

# 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 B</b>		
Date:	6 <sup>th</sup> July 2015	<b>NON-EXEMPT</b>

Application number	P2015/1905/FUL
Application type	Full Planning (Council own)
Ward	Bunhill
Listed building	No
Conservation area	Yes
Development Plan Context	East Canonbury Conservation Area
Licensing Implications	None
Site Address	Rotherfield Junior School, 23 Rotherfield Street, London N1 3EE
Proposal	Resurfacing of Playground and Erection of Additional Play Equipment in Playground

Case Officer	Duncan Ayles
Applicant	Natascha Lloyd
Agent	N/A

## 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

Image 1: Aerial photograph the northern elevation of the building and area where the play equipment will be located.



The Site

### 4. Summary

- 4.1 Planning permission is sought for works to the playground of the school, including the resurfacing of part of the playground, and the erection of additional play equipment. The proposed works are located in the northern part of the school site, within an area that is currently used as a playground.
- 4.2 The design of the play equipment is considered to be acceptable, and the proposal is not considered to give rise to any impact on the character and appearance of the East Canonbury Conservation Area. The proposal is also not considered to give rise to any adverse impact on neighbouring properties.
- 4.3 The playground contains a number of small trees and hedges along the northern boundary, and a tree within the site. However, the proposal does not propose the removal or pruning of any on site trees.

### 5. SITE AND SURROUNDING

- 5.1 The application site comprises a four storey London school board building that includes prominent decorative gables and polychromatic brickwork. The school itself is surrounded by a playground which contains a range of play and

sports equipment. The northern corner of the site is used by the early years section. The entirety of the playground is surfaced in tarmac.

- 5.2 The boundary treatment to the playground is formed by a two metre high mesh fence. In places the mesh fence is supplemented by a hedge and bamboo screening.
- 5.3 The site contains a number of small trees, including on either side of the entrance into the site from Elizabeth Avenue. The trees are not subject to tree preservation orders, although they are protected by virtue of being located within a conservation area.
- 5.4 The surrounding land uses are primarily residential, including Victorian and Georgian domestic development, post-war redevelopment and some contemporary infill.

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

- 6.1 Planning permission is sought for the resurfacing of the playground with a rubber surface. The application also proposes the erection of additional play equipment including a log weave, tyre shake bird table, weaving post and tunnel. These range in height from 2.88 metres to 0.86 metres.
- 6.2 The proposed play equipment is sited at least 3 metres away from the north-western boundary of the site onto Elizabeth Avenue. Some of the play equipment is located closer to the north-eastern boundary, being within 1 metre of the boundary of the school.

## **7. RELEVANT HISTORY:**

### **PLANNING APPLICATIONS:**

- 7.1 **P101886:** Replacement double leaf gate to be installed to existing boundary opening: Approved subject to conditions.
- 7.2 **P101184:** Erection of an enlarged single storey building to southern building and the installation of two extraction cowls to roof: Approved subject to conditions.
- 7.3 **P082453:** Installation of gate and side panel: Approved subject to conditions.
- 7.4 **P082114:** Installation of new door and Associated ramped Access to front elevation: Approved subject to conditions.
- 7.5 **P002591:** Installation of Fire escape: Approved subject to conditions.
- 7.7 **P11183:** Erection of Wire Mesh: Approved subject to conditions.

### **ENFORCEMENT:**

- 7.8 None

## **PRE-APPLICATION ADVICE:**

7.9 None.

## **8. CONSULTATION**

### **Public Consultation**

8.1 Letters were sent to occupants of 134 adjoining and nearby properties at Elizabeth Avenue and Rotherfield Street.

8.2 A site notice and press advert was also displayed. Consultation expired on the 11<sup>th</sup> June 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.

## **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:

- East Canonbury 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 the Rotherfield School Building
- Impact on amenity of neighbours.
- Potential Arboricultural Impacts

#### **Design and Appearance**

10.2 The application site relates to the Rotherfield Junior School, which is a prominent late-Victorian School Board building. The building is already surrounded on all sides by hard standing which is used as a playground and for sports. The existing playground is characterized by hard standing, and includes existing play equipment such as slides, swings and gazebos.

10.3 The proposed play equipment is of a similar scale and type to the existing equipment found within the playground, and is also clearly subordinate to the school building itself. Consequently it is not considered that the play equipment will give rise to any adverse impact on the character of design of the School Building. The materials proposed for the play equipment, which include timber and plastic, are also considered to be acceptable as they reflect the existing play equipment within the site.

10.4 In addition, it is not considered that the play equipment will be widely visible within the street scene. The equipment is situated behind an existing two metre fence which includes bamboo panels and a hedge which will be retained. These panels will block views of the new equipment from Rotherfield Street, limiting the impact of the development on the character of the Conservation Area.

10.5 The proposed works are considered minor and would not result in any harm to the host building, surrounding area or 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 play equipment is located within an enclosed school site, and will not lead to any loss of light or outlook to neighbouring properties.

10.8 The proposal is situated within a part of the site that is already intensively used as a play space, and includes play equipment. Consequently the proposal will not give rise to any increase in noise or activity within this part of the site.

10.9 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.

#### **Impact on Trees Within the Site**

10.10 The application site contains a number of small hedges and climbing plants on the northern boundary of the site. The applicant has not provided any arboricultural information to support the application such as a tree survey or method statement. However, the applicant has confirmed that the existing trees will be retained, which can be secured by email.

10.11 The entirety of the playground area is currently laid to concrete hard standing. Consequently it is not considered that the proposed hard standing will lead to any adverse impact on the trees including the tree roots. In addition, the play equipment will not require the creation of foundations of any significant depth.

10.12 The proposed development is not considered to give rise to any adverse impact on the health or amenity value of the onsite trees contrary to policy DM 6.5.

### **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

<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, Site Drawing, Site Drawing, Elevation Drawing</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>
<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>Trees</b>
<b>4</b>	<b>TREE RETENTION AND REMOVAL (COMPLIANCE):</b> No consent is hereby granted for the removal of any trees within the site.
	<p>REASON: In the interest of the protection of trees and to safeguard visual amenities.</p>

### 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



	<p>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>
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## **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**

**Health and Open Space**

**DM 6.5 Landscaping, Trees and Biodiversity**

**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:

- **East Canonbury 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>                             |
| - <b>Conservation Area Design Guidelines (2002)</b> | - <b>Sustainable Design &amp; Construction</b> |
| - <b>Urban Design Guide (2006)</b>                  |  |