

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		
Date:	14 March 2016	Non-Exempt

Application number	P2015/3606/FUL
Application type	Full Planning Application (Council's Own)
Ward	Junction
Listed building	Building not Listed
Conservation area	Building not located within a conservation area
Development Plan Context	None
Licensing Implications	None
Site Address	Yerbury Primary School, 67 Foxham Road London N19 4RR
Proposal	Creation of a new visitor entrance gate in existing brick boundary wall fronting Foxham Road and formation of an associated new entrance door in place of existing window to the east elevation.

Case Officer	Sandra Chivero
Applicant	Ms Cassie Moss
Agent	Peter Morris Architects

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 2: View of the location of the entrance gate from Foxham Road



Image 3: View of the location of the new entrance gate and alterations to window from Foxham Road

4. SUMMARY

- 4.1 The application seeks planning permission to create a new visitor entrance gate in the existing brick boundary wall fronting Foxham Road and to form an associated new entrance door in place of an existing window in the east elevation.
- 4.2 The new timber door with a fixed window above to the east elevation is considered to be in keeping with the style of the existing sash windows. It is therefore considered that the proposed new door with a window above would not harm the architectural character of the host Victorian School building.
- 4.3 The materials, design, appearance and location of the proposed new gate and fixed panel above is considered acceptable and would not detract from the streetscene.
- 4.4 The entrance would incorporate an electronic gate and access with level threshold which would provide inclusive access for visitors to the school.
- 4.5 Overall, the proposed development is not considered to have any material adverse impacts on adjoining residents' amenity levels in terms of noise disturbance or overlooking.
- 4.6 The application is brought to the committee because it is a council own application.

5. SITE AND SURROUNDING

- 5.1 Yerbury Primary School is a 3 storey Victorian school with a pitched roof. The site is located on the north eastern side of Foxham Road. The building is neither listed nor located within a conservation area. The immediate surrounding area is a mix of commercial and residential uses. Whittington Park lies to the north of the site.

6. PROPOSAL (IN DETAIL)

- 6.1 It is proposed to create a new entrance gate in the existing brick boundary wall fronting Foxham Road and form an associated new entrance door in place of existing window to the east elevation of the school building. The new entrance is for use by visitors to the school. The new entrance gate would improve control over visitors accessing Yerbury Primary School from Foxham Road.
- 6.2 The new entrance door to the east elevation would incorporate a single timber frame door and fixed window with glazing panels to match the existing sash windows. The existing structure in front of the subject window would be removed.
- 6.3 The new entrance gate would be 2.7m wide and consist of a sliding gate incorporating a cut-out metal panel. Above the sliding gate there will be a fixed cut-out metal panel with art work representing a drawing made by the pupils of Yerbury Primary School, replacing part of the existing boundary fence.
- 6.4 The new gate will be electronically operated. It will be opened at the start of the day and closed at the end of the day by the caretaker. It will not be operated by visitors. Visitors will then access the school building via a new entrance door with level threshold.

Revision 1

- 6.5 An amended plan was received on 01 March 2016 detailing an existing fence.

7. PLANNING HISTORY:

- August 2008: Planning permission (Ref. P081048) Granted for Installation of two solar photovoltaic arrays on south east and south west roofs of block A (main building) of the school.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 20 adjoining and nearby properties at Beversbrook Road, Foxham Road, Yerbury Road, Bush Industrial Estate and Station Road on 18 November 2015. A site notice and a press advert were displayed on 26 November 2015. The public consultation of the application therefore expired on 17 December 2015, 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 the writing of this report no objections had been received from the public with regard to the application.

Internal Consultees

- 8.3 **The Design and Conservation Officer** has no objections to the replacement of the window with a door following the style of the existing windows. It was further stated that the new entrance gate and fixed panel above are likely to be considered acceptable.

8.4 **The Inclusive Design Officer** As the gate is to provide a new visitor entrance it should be ensured that the means of opening the gates are suitable for use by disabled people to operate and it may also be difficult for people with pushchairs and young children.

8.5 The Inclusive Design Officer was pleased to note the level/flush threshold to the gate. A confirmation was also requested as to whether the route between the gate and the new door is level and also if the new entrance door is level/flush threshold.

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:

- None

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
- Neighbouring Amenity

Design

10.2 There are currently 2 no. pedestrian gates and 1 no. vehicle access gate to the Foxham Road boundary leading directly into the school playground. It is proposed to create an additional entrance gate leading directly to the new building entrance to the

east elevation. This is for use by visitors to the school. The aim of the new entrance gate and door is to improve control over visitors. The principle of the new entrance gate and door is therefore considered acceptable.

- 10.3 The new entrance gate would be 2.7m wide and consist of a sliding gate incorporating a cut-out metal panel. Above the sliding gate there will also be a fixed panel incorporating cut-out metal art work representing a drawing made by the pupils from Yerbury Primary School. There is currently fencing on top of the front boundary wall. The installation of a fixed panel at the same height as the existing high fence is considered acceptable at this location. Due to materials, design, appearance and location the proposed new gate and fixed panel above is considered acceptable and would not detract from the streetscene.
- 10.4 The materials, design and appearance of the proposed new entrance door and fixed window above are considered not harm the architectural character of the host building.
- 10.5 The removal of the redundant structure in front of and the metal cage to the side of the existing subject window is welcome as it would result in the removal of clutter leading to the entrance.
- 10.6 The new timber door with a fixed window above to the east elevation incorporating fixed glazing panels is considered to be in keeping with the style of the existing sash windows. The proposed new door with a window above would not harm the architectural character of the host Victorian School building.
- 10.7 Overall the proposal would accord with policy DM2.1 of the Development Management policies (2013) which requires new development to respect and respond positively to existing building and wider context.

Neighbouring Amenity

- 10.8 The new gate with a fixed panel above and entrance door given their location, scale and design would not result in overshadowing, overlooking, loss of privacy, over-dominance, increased sense of enclosure or loss outlook to neighbouring residential properties. The proposal therefore accords with policy DM2.1 which requires development to safeguard the residential amenity to neighbouring properties.

Inclusive Design

- 10.9 The level/flush threshold to the new entrance gate is welcome. The applicant has confirmed that the new gate will be electronically operated and will be opened at the start of the day and closed at the end of the day by the caretaker. It will not be operated by visitors. The new visitor entrance door and route from the gate will be level.
- 10.10 Overall, it is considered that the new entrance would provide inclusive access for visitors to the school. This would be in line with policy DM2.1 and the Inclusive Design SPD which requires new development to facilities and promote inclusive and sustainable communities.

SUMMARY AND CONCLUSION

- 10.11 Given their location, scale, design and materials the proposed new gate with a fixed panel above and entrance door are acceptable in design terms and would not result in overshadowing, overlooking, loss privacy, over-dominance, increase sense of enclosure or loss outlook to neighbouring residential properties.
- 10.12 Overall, the proposal is considered to accord with relevant policies.

Conclusion

- 10.13 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 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)
2	Approved plans list DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans: Site Plan - 176 01, Existing Entrance Plan + Elevation 176 01, 176 02A, 176 03, 176 04, 176 05; Planning Report – 21 August 2015. 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.
3	Materials to Match (Compliance) CONDITION: Details of the laser cut metal sliding gate and fixed panel, and the entrance door hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any work at site. 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

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. 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 a timely manner in accordance with the requirements of the NPPF.
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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.

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)

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

7. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Plan

- Inclusive Landscape Design
- Urban Design Guide

London Plan

- Accessible London: Achieving and Inclusive Environment