

Agenda Item: 6.8

This is a Major Application for which the 13 week period expires on 22/12/2006.

06/02272/P

22/09/2006

Upper Norwood

Application for full planning permission

Agent:

Lewis and Hickey Ltd
17 Dorest Square
London
NW1 6QB

Applicant:

Virgo Fidelis School
147 Central Hill
Upper Norwood
London
SE19 1RS

Location: Virgo Fidelis Convent, Central Hill, Upper Norwood, London, SE19

Description: Erection of four storey school extension and erection of free standing 12 metre wind turbine.

Drawing No(s): 5346.1, A1-01rev1, A1-02rev1, A1-11rev1, A1-12rev1, A1-13rev1, A1-14rev1, A1-15rev1, A1-20rev1, A1-21rev1, A1-22rev1, A1-30rev1, A1-31rev1.

Recommendation: **Grant Permission**

Subject to the following condition(s) and reason(s):-

1. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
2. The school extension hereby permitted shall not be occupied before the Travel Plan received as part of this planning application has been implemented.
Reason: To comply with Policy T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
3. A site plan and details showing at least 20 'Sheffield' cycle stands (or similar) on the site for use by the future occupants of the building shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be installed on site in accordance with the approved details prior to occupation of the building and shall be retained or so long as the development is in existence.
Reason: To comply with Policies T2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. A scheme showing the protective fencing to be erected along the drive that provides access to the development site shall be submitted to and approved in writing by the Local Planning Authority. The protective fencing is to be constructed in accordance with BS5837, Trees in Relation to Construction, 2005, Fig 2 and shall be erected before any materials, machinery or equipment are brought onto the site for the purposes of development. The fencing shall be retained in position until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels within be altered, nor shall any excavation be made without the formal consent of the Local Planning Authority.

Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

6. The development shall be begun within three years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

- . The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, SP27, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, EP16, T2 and CS1.

The development is considered to be satisfactory in relation to the following:-

- . (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the safety and security of buildings and the spaces around them
- (j) accessibility to buildings

- (k) the employment policies of the development plan
- (l) the housing policies of the development plan
- (m) sustainability issues
- (n) the urban design policies of the development plan
- (o) the transport policies of the development plan
- (p) the community services policies of the development plan
- (q) the provision of satisfactory living accommodation for future residents of the flats

and having regard to all other matters raised.

Ward: UPPER NORWOOD

PLANNING COMMITTEE

Lead Officer: Head of Planning Control

14th December 2006

06/2272/P Virgo Fidelis Convent, Central Hill, SE19

1. SUMMARY

- 1.1 This report concerns an application for full planning permission for the erection of a four storey classroom extension to the Virgo Fidelis school and the erection of a 12 metre high wind turbine. The extension would be wrapped around the south east corner of the existing sports hall.

2. RECOMMENDATIONS

- 2.2 Grant planning permission subject to the conditions, reasons and informatives set out in the Agenda.

BACKGROUND

(a) Site Description

- 3.1 The application site is located within the grounds of the Virgo Fidelis Convent, which is sited between Central Hill and Crown Dale to the north and Hermitage Road to the south. The Virgo Fidelis Convent site has a total area of just under 10 hectares and comprises of the Virgo Fidelis Convent, Senior School, Junior School, Church and open grounds including playing grounds, and wood and scrubland. The Convent is an imposing Victorian building which is Locally Listed. To the southern end of the Convent building is a 12 metre high post war sports hall.
- 3.2 Large areas of the site are subject to Tree Preservation Orders (16 of 1968 and 2 and 9 of 1992) and are classified as Educational Open Land. However, the land relating to this application is not classified as such.
- 3.3 The surrounding buildings comprise primarily of residential houses consisting of two storey residential flats adjacent to the eastern boundary, to the south and

west the residential composition is a mix of detached and semi-detached properties on larger sites with large rear gardens.

(b) **Relevant Planning History**

- 3.4 01/0803/P Outline permission granted 22 July 2004 for residential and leisure developments on other parts of the Virgo Fidelis site.
- 3.5 03/0073/P Outline permission granted 22 July 2004 for the erection of a three storey school classroom extension, a single storey detached building for use as a creche/counselling centre and the provision of associated parking.
- 3.6 There are currently three other outstanding application on the site; 06/485/P for the relocation of a storage building, 06/4802/P for a new amphitheatre on the north of the site and 06/4703/P for the erection of five/six storey building comprising parking at lower ground floor level and 33 flats. These applications are currently under consideration.

(c) **Proposal**

- 3.7 Permission is sought for the erection of a four storey classroom building attached to the existing school. Although this is an application for full planning permission, it proposes an extension to the school in the same location as the extension for which outline permission was granted in 22 July 2004 (ref 03/0073/P).
- 3.8 The main part of the building would be 14 metres high but would have a lift overrun and plant room on the top which would have the total hieght of 15.5. The eastern elevation would be 33 metres wide and would protrude 17 metres from the sport hall. The southern elevation would be 23 metres wide and would protrude 12.5 metres from the sports hall.
- 3.9 The building would contain an open atrium in the centre, giving natural light from the ceiling to the circulation spaces. Around this circulation space would be a variety of flexible classrooms as well as toilet facilities, two flights of stairs and a lift.
- 3.10 The eastern elevation of the building would be part rendered, part glass with a strong horizontal emphasis. Outside of this elevation would be horizontal timber louvres which would be a natural way to prevent overheating. The northern and southern elevations would be mostly rendered.
- 3.11 The development would achieve 10% energy from renewable sources. In order to achieve this, a windturbine would be erected to the north of the site next to the tennis courts.

4. PLANNING POLICIES

- 4.1 The relevant policies of the Replacement Unitary Development Plan (The Croydon Plan) are: SP1, SP2, SP3, SP27, UD1, UD2, UD3, UD6, UD7, UD8, UD13, UD14, EP16, T2 and CS1.

5. CONSULTATIONS

- 5.1 Notification letters have been sent to 226 neighbouring properties and the planning application was advertised as a major application in the local press. One letter of objection was received from a local resident which objected to the scheme because of a lack of parking that is proposed with the scheme.
- 5.2 All the neighbours were reconsulted after the wind turbine was included in the proposal. A further letter of objection was then received from another local resident objecting to the wind turbine on grounds of noise nuisance, design and that it could kill birds.

6. CONSIDERATIONS

- 6.1 The main issues to be considered are:-
- (1) Whether the principle of the development and proposed uses complies with the land use policies of the replacement UDP (The Croydon Plan);
 - (2a) bulk and design of the proposed extension
 - (2b) the residential amenity of neighbouring property;
 - (2c) parking, highway safety and transport;
 - (2d) trees and open land issues.

(1) The principle of development

- 6.2 There are no policy objections to the provision of additional educational facilities, as Policy CS1 states that these facilities will normally be permitted. The principle of a school extension in this particular location was decided with the outline application 03/0073/P which was granted 22 July 2004. Although this permission was only for a three storey building, it is not considered that there is any reason to object to a four storey extension in principle. There are, furthermore, no objections in principle to the windturbine.

(2a) Massing and Design

- 6.3 The proposed development is higher than the extension that was previously approved under the outline permission. As such, the extension would be higher

than the sports hall it is attached to. Viewed from the south, the proposed extension would dominate this part of the sports hall. The sports hall itself is an extension to the Convent building and church, which are considerably higher than the sports hall. Given that the proposed classroom building would have an interesting design; it is considered that the height and bulk of the proposed extension is acceptable in these circumstances.

(2b) Residential Amenities

- 6.4 The nearest residential properties are a considerable distance (30 metres) from the development, and as such it is not considered that the development would have no significant impact on local residential amenities by reason of overlooking, loss of outlook or daylight and sunlight considerations.
- 6.5 The windturbine would be relatively small and would only have a height of 12 metres. The wind turbine would be well over 100 metres from the nearest residential property. As such, it is not considered that any possible noise nuisance from the turbine would have an affect on local residential amenities. The Council's Specialist Pollution Officer has raised no objections to the proposal.

(2c) Transport and parking considerations

- 6.6 A travel plan has been resubmitted with this application that was originally submitted with the outline application that was granted 22 July 2004. This travel plan covers the school extension, the visitors' residence, the residential development as well as the swimming and leisure facilities.
- 6.7 It was considered at the time that the proposed intensification would not have a significant impact on the highway network. In line with this, the Council's transport officer has not objected to the scheme and has recommended that the implementation of the travel plan should be a condition of any permission granted.

(2d) Tree and open land issues

- 6.8 The Council's Arboricultural Officer has commented on the proposal and has raised no objections to the scheme in principle, but has requested a condition to monitor aspects of the demolition and construction of the building which would impact on the roots of trees.
- 6.9 The land on which the extension would be built is not classified as 'Local Open Land' or 'Educational Open Land' and as such there is no objection in principle to building in this location.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.2 The extension would achieve in excess of the 10% target requirement to offset predicted carbon emissions. This will be achieved by Photovoltaic solar panels on the roof and the wind turbine discussed above. The Council's Environmental and Sustainability Manager is satisfied that the target can be achieved.
- 7.3 There is no scientific evidence that windturbines kill birds, but bird mortality is normally associated with large offshore wind turbine parks and not with smaller ones like proposed with this application.

8. EQUALITIES CONSIDERATIONS

- 8.1 The building would be fully accessible.

Case Officer:	Joost Van Well
Background Documents:	2 letters of objection from adjoining occupiers
Contact Officer:	Mr P Mills 0208 760 5419