

# 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>		
Date:	2 <sup>nd</sup> December 2014	

Application number	P2014/2448/FUL
Application type	Full Planning
Ward	Mildmay
Listed building	No
Conservation area	Newington Green Conservation Area
Development Plan Context	Conservation Area
Licensing Implications	None
Site Address	Newington Green Primary School, 105 Matthias Road, London N16 8NP
Proposal	Siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.

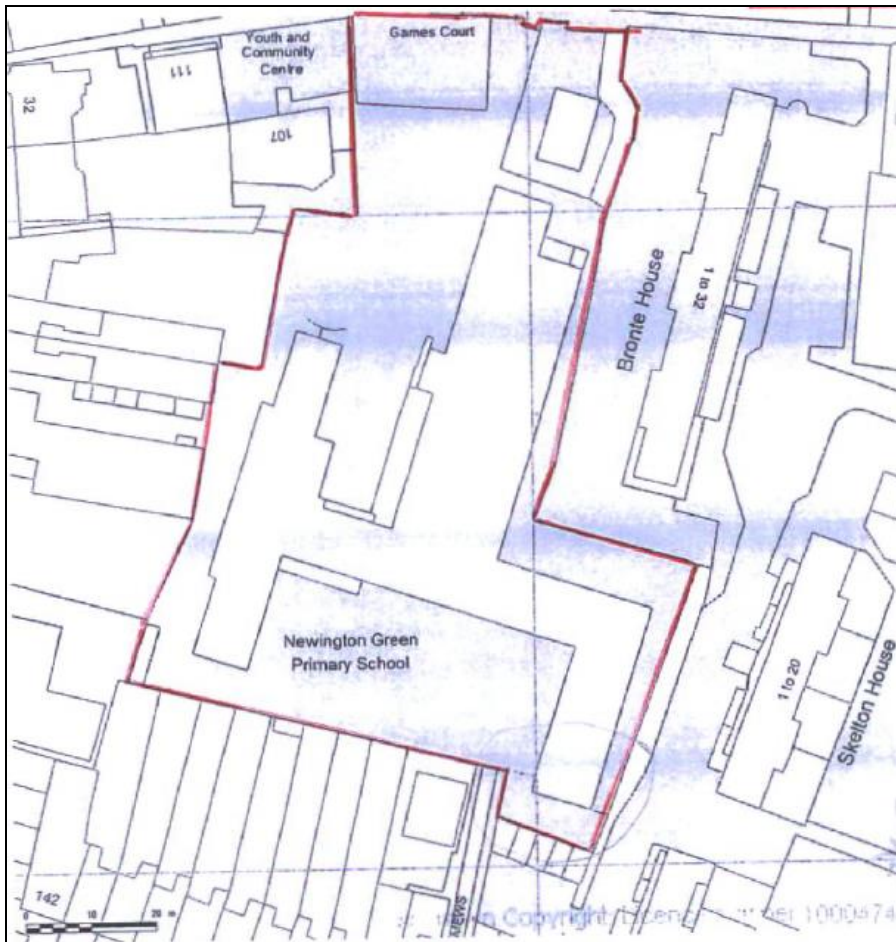
Case Officer	Krystyna Williams
Applicant	Newington Green Primary School – Ms Abi Misselbrook-Lovejoy
Agent	N/A

## 1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:

1. subject to the conditions set out in Appendix 1;

**2. SITE PLAN (site outlined in black)**



**3. PHOTOS OF SITE/STREET**



Image 1: Aerial photograph showing the southern most section of the site where the proposed storage container will be located

## **4. Summary**

- 4.1 Planning permission is sought for the siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.
- 4.2 The application is brought to committee because it is a Council-own development, albeit submitted directly by the school.
- 4.3 The proposed building is for the storage of furniture / educational items such as staging blocks for drama performances and display equipment for parent's events which are not needed on a daily basis. The school is undergoing substantial refurbishment and has lost the storage at cellar level due to the design of the new heating system. The cellar is now predominantly occupied by new pump equipment, boilers and water tanks so additional external storage space is required.
- 4.4 The proposed new structure will neither harm the appearance, character and setting of Newington Green Primary School nor the wider street scene, nor will it materially affect the amenity of adjacent residents.
- 4.5 It is therefore recommended that planning permission be granted subject to conditions.

## **5. SITE AND SURROUNDING**

- 5.1 The application site comprises a part two-storey, part one-storey main school building. The site is located to the east of Newington Green, with pedestrian access to the site from Matthias Road to the north and vehicular access via Matthias Road and Mildmay Road, via Auriga Mews.
- 5.2 The location of the proposed storage container is to the southern section of the site, towards the boundary with garages to the south and Waller House, a three-storey residential building to the east of the site.
- 5.3 The application site is not listed and a small part of the eastern section of the site is located within the Newington Green Conservation Area. The area to which the proposed container is to be located is not with a conservation area. The surrounding area is mixed in character and use.

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

- 6.1 Planning permission is sought for the siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school.
- 6.2 The proposed building is for the storage of furniture / educational items such as staging blocks for drama performances and display equipment for parent's events which are not needed on a daily basis. The school is undergoing substantial refurbishment and has lost the storage at cellar level due to the design of the new heating system. The cellar is now predominantly occupied

by new pump equipment, boilers and water tanks so additional external storage space is required.

- 6.3 The proposed storage container building will be steel and measure 2.43m in depth x 12.2m in length. The building will reach a height of 2.59m in total.
- 6.4 The siting of the building is discrete, in a corner location and will not require the repositioning of any existing building or play equipment.

## **7. RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

- 7.1 **P2013/3174/FUL** - Change of use of school playground (D1 use class) to weekly Sunday market (A1 use class). Approved 29/11/2013.
- 7.2 **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. Approved 02/09/2013.
- 7.3 **P042110** - Approval of details pursuant to condition 4 (method statement) of planning permission ref. P040910 dated 13/07/2004. Approved: 09/09/2004.
- 7.4 **P040910** - Installation of boundary fencing and gates and creation of 6 car parking spaces and refurbishment/redesign of existing garden/play area. Approved: 13/07/2004.
- 7.5 **P031493** - Installation of new boundary fencing (4 metres high). Approved: 16/09/2003.
- 7.6 **901329** – Erection of boundary wall. Approved: 23/04/1991.
- 7.7 **880918** – Improvements to existing East Boundary and part of North Boundary to Matthias Road. Withdrawn: 08/09/1988.
- 7.8 **880685** – Installation of 4m welded mesh perimeter fencing. Approved: 12/09/1988.

### **ENFORCEMENT:**

- 7.9 None

### **PRE-APPLICATION ADVICE:**

- 7.10 None.

## **8. CONSULTATION**

### **Public Consultation**

- 8.1 Letters were sent to occupants of 111 adjoining and nearby properties at Matthias Road, Woodville Road, Mildmay Road, Newington Green, and Auriga Mews.
- 8.2 A site notice and press advert was also displayed. Consultation expired on the 20<sup>th</sup> August 2014 however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 One objection was received from the public with regard to the application. Two issues were raised (with the paragraph that responds to the issues raised in brackets):
- Increase in vehicle/pedestrians using Auriga Mews (See paragraph 10.10)
  - Noise (See paragraph 10.11).

### **Internal Consultees**

- 8.5 **Design and Conservation:** Verbal comments provided – no objection.
- 8.6 **Education:** No comment.
- 8.7 **Parks & Open Space / Tree Preservation:** No comment.
- 8.8 **Planning Policy:** No comment.

## **9. RELEVANT POLICIES**

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**

- 9.1 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.

### **Development Plan**

- 9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, The Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

## **Designations**

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

- **Newington Green Conservation Area**

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

9.4 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 and appearance and impacts on Newington Green School building and conservation areas;
- Impact on amenity of neighbours.

### **Design and Appearance**

10.2 The application site relates to Newington Green Primary School, an irregular shaped site with pedestrian access to the site from Matthias Road to the north and vehicular access via Matthias Road and Mildmay Road, via Auriga Mews.

10.3 The application seeks to provide one storage container within the enclosed bin area to provide additional storage facilities for the school. This immediate area is located adjacent to the garages which form part of Waller House.

10.4 The proposed storage container will measure 12.2 metres in length, 2.43 metres in width and 2.59 metres in height.

10.5 There is an existing wall between the garage and Waller House, and the location of the proposed storage container. The southern section of the school site is surrounded by the rear gardens/elevations of adjoining residential buildings and subsequently the container will therefore not be visible from the surrounding streetscene.

10.6 The container will be made of steel with a blue finish as noted within the application form. The materials and finish proposed for the storage container are considered acceptable and would not have a detrimental impact on the surrounding character and appearance of the area. Furthermore, the Council's Design & Conservation officers have raised no objections to the scheme which is not considered to have a detrimental impact on the Newington Green Conservation Area.

10.7 Notwithstanding the above, the storage container is viewed as a temporary storage facility and subsequently a condition is recommended to limit the

consent to 3 years. During this time, the school is required to find a better and more permanent form of storage space within the main school building.

### **Neighbouring Amenity**

- 10.8 The Council seeks to ensure that new development does not harm the amenity of adjacent residents, either from loss of daylight, sunlight, privacy and overlooking, perceived sense of enclosure or noise. The proposed structure will be single storey and will be set to the rear of the main school building and screened by the existing boundary wall at the site.
- 10.9 The structure will be sited up to the southern boundary alongside garages. Whilst Waller House, a three-storey residential block is in relatively close proximity, there will be no material impact on the amenity of the adjacent residents, as the proposed container measures only 2.59m in height and will be used solely for the storage of furniture/educational equipment which are needed on a periodic, not daily, basis i.e. staging equipment or display equipment. No objections are raised to the siting of the storage facilities within the existing bin enclosure which is considered acceptable.
- 10.10 There has been one objection to the development. The main concern appears to be the potential increase in vehicle/pedestrian along Auriga Mews. The application does not propose to create any new access to the site. The container will be for storage use only and subsequently raises no concern insofar as movement to and from the site.
- 10.11 Increased noise has also been raised in the letter of objection. There is not considered to be any detrimental impact on surrounding residential amenity in terms on noise or nuisance given the proposed storage use. The storage container would remain predominantly locked as it is required for storage of items that are required at specific times of the year only. Even if it were to be used daily it would be during school hours and associated with the school and therefore low key.
- 10.12 In terms of the existing bin storage area, there is no proposal to relocate the bin storage and there is space to accommodate the bin store alongside the proposed storage container. The bin storage capacity will not be altered and will still be readily accessible.
- 10.13 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 June 2013.

## **11.0 SUMMARY AND CONCLUSION**

### **Summary**

- 11.1 In accordance with the above assessment, it is considered that the proposed development is consistent with the policies of the London Plan, the Islington

Core Strategy, the Islington Development Plan and associated Supplementary Planning Documents and should be approved accordingly.

**Conclusion**

- 11.2 It is recommended that planning permission be granted subject to conditions and s106 legal agreement heads of terms 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>
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>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).</p>
<b>2</b>	<b>Approved plans list</b>
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>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.</p> <p>REASON: For the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<b>Materials</b>
	<p>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.</p> <p>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.</p>
<b>4</b>	<b>Limited Consent Period – Temporary Use</b>
	<p>CONDITION: The use of the building hereby approved is granted only for a limited period, being until 02 December 2017, on or before that date the temporary use shall cease.</p> <p>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.</p> <p>REASON: The temporary container is such that the Local Planning</p>

	Authority is only prepared to grant permission for a limited period.
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**List of Informatives:**

<b>1</b>	<b>Positive statement</b>
	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.

## **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.

### **2. Development Plan**

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

#### **A) The London Plan 2011 - Spatial Development Strategy for Greater London**

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

Policy 3.1 Ensuring equal life chances for all

Policy 3.18 Education facilities

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

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

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

##### **Spatial Strategy**

Policy CS8 (Enhancing Islington's Character)

##### **Strategic Policies**

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

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

### Design and Heritage

- DM2.1 Design
- DM2.2 Inclusive Design
- DM2.3 Heritage

### Energy and Environmental Standards

- DM7.4 Sustainable design standards

## **5. Designations**

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

- **Newington Green Conservation Area**

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

The following SPGs and/or SPDs are relevant:

- |  |                                     |
|--|-------------------------------------|
| <b>Islington Local Development Plan</b>      | <b>London Plan</b>                  |
| - Conservation Area Design Guidelines (2002) | - Sustainable Design & Construction |
| - Urban Design Guide (2006)                  |                                     |

