

PLANNING COMMITTEE REPORT

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

PLANNING SUB-COMMITTEE B		AGENDA ITEM NO:
Date:	29 th June 2015	NON-EXEMPT

Application number	P2015/0697/FUL
Application type	Full Planning
Ward	Mildmay
Listed building	No
Conservation area	Yes
Development Plan Context	Newington Green Conservation Area
Licensing Implications	None
Site Address	Newington Green Primary School, 105 Matthias Road, London N16 8NP
Proposal	Construction of a canopy to the western elevation of the school building of the nursery classrooms to provide a covered play space.

Case Officer	Krystyna Williams
Applicant	Islington Council – Mr Lee Griffiths
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 western elevation of the main school building where the proposed canopy will be located.

4. Summary

- 4.1 Planning permission is sought for the construction of a canopy to the western elevation of the school building of the nursery classrooms to provide a covered play space. The canopy would afford protection to a covered play area and therefore provide better quality play space for young children.
- 4.2 The application is brought to committee because it is a Council-own development.
- 4.3 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.
- 4.4 It is 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 application site is not listed but part of the site is located within the Newington Green Conservation Area. The surrounding area is mixed in character and use.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for the construction of a canopy to the western elevation of the school building of the nursery classrooms to provide a covered play space.
- 6.2 The proposed canopy will be located above existing ground floor windows and doors and will measure 29.5m in length by 4m in depth at northern section and 5.2m at the southernmost section.
- 6.3 The siting of the canopy is not visible from the surrounding streetscene.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **P2014/2448/FUL** - Siting of one storage container within the enclosed bin area of the school grounds to provide additional storage for the school. Approved at Planning Sub-Committee A on 03/12/2014.
- 7.2 **P2013/3174/FUL** - Change of use of school playground (D1 use class) to weekly Sunday market (A1 use class). Approved 29/11/2013.

- 7.3 **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.
- 7.4 **P042110** - Approval of details pursuant to condition 4 (method statement) of planning permission ref. P040910 dated 13/07/2004. Approved: 09/09/2004.
- 7.5 **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.
- 7.6 **P031493** - Installation of new boundary fencing (4 metres high). Approved: 16/09/2003.
- 7.7 **901329** – Erection of boundary wall. Approved: 23/04/1991.
- 7.8 **880918** – Improvements to existing East Boundary and part of North Boundary to Matthias Road. Withdrawn: 08/09/1988.
- 7.9 **880685** – Installation of 4m welded mesh perimeter fencing. Approved: 12/09/1988.

ENFORCEMENT:

- 7.10 None

PRE-APPLICATION ADVICE:

- 7.11 None.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 132 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 18th May 2015 however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 No objections have been received from the public with regard to the application.

Internal Consultees

- 8.4 **Education:** No comment.
- 8.5 **Parks & Open Space / Tree Preservation:** No comment.

8.6 **Access and Inclusive Design:** No comment.
External Consultees

8.7 **GLAAS:** No Need to Consult GLAAS.

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.

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

Development Plan

9.3 The Development Plan is comprised of the London Plan 2015 (Consolidated with Alterations since 2011), Islington Core Strategy 2011, Development Management Policies 2013, The 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

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

- Newington Green Conservation Area.

Supplementary Planning Guidance (SPG) / Document (SPD)

9.5 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 surrounding conservation area;
- 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 planning permission for the construction of a canopy to the western elevation of the school building of the nursery classrooms to provide a covered play space. The canopy would afford protection to a covered play area and therefore provide better quality play space for young children.
- 10.4 The proposed canopy would be located above the existing ground floor west facing windows and doors and will measure 29.5m in length by 4m in depth at northern section and 5.2m at the southernmost section.
- 10.5 The canopy will comprise a lightweight appearance of glass reinforced plastic (GRP) roof sheets. Glass reinforced plastic is a composite material made of plastic reinforced by fine fibres made of glass. The proposed panels will allow 90% light transmission whilst the UV filter blocks all UV radiation. Whilst allowing plenty of light through, the panels also cast plenty of shade and reflect the heat and glare of the sun.
- 10.6 The proposed works are considered minor and would not result in any harm to the host building, surrounding area or Newington Green Conservation Area in accordance with policies DM2.1 and DM2.3 of Islington's Development Management Policies 2013.

Neighbouring Amenity

- 10.7 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 canopy will be located above existing west facing windows and doors on the main school building. The canopy is located within the school site and does not have any impact on nearby residents.
- 10.8 There have been no objections to the proposed development. The proposal is 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 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

1	Commencement
	<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>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Location Plan 1301 PL(2-)00 rev A; 1301 DL(2-)01 rev P02, External Canopy – Elevation_Rev.A; External Canopy – Site Plan_Rev.A.</p> <p>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.</p>
3	Materials
	<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>

List of Informatives:

1	Positive statement
	<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. 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.</p>

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 2015 - 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

Energy and Environmental Standards

DM7.4 Sustainable design standards

DM2.2 Inclusive Design
DM2.3 Heritage

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:

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