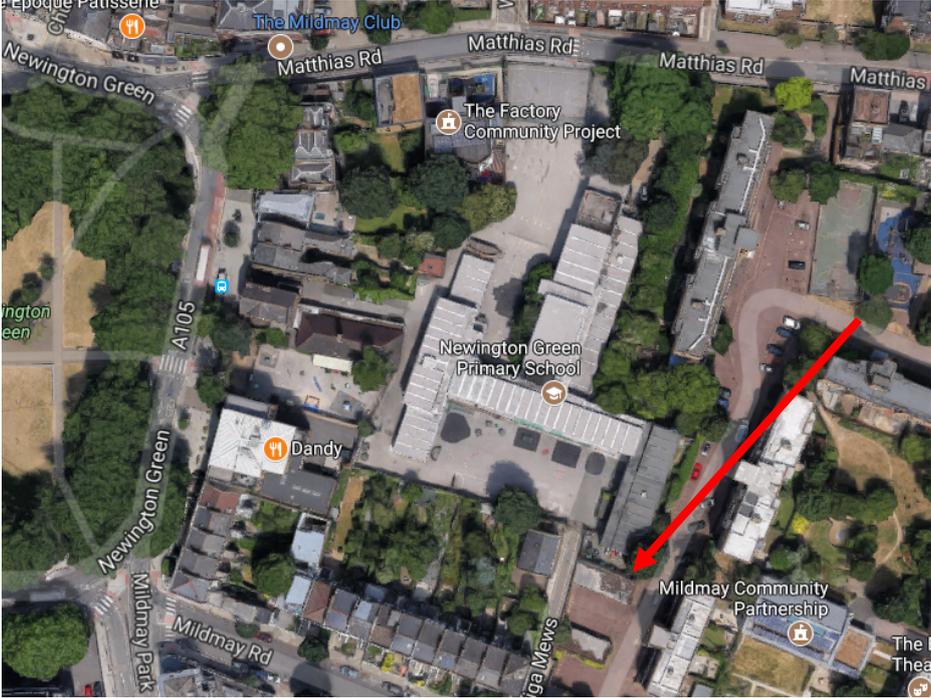


Image 1: Aerial view of the site arrows pointing at location of the storage containers.



Image 2: North Elevation - View of Container 2



Image 3: View facing toward the application site (southern elevation) – storage containers behind the garages associated with Waller House and shared boundary treatment



Image 4: View facing toward the application site.



Image 5: View facing toward the application site from Mildmay Road.

4. SUMMARY

- 4.1 Planning permission is sought for the permanent retention of two existing single storey storage containers located to the south east of the application site. The containers are required to store teaching resources, gymnasium equipment, performance materials and props.
- 4.2 This application is presented to committee because the council has an interest in the site, as the school is on council owned land – albeit, this application was submitted directly by Newington Green Primary School.
- 4.3 From a land use perspective, the storage containers would continue to provide the school with improved ancillary storage facilities, which is considered acceptable in principle.
- 4.4 The design, scale and siting of the storage containers would neither cause harm to the appearance, character and setting of the Newington Green Primary School nor the wider street scene. For these reasons, it is considered that the proposal would preserve the visual appearance and historic character of the Newington Green Conservation Area.
- 4.5 The proposed development is not considered to have any material adverse impacts on the amenity of adjoining residents in terms of noise disturbance, overlooking, sense of enclosure or loss of light.

5. SITE AND SURROUNDING

- 5.1 The application site is located on the southern side of Matthias Road. The land is bound by residential properties along Mildmay Road to the south, the Council residential block of flats commonly referred to as Skelton House and the Factory Community Project to the east and residential and commercial properties along Newington Green to the west. The application site consists of the main school building which is a part single storey, part two storey flat roofed modern building.
- 5.2 Whilst the host building is not listed, the site itself is located within the Newington Green Conservation Area.
- 5.3 The two storage containers are located to the south east of the site. Along this interface (southern boundary), are garages associated with Waller House - a three storey residential building to the east of the site.

6. PROPOSAL (IN DETAIL)

- 6.1 The application seeks planning permission for the retention of two existing single storey storage containers located to the south east of the application site. The containers are required to provide additional storage facilities for the school including teaching resources, gymnasium equipment, performance materials and props.
- 6.2 It is noted that planning consent (ref: P2014/2448/FUL) was issued on 03 December 2014 for the erection of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school. Importantly, the consent allowed the use of the storage container on a temporary basis, specifically, until 02 December 2017. Details of planning consent (ref: P2014/2448/FUL) are attached in Appendix 3.

- 6.3 This current application relates this consent, noting that permission is sought for the retention of the aforementioned storage containers.
- 6.4 The storage facilities are referred to as Container 1 and Container 2. Container 1 measures 6.035 metres in length, 2.42 metres in width and 2.7 metres in height. Container 2 measures 6.050 metres in length, 2.42 metres in width and 2.7 metres in height. The containers are detached, separated at a distance of approximately 3.07 metres and are setback from the eastern and western site boundaries in the order of 0.268 metres and 0.575 metres respectively.
- 6.5 The location of the storage containers, to the south east of the application site is not on land dedicated to outdoor recreational areas/ play areas. Council records indicate that this portion of the school grounds was previously assigned as enclosed bin storage areas. The proposal would not result in any increase in classroom floor space nor any loss of formal or informal playspace.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

Application Number	Development Description	Decision	Decision Date
P031493	Installation of new boundary fencing (four metres high).	Approve with conditions	16/09/2003
P040910	Installation of boundary fencing and gates and creation of 6 car parking spaces and refurbishment/redesign of existing garden/play area.	Approve with conditions	13/07/2004
P2013/2368/FUL	Refurbishment and alterations to main School building (Block A) including construction of entrance canopy, replacement windows and doors, insulation and re-cladding works to walls and roofing, and associated works	Approve with conditions	02/09/2013
P2013/3174/FUL	Change of use of school playground (D1 use class) to weekly Sunday market (A1 use class).	Approve with conditions	25/11/2013
P2014/2448/FUL	Siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.	Approve with conditions	03/12/2014
P2015/0697/FUL	Construction of a canopy to the western elevation of the school building of the nursery classrooms to provide direct access to the covered play space from the nursery classroom.	Approve with conditions	07/07/2015
P2017/1518/FUL	Erection of external canopy to east elevation	Approve with conditions	06/10/2027
P2017/2929/FUL	Siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.	Withdrawn	06/03/2018

P2017/4206/FUL	Retention of two container storage units to the south east corner of the site.	Withdrawn	06/03/2018
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ENFORCEMENT:

7.1 None

PRE-APPLICATION ADVICE

7.2 None

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 235 adjoining and nearby properties on 28 March 2018, no responses were received from this consultation. A site notice and a press advert were displayed on 26 March 2018. The public consultation of the application therefore expired on the 18 April 2018, 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 with regard to the application.

External Consultees

8.3 None

Internal Consultees

The Design and Conservation Officer stated that given the siting and low scale nature of the storage structures, it would have a neutral impact on the character and setting of the Newington Green Conservation Area. Notwithstanding this, the existing structures are of poor quality and design and it is recommended that the structures are painted in a dark colour to limit their visual impact. In addition, whilst permission is sought for the retention of the storage containers on a permanent basis, it is recommended that consent be granted for a temporary basis only, whilst a more suitable design and location for storage facilities are explored.

9. RELEVANT STATUTORY DUTIES & DEVELOPMENT PLAN CONSIDERATIONS & POLICIES

9.1 Islington Council (Planning Sub-Committee A), in determining the planning application has the following main statutory duties to perform:

- To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
- To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004) (Note: that the relevant Development Plan is the London Plan and Islington's Local Plan, including adopted Supplementary Planning Guidance.)

- As the development is within or adjacent to a conservation area(s), the Council also has a statutory duty in that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (s72(1)).
- 9.2 National Planning Policy Framework (NPPF) (2018): Paragraph 11 states: “at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means: approving development proposals that accord with the development plan without delay...”
- 9.3 At paragraph 8 the NPPF (2018) states: “that sustainable development has an economic, social and environmental role”.
- 9.4 The updated National Planning Policy Framework 2018 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.
- 9.5 Since March 2014 Planning Practice Guidance for England has been published online.
- 9.6 In considering the planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
- 9.7 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:
- Article 1 of the First Protocol: Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
 - Article 14: Prohibition of discrimination. The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 9.8 Members of the Planning Sub-Committee must be aware of the rights contained in the Convention (particularly those set out above) when making any Planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate.
- 9.9 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the

Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

Development Plan

- 9.11 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.
- 9.12 The site has the following designations under the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:
- Archaeological Priority Area
 - Newington Green Conservation Area

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.13 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:

- Land Use
- Design & impact on the Newington Green Conservation Area
- Neighbouring Amenity

Land-use

- 10.2 The storage facilities as proposed are required to maintain improved storage facilities for the school. The proposal would not facilitate an increase in the student numbers in the school nor result in the loss of any formal or informal playspace.
- 10.3 Policy 3.18 of the London Plan 2016 supports the expansion of education facilities and the enhancement of facilities for educational purposes. The provision of additional school facilities and space is classified as provision of new social infrastructure which is supported by policy DM4.12 of the Development Management Policies 2013. Paragraph 4.69 associated with this policy, states “development/redevelopment of social and strategic infrastructure should be designed to meet the needs of their intended occupants, taking into account any appropriate regulations and national design and space standards”.

- 10.4 Meeting the needs of current and future pupils within the school grounds is evidently a key benefit of this proposal. This would be in accordance with the National Planning Policy Framework which states that 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. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement...” The framework also states that Council’s should give “great weight to the need to create, expand or alter schools”. The London Plan is supportive of proposals which enhance education and skills provision, including the expansion of existing facilities.
- 10.5 Islington’s Development Management Policy DM4.12 states that “extensions to social infrastructure such as this must be located in areas convenient for the communities they serve and accessible by a range of sustainable transport modes; provide buildings that are inclusive and flexible and be sited to maximise shared uses”.
- 10.6 Overall, given the policy objectives of providing expanded and improved facilities for educational purposes, the proposal is considered to be acceptable in land use terms and to enhance the teaching facilities. The facility provides valuable storage space and allows the main floorspace of the school to be better utilised.

Design and Conservation

- 10.7 Given the application site is within the Newington Green Conservation Area, the proposal shall pay special regard to preserving or enhancing this heritage asset. Therefore, in terms of assessing the acceptability of the design of the proposal, it is important to consider Development Management Policies (2013) DM2.1 and DM2.3, Islington Core Strategy Policies (2011) CS9, and the guidance found within the Urban Design Guide (UDG) 2017, and the associated Conservation Design Guidelines.
- 10.8 Policy DM2.1 states “All forms of development are required to be of high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics”. In relation to heritage, Policy DM2.3 states “Islington’s historic environment is an irreplaceable resource and the council will ensure that the borough’s heritage assets are conserved and enhanced in a manner appropriate to their significance”.
- 10.9 Core Strategy Policy CS9 states that “high quality architecture and urban design are key to enhancing and protecting Islington’s built environment, making it safer and more inclusive”.
- 10.10 The Urban Design Guide provides guidance on how urban design principles should be applied to ensure that new development successfully contributes to making the borough a better place. It is applicable to all new developments, including alterations and extensions to existing buildings.
- 10.11 Whilst it is acknowledged that the guidance contained within paragraphs 5.131 to 5.134 relate to residential extensions and alterations, it is considered that there are elements which are relevant in the assessment of this application and are considered to be consistent with the above policy objectives. The guidance states that extensions “should take into account bulk, height, massing, materials and proportion and how they relate to adjacent heritage assets, uses, building alignment and general treatment of setting. Where the proposal is within a Conservation Area, applicants should have reference to the guidance within the applicable Conservation

Area Statement” and “the depth of extensions must also be carefully considered, having regard to both the impact on the amenity of neighbouring properties and the host building. This is particularly important for extensions exceeding a single storey”.

- 10.12 The application seeks permission to retain two single storey storage containers located to the south east of the application site. The storage containers are required to continue to provide additional storage facilities for the school. This immediate area is located adjacent to existing garages associated with Waller House.
- 10.13 The storage facilities are referred to as Container 1 and Container 2. Container 1 measures 6.035 metres in length and 2.42 metres in width and 2.7 metres in height. Container 2 measures 6.050 metres in length and 2.42 metres in width and 2.7 metres in height. The containers are separated at a distance of approximately 3.07 metres and are setback from the eastern and western site boundaries in the order of 0.268 metres and 0.575 metres respectively.
- 10.14 Of relevance to the assessment of this proposal, is planning consent ref: P2014/2448/FUL (dated 3 December 2014). This consent allowed the siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school. Specifically, the permitted storage container featured the following dimensions: 12.2 metres in length, 2.43 metres in width and 2.59 metres in height.
- 10.15 Following consent for P2014/2448/FUL, the applicant advised Council’s planning department that logistically, given the physical constraints of the site in terms of access, it was not possible to erect a single storage container. Therefore, two storage containers of a similar design and scale were erected in lieu of a single storage container – this arrangement was agreed to in principle by Council’s planning department. It is noted that as part of planning consent ref: P2014/2448/FUL, the use of the storage container was required to cease by 02 December 2017. This current planning application (ref: P2018/0946/FUL) seeks permission to retain the abovementioned storage containers as erected permanently.
- 10.16 Notwithstanding the above, in terms of visual appearance, the Conservation Area Design Guidelines advise that “the council will require that alterations to existing buildings in the conservation area conserve or enhance its significance” ... “with the use of appropriate materials”.
- 10.17 The storage containers are positioned along the south east elevation of the main school building. The storage containers would be sited against the existing southern boundary wall (up to 4 metres in height). Beyond this wall, are garages associated with Waller House. Whilst views of the proposal would largely be obscured from the public realm, it is important that it would be in keeping with the visual appearance of the host building and the surrounding area.
- 10.18 The scale and massing of the storage containers is generally consistent with the storage container that was granted consent under planning permission ref: P2014/2448/FUL, in addition, the low scale structures are considered to be acceptable as they would be subordinate to the host building. The positioning of the storage containers would not be a dominant form in the public realm.

- 10.19 Notwithstanding the above, it is considered that the storage containers which comprise relatively modern materials are of poor quality and design but at least are low scale in nature and overall height and massing relative to the existing boundary walls of the site which mitigates their overall visibility from the surrounding public and private realm. By reason of the temporary appearance of the structures, it is considered that the permanent retention in their current form would not preserve the character and visual appearance of the conservation area over the longer term in visual terms. It is considered reasonable however, in light of the function they are providing to the school which facilitates the logical and efficient use of the main school for teaching purposes, to allow a further temporary permission of 2 years during which time further proposals are to be agreed and submitted to the council for the permanent provision of the storage space for the school.
- 10.20 Therefore, a condition is recommended to limit consent to 2 years. During this time, the school is required to find a better and more permanent form of storage space which is of high quality design, materiality and appropriate siting within the main school building bearing in mind its local context and location within a designated conservation area.
- 10.21 In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposal hereby under consideration, special regard has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The storage containers are considered to have a neutral impact on the surrounding streetscape and appearance of the Newington Green Conservation Area. Overall, subject to conditions the proposal would not harm the character or appearance of the host building or the wider conservation area and accords with policies DM2.1 and DM2.3 of the Development Management Policies 2013, policies CS8 and CS9 of the Core Strategy 2011, the Urban Design Guide 2017 and the Conservation Area Design Guidelines.

Neighbouring Amenity

- 10.22 The National Planning Policy Framework identifies as a core planning principle that planning should always seek a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.
- 10.23 Development Management Policy DM2.1 (part Ax) confirms that, for a development proposal to be acceptable, it is required to provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 10.24 The two existing storage containers are single storey in scale and are sited alongside the southern boundary, to the rear of the main school building. It is noted that Waller House, a three storey residential block is in close proximity. However, having had regard to the maximum building height of each container, specifically 2.7 metres, to a large extent, they would be screened by the existing boundary wall which measures 2 metres in height with mesh fencing above (total height 4 metres).

- 10.25 The storage facilities are used for the storage of furniture/ educational equipment which are required on a periodic basis, rather than a daily basis i.e. staging equipment or display equipment.
- 10.26 The proposal is not considered to result in detrimental impact on surrounding residential amenity by way of unreasonable noise nuisance given the proposed storage use. The storage container would remain predominantly locked as it is required for storage of items that are only required at specific times of the year. Council records also confirm that there have been no complaints with regard to noise associated impacts.
- 10.27 In addition, the storage containers are bound by high fencing for additional security with high surveillance levels from existing adjoining properties surrounding the application site. The proposal is therefore considered not to prejudice the residential amenity of neighbouring properties in line with policy DM2.1 of the Islington Development Management Policies 2013.

Highways and Transportation

- 10.28 Policy DM8.2 seeks to ensure that development proposals are required to meet the transport needs of the development and address its transport impacts in a sustainable manner and in accordance with best practice.
- 10.29 The application site is located within an area of excellent (PTAL – 6a) public transport provision. In this instance, given that the proposal would not result in increased pupil numbers, no additional cycle storage is required.

11. SUMMARY AND CONCLUSION

- 11.1 Planning permission is sought for the retention of two existing single storey storage containers.
- 11.2 The application is presented to committee because the council has an interest in the site, as the school is on council owned land.
- 11.3 The issues arising from the application are the acceptability of the proposal in terms of the design of the storage containers, including its impact on the character and appearance of the application site, surrounding area and heritage asset of Newington Green Conservation Area, and its impact on the amenity of neighbouring residential properties and the local highway network. These impacts have been carefully considered. Officers deem the proposal would not cause material harm in land use, design or amenity to nearby residential properties to justify refusal.

Conclusion

- 11.4 It is recommended that planning permission be granted subject to conditions 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:

1	Limited Consent Period – Temporary Use CONDITION: The use of the buildings (as two storage containers in association with the school) hereby approved is granted only for a limited period, being until 11 February 2020, on or before that date the temporary use shall cease. On the cessation of the temporary use hereby granted unless otherwise agreed in writing, the building and land shall revert to the use/purpose for which it was normally used prior to the grant of this planning permission. REASON: The temporary container is such that the Local Planning Authority is only prepared to grant permission for a limited period.
2	Approved plans list DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: Covering letter prepared by Newington Green Primary School dated 21 January 2018; Existing Containers Location (Drawing No.4); Existing Plan (Drawing No.1); Existing Elevations A and B (Drawing No.2); Existing Elevations C and D (Drawing No. 3). REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.

List of Informatives:

1	Positive Statement 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. A pre-application advice service is also offered and encouraged.
2	Temporary Permission Your attention is drawn to the fact that the council are only granting this further temporary permission on the basis that more permanent solution is found to the school's storage needs/facilities. The council do not support the permanent retention of the storage containers on the site.

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 2018 and Planning Policy Guidance (PPG) seek to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and PPG are material considerations and have been taken into account as part of the assessment of these proposals.

2. Development Plan

The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2018 - Spatial Development Strategy for Greater London

Policy 7.4 Local Character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Strategic Policies

Policy CS 8 – Enhancing Islington’s character
Policy CS 9 - Protecting and enhancing Islington’s built and historic environment
Policy CS 10 – Sustainable Design
Policy CS 16 – Play space

C) Development Management Policies June 2013

- Policy DM2.1 – Design
- Policy DM2.3 – Heritage
- Policy DM4.12 – Social and strategic infrastructure and cultural facilities
- Policy DM6.1 – Healthy developments
- Policy DM6.4 – Sport and recreation
- Policy DM8.4 - Walking and cycling
- Policy DM8.5 - Vehicle parking

3. Designations

Newington Green Conservation Area
Archaeological Priority Area – Newington Green

4. SPD/SPGS

Urban Design Guide 2017
Newington Green Conservation Area Design Guidelines

Appendix 3



PLANNING DECISION NOTICE

Newington Green Primary School - Ms Abi Misselbrook-
Lovejoy
Matthias Road
London
N16 8NP

Development Management Service
Planning and Development Division
Environment & Regeneration Department
PO Box 3333
222 Upper Street
LONDON N1 1YA
Case Officer: Krystyna Williams
T: 020 7527 2785
E: planning@islington.gov.uk

Issue Date: 03 December 2014
Application No: P2014/2448/FUL

(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Approve with conditions

Notice is hereby given of the above stated decision of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, relating to the application / development referred to below, at the location indicated, subject to the condition(s) listed and in accordance with the plans submitted, save insofar as may be otherwise required by the condition(s).

Location:	Newington Green Primary School, 105 Matthias Road, London N16 8NP		
Application Type:	Full Planning Application		
Date of Application:	18 June 2014	Application Received:	18 June 2014
Application Valid:	10 July 2014	Application Target:	04 September 2014

DEVELOPMENT:

Siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.

PLAN NOS:

Site Location Plan, Block Plan, Container Dimension from Mr Box (highlighting proposal 12.2mx2.59mx2.43m), Container Dimensions, CEA/2853 (Site Plan), CEA/2853/01, CEA/2853/05, Outline of Proposed Floor Plan, Proposed Floor Plan.

CONDITIONS:

- 1 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).

DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:

Site Location Plan, Block Plan, Container Dimension from Mr Box (highlighting proposal 12.2mx2.59mx2.43m), Container Dimensions, CEA/2853 (Site Plan), CEA/2853/01, CEA/2853/05, Outline of Proposed Floor Plan, Proposed Floor Plan.

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.

CONDITION: The development shall be constructed in accordance with the schedule of materials noted in part 9 of the application form.. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

CONDITION: The use of the storage container hereby approved is granted only for a limited period, being until 02 December 2017, on or before that date the temporary use shall cease.

On the cessation of the temporary use hereby granted the building and land shall revert to the use/purpose for which it was normally used prior to the grant of this planning permission.

REASON: The temporary container is such that the Local Planning Authority is only prepared to grant permission for a limited period.

Your attention is drawn to any **INFORMATIVES** that may be listed below

- 1 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. A pre-application advice service is also offered and encouraged. Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in accordance with the requirements of the NPPF.

Certified that this document contains a true record of a decision of the Council

Yours faithfully



**KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER**