



REGULATORY SERVICES COMMITTEE

1 June 2017

Subject Heading:

P0343.17: Dame Tipping School, North Road, Havering-atte-Bower

The demolition of existing extensions and the construction of a single storey classroom block (Application received 15/3/2017)

Ward:

Havering Park

Lead Officer:

**Helen Oakerbee
Planning Manager**

Report Author and contact details:

**John Robertson
Senior Planning Officer
John.Robertson@havering.gov.uk
01708 43 2642**

Policy context:

**Local Development Framework
The London Plan
National Planning Policy Framework**

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Communities making Havering
Places making Havering
Opportunities making Havering
Connections making Havering

[X]
[X]
[]
[]

SUMMARY

The proposal is to demolish two existing, single storey, timber clad, modular classroom structures at the rear of the main school building and to replace these with a single storey classroom block. This new block will be located in a broadly similar location to the older classrooms but would be set in more from the northern boundary and more integrated with the main school buildings.

The development raises considerations of potential impact of the proposed classrooms on the Green Belt, the streetscene and the conservation area, as well as any impacts on the amenity of nearby residential properties.

The proposal involves a small net floorspace increase in the Green Belt but the increase in cubic capacity would be very small relative to the existing school buildings. The new classroom block would be set further back from the site boundary and there would be no harm to the openness of the Green Belt. Its design is considered sympathetic to the original buildings and to the conservation area. There is judged to be no material harm to the Havering Ridge Area of Special Character. There will be no significant impact on the amenity of adjoining properties and no parking or highway issues as the proposal involves a minimal increase in floorspace and there will be no increase in pupil or staff numbers as a result. Approval is therefore recommended subject to conditions.

RECOMMENDATIONS

To authorise the Director of Neighbourhoods to grant planning permission subject to the conditions as set out below:

1. Time Limit

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. In Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. External Materials

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

4. Construction Methodology

No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:-

Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

5. Hours of Construction

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1. Approval - No negotiation required

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

REPORT DETAIL

1. Site Description

- 1.1 The application site lies on the west side of North Road within Havering-atte-Bower. It contains a number of single storey buildings forming a primary school. These include an 18th century school building, 2 modular classroom blocks built in the 1960s and a modern extension.
- 1.2 The site lies within the Green Belt, the Havering-atte-Bower conservation area and the Havering Ridge Special Character Area.

- 1.3 The site adjoins a detached single storey building in commercial use to the south, a two storey semi-detached dwelling to the north and open land in the Green Belt to the west. Vehicle access to the school is from the rear via a narrow track off North Road.

2. Description of Proposal

- 2.1 The proposal is to demolish two existing, single storey, timber clad, modular classroom structures at the rear of the main school building and to replace these with a single storey classroom block. This new block will be located in a broadly similar location to the older classrooms but would be set in more from the northern boundary and more integrated with the main school buildings.
- 2.2 The existing classrooms to be replaced contain 127 sq m of floorspace and are in poor condition. The proposed new classroom block will include 160 sq m of new classroom space and, because of the sloping site, be between 2.9 and 3.2m high with a flat roof. It will be timber clad and include a covered walkway outside. In addition a new entrance lobby will be created and part of the area freed up by demolishing the older classrooms will become a hard play area. There will be no increase in pupil numbers as a result of this proposal.

3. Relevant History

- 3.1 The following planning decisions are of relevance:

P1351.11 - Erection of 3m high green mesh fence to provide secure play area on field to the rear of school -including a hard surface playing area
Apprv with cons 07-10-2011

P0915.95 - Single storey extensions to classrooms/storage area with link
Apprv with cons 11-10-1995

P1248.93 - Extending existing play area. Hardstanding for cars. (Revised plans received 24/1/94)
Apprv with cons 18-02-1994

P0494.92 - Replacement Staffroom
Approve no cons 02-06-1992

P1556.91 - Replacement of changing rooms and shower facilities.
Apprv with cons 02-04-1992

4. Consultations/Representations

- 4.1 The application was notified by a site notice and advertisement in the press.
- 4.2 Notifications were sent to 15 neighbouring occupiers and no objections were received.

4.3 The following consultation responses have been received:

Traffic & Streetcare - no objection.

Historic England - application unlikely to have significant effect on heritage interests of archaeological interest and no further assessment or conditions required.

5. Relevant Policies

5.1 Policies CP14 (Green Belt), CP18 (Heritage), DC29 (Educational Premises), DC61 (Urban Design), DC68 (Conservation Areas) and DC69 (Other Areas of Special Townscape or Landscape Character) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.

5.2 Policies 3.18 (Education facilities), 7.4 (local character), and 7.6 (architecture) of the London Plan, are material considerations.

5.3 The National Planning Policy Framework is generally relevant to these proposals.

6. Staff Comments

6.1 The main issues for this application are the impact of the proposed classrooms on the Green Belt, the streetscene and the conservation area, as well as any impacts on the amenity of nearby residential properties.

Green Belt Implications

6.2 The site lies within the Green Belt and a school is not one of the types of development normally allowed in the Green Belt. LDF Policy DC45 allows for replacement of or extension of existing dwellings in the Green Belt subject to certain size limitations, but makes no such allowances for schools.

6.3 However, the more recent National Planning Policy Framework (NPPF) allows for, as an exception to the normal restriction on inappropriate development in Green Belt:

- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

6.4 The NPPF does not set a specific limit on the size of any replacement or extension, allowing a judgment to be made on what "not materially larger" means. This provision can clearly apply to schools rather than just dwellings.

As LDF Policy DC45 is out of date relative to the NPPF, the provisions of the NPPF are applied here.

- 6.5 It is difficult to apply normal calculations of cubic capacity on this site, which contains a small, 18th century school building and a number of single storey extensions which have been added to the site since then, although exact dates are unclear. The more modern additions to the school appear likely to be in the order of 100% of the original volume of the small 18th Century school building.
- 6.6 However, the current proposal is largely to replace two existing classrooms with a classroom block of similar scale. This would result in a modest increase in floorspace compared with the classrooms to be replaced. The footprint of the replacement classrooms would be 160 sq m, which would be a 33 sq m increase in footprint over the existing classrooms. There would therefore be a fairly small overall increase in floorspace and volume compared with buildings already existing on the site.
- 6.7 However, the main concern is whether the openness of the Green Belt would be harmed by overdevelopment of the site or a large, obtrusive building. In contrast, the replacement classrooms would be integrated more with the existing built footprint of the site, opening up the site to some extent. They would be set further back from the northern boundary of the site than the existing classrooms and more difficult to see from locations in the Green Belt. This would help maintain and enhance the open character and appearance of this part of the Green Belt.

Design/Impact on Streetscene

- 6.8 The proposed replacement classrooms would be at the rear of the main school building, screened by other buildings from the road to the east. From the open land in the Green Belt to the west, the new classroom would be barely visible of screening by existing buildings and because of the steep fall of the land to the west. Where they can be seen, they would be viewed against the backdrop of the main school buildings. The proposal is not therefore judged to have any harmful impact on the Havering Ridge skyline and no detrimental impact on its special character.

Impact on Conservation Area

- 6.9 The school site lies within the Havering-atte-Bower conservation area and contains an 18th Century school building at the front of the site. When assessing applications for development, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the conservation areas under s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This does not mean that development will necessarily be opposed, only that any proposal should not be detrimental to the special interest of the wider conservation area.

- 6.10 The proposed new classrooms will be to the rear of the site and barely visible from outside the school site. Their design is considered reasonably sympathetic to the existing school buildings, and will be replacing older, temporary classroom structures of no great design value. On this basis, there will be no significant impact on the character of the conservation area.

Impact on Amenity

- 6.11 As noted above, the proposed new classrooms would be screened by other buildings from the road and from the commercial building to the south. There is only a landing window in the flank wall of the dwelling to the north facing the school and this is at an oblique angle. The classrooms would be single storey structures and will not result in impacts on light or overlooking for any adjoining properties. There will therefore be no significant impact on amenity.

Parking and Highway Issues

- 6.12 The proposal is to replace existing classrooms with new ones with a minimal increase in floorspace so there will be no increase in school capacity, staff or pupil numbers. There are therefore no obvious highway or parking issues arising from this proposal and there is no objection from the Local Highway Authority.

Mayoral Community Infrastructure Levy

- 6.13 The proposal is not CIL liable as the proposed net increase in floorspace is under 100 sq m and the proposal is for education purposes.

7. Conclusion

- 7.1 The proposal involves a small net floorspace increase in the Green Belt but the increase in cubic capacity would be very small relative to the existing school buildings. The new classroom block would be set further back from the site boundary and there would be no harm to the openness of the Green Belt. Its design is considered sympathetic to the original buildings and to the conservation area. There is judged to be no material harm to the Havering Ridge Area of Special Character. There will therefore be no significant impact on amenity of adjoining properties and no parking or highway issues. Approval is recommended.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

None.

Human Resources implications and risks:

None.

Equalities implications and risks:

The Council's planning policies take into consideration issues of equality. The proposals will provide enhanced teaching facilities and will also enable improvements to the accessibility of the school buildings.