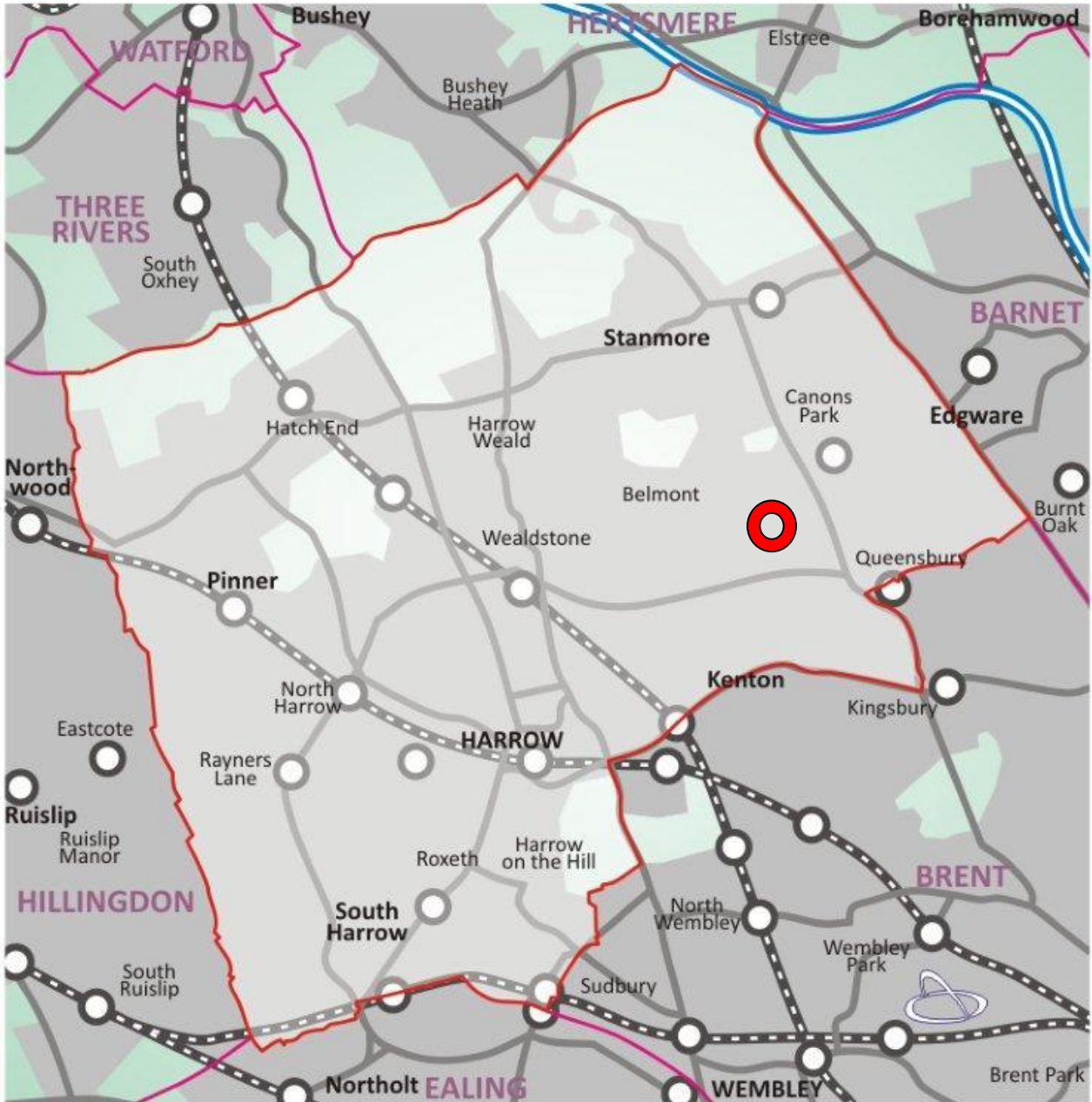
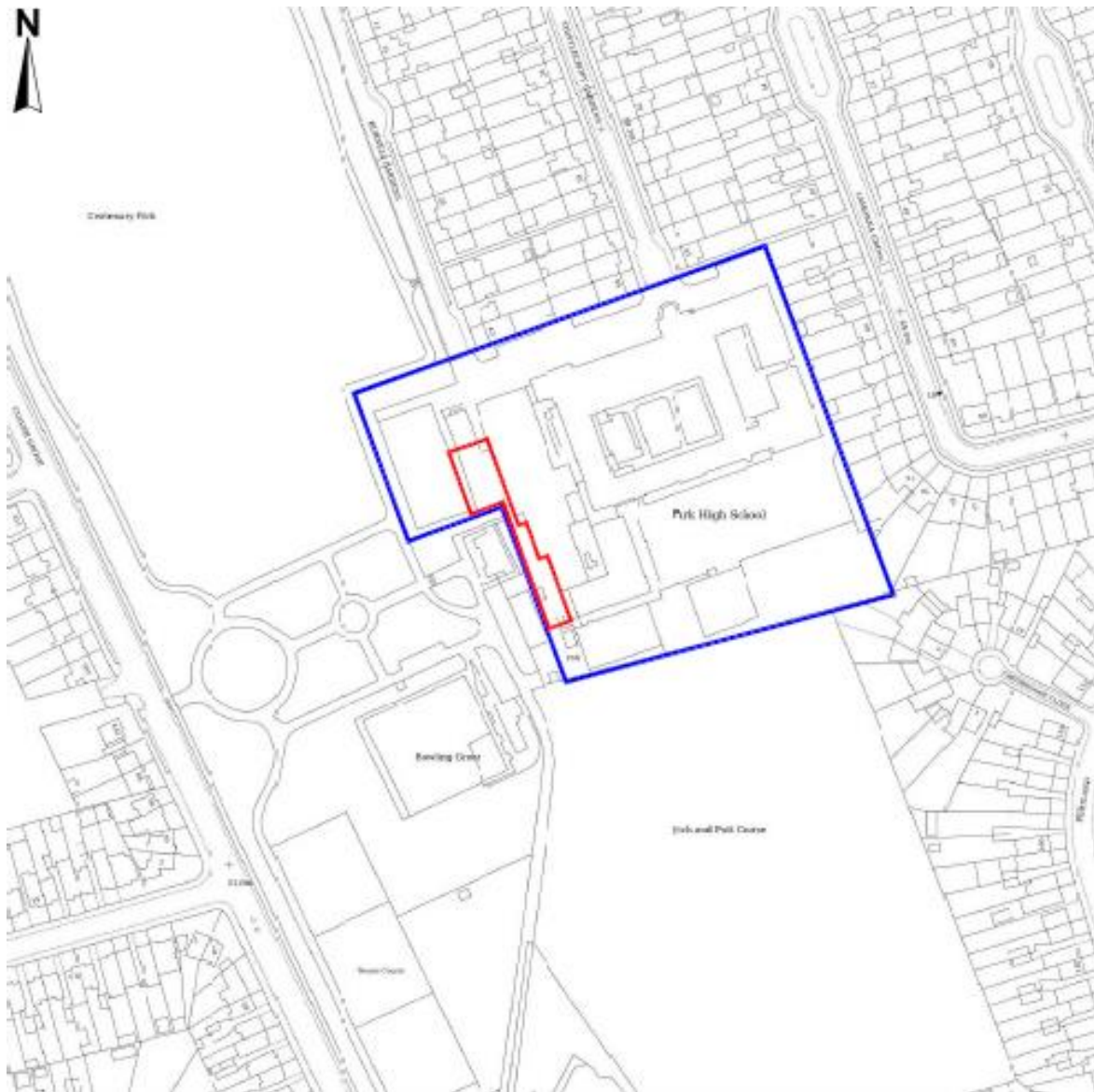


 = application site



**Park High School Thistlecroft Gardens, Stanmore, Harrow, PL/0456/23
HA7 1PL**

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

17th January 2024

APPLICATION NUMBER: PL/0456/23
VALID DATE: 07th NOVEMBER 2023
LOCATION: PARK HIGH SCHOOL THISTLECROFT GARDENS
WARD: STANMORE
POSTCODE: HA7 1PL
APPLICANT: MR MATTHEW MAYES
AGENT: N/A
CASE OFFICER: DENISS NIKANDROVS
EXPIRY DATE: 02/01/2024

PROPOSAL

Creation of 3 temporary classrooms

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The proposal would preserve the school's educational facilities whilst ensuring that necessary alterations to existing facilities can be dealt with appropriately and safely, it would not detract from the character and appearance of the application site and area in a wider context and would not result in undue harm upon the openness and open character of the Designated Open Space sited within the confines of the site. The proposal would have an acceptable impact upon the residential amenity of neighbouring properties and would not result in a significant intensification in terms of parking and highways impacts. The development is not considered to be susceptible to harmful flooding and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended). In light of the above the proposed development would be in accordance with the National Planning Policy Framework (2023), Policies D3, D4, D11, D12, S1, S3, S12, SI 13, T4, T5 and T6 of the London Plan (2021) Policies CS1.B, CS1.F, CS1.Q, CS1.R, CS1.S, CS1.U, CS1.W and CS1.Z of the Harrow Core Strategy (2012), and Policies DM1, DM2, DM9, DM10, DM18, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013).

INFORMATION

This application is reported to Planning Committee as it relates to development on land owned by the Council and therefore falls within proviso C (i) of the Scheme of Delegation.

Statutory Return Type: (E)18.Minor Development, all other
Council Interest: Council is freeholder
Net additional Floorspace: Approximately 225sqm
GLA Community
Infrastructure Levy (CIL)
Contribution (provisional): N/A
Local CIL requirement: N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

1.0 SITE DESCRIPTION

- 1.1 The host site is located on the southern end of Thistlecroft Gardens and Burnell Gardens. The school is a mixed gender secondary school with a nursery school and a Police Station nearby in the adjacent Centenary Park.
- 1.2 The site consists of multiple two to four storey school buildings built up in an eclectic fashion with a sports hall and various sports pitches throughout the site complex. The majority of these buildings have flat roofs with some benefitting from small pitches.
- 1.3 The majority of the site is hard surfaced, with there also being some landscaped courtyards within the site. The proposed site (where the proposed classrooms are to be located) will be on a landscaped portion of the site which has recently been cleared.
- 1.4 The surrounding area is predominantly residential, consisting of similar two-storey semi-detached dwellinghouses. These are predominantly to the northern and eastern border of the site.
- 1.5 The site adjoins Centenary Park, a large green space to the southern and western boundary. A nursery is located to the south of the site.
- 1.6 The host site is not located within a conservation area and there are no listed buildings on or adjacent to the host property.
- 1.7 The site is not within the green belt or a flood zone but is within a critical drainage area. The site has a PTAL rating of 1a (poor).

2.0 PROPOSAL

- 2.1 The application seeks planning permission for the Creation of 3 temporary classrooms and 6 freestanding toilets.

2.2 Classrooms

- The proposed three classrooms (A, B and C) would each have a depth of 9.3 metres each and a width of 7.7 metres They would have a height of 3 metres to the eaves of the flat roofs.
- Each classroom would be constructed from three 30ft shipping containers and painted blue to match the school colours, adjacent fencing and metalwork.
- They would be joined together adapted to provide windows/doors as well as the internal finishes, power, data and ventilation.
- Classroom A would be provided with level access. Classrooms B and C would be provided with steps.

Toilets

- The proposed toilets would have depth of 3.5 metres and a width of 3 metres. They would have a flat roof appearing to match that of the main classroom units.
- They would match the design of the classrooms.

3.0 RELEVANT PLANNING HISTORY

3.1. A summary of the relevant planning application history is set out below:

Ref no.	Description	Status & date of decision
P/3674/18	Single storey infill glazed extension for use as a new library.	Grant
P/1502/17	Details pursuant to condition 3 attached to planning permission P/0940/14 allowed on appeal reference APP/M5450/A/14/2215531 on 30/07/2016 for for variation of condition 1 attached to planning permission EAST/298/96/VAR dated 16-JUL-1996 to allow for use of sports hall by members of the public for sports purposes	Refused
P/4740/16	Replacement and installation of new windows	Grant
P/3425/14	DETAILS PURSUANT TO CONDITION 3 (MANAGEMENT STRATEGY) ATTACHED TO PLANNING PERMISSION P/0940/13 ALLOWED ON APPEAL REFERENCE APP/M5450/A/14/2215531 DATED 30/7/2014 FOR VARIATION OF CONDITION 1 OF PLANNING PERMISSION EAST/298/96/VAR DATED 16-JUL-1996 TO ALLOW FOR USE OF SPORTS HALL BY MEMBERS OF THE PUBLIC FOR SPORTS PURPOSES	Grant

P/0940/13	VARIATION OF CONDITION 1 OF PLANNING PERMISSION EAST/298/96/VAR DATED 16-JUL-1996 TO ALLOW FOR USE OF SPORTS HALL BY MEMBERS OF THE PUBLIC FOR SPORTS PURPOSES	Refused
P/2820/12	VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2161/09 DATED 08- DEC-2009 TO ALLOW THE RETENTION FOR AN ADDITIONAL THREE YEARS OF TWO-STOREY TEMPORARY BUILDING TO PROVIDE 9 CLASSROOMS	Grant
P/0978/12	NON-MATERIAL AMENDMENT APPLICATION TO PLANNING APPLICATION P/0850/10 DATED 19 JULY 2010 FOR INSTALLATION OF A LIFT AND VENTILATION DUCTS; EXTENSION INCORPORATING A COLD ROOM; STORE ROOMS AND REFUSE TO EAST OF DINING ROOM	Grant
P/0922/10	INSTALLATION OF 12 AIR CONDITIONING UNITS TO TWO STOREY TEMPORARY CLASSROOM BUILDING	Grant
P/0850/10	SUBMISSION OF DETAILS PURSUANT TO CONDITION 3 (MATERIALS) ATTACHED TO PLANNING PERMISSION P/2161/09 DATED 08/12/2009 FOR TWO STOREY TEMPORARY BUILDING TO PROVIDE 9 CLASSROOMS AND ANCILLARY ACCOMMODATION, SINGLE STOREY DETACHED BUILDING TO PROVIDE SPORTS	Grant

	CHANGING ACCOMMODATION AND NEW SUB STATION'	
P/0374/10	APPROVAL OF DETAILS PURSUANT TO CONDITIONS 4 (SEWAGE), 5 (SURFACE WATER) AND 6 (WATER ATTENUATION/STORAGE WORKS) ATTACHED TO PLANNING PERMISSION P/2161/09 DATED 08/12/2009 FOR TWO STOREY TEMPORARY BUILDING TO PROVIDE 9 CLASSROOMS AND ANCILLARY ACCOMMODATION, SINGLE STOREY DETACHED BUILDING TO PROVIDE SPORTS CHANGING ACCOMMODATION AND NEW SUB STATION.	Grant
P/2161/09	APPROVAL OF DETAILS PURSUANT TO CONDITION 2 (LANDSCAPING) OF PLANNING PERMISSIONREF: P/0186/08/CFU DATED 18/04/08 FOR 'EXTENSION OF EXISTING SCHOOL TO PROVIDE NEW 2-STOREY SIXTH FORM CENTRE AND ADDITIONAL PLAYGROUND AREA.'	Grant
P/1250/09	APPROVAL OF DETAILS PURSUANT TO CONDITIONS 5, 6 & 7 OF P/0186/08 DATED 18/04/2008 FOR 'EXTENSION OF EXISTING SCHOOL TO PROVIDE NEW TWO STOREY SIXTH FORM CENTRE AND ADDITIONAL PLAYGROUND AREA'.	Grant
P/4034/08	DISCHARGE OF CONDITION 9 (TRAVEL	Grant

	PLAN) OF PLANNING PERMISSION P/0186/08	
P/3107/08	VARIATION OF CONDITIONS NO. 5, 6, 7 & 8 PURSUANT TO PERMISSION P/0186/08/CFU	Grant
P/2565/08	DISCHARGE OF CONDITIONS 4 (MATERIALS) & 8 (SUSTAINABILITY) PURSUANT TO PERMISSION P/0186/08/CFU	Grant
P/2095/08DDP	DETAILS OF SURFACE WATER ATTENUATION/STORAGE REQUIRED BY CONDITION 7 OF PLANNING PERMISSION P/0186/08/CFU	Refused
P/2094/08DDP	DETAILS OF DISPOSAL OF SURFACE WATER REQUIRED BY CONDITION 6 OF PLANNING PERMISSION P/0186/08/CFU	Refused
P/2093/08DDP	DETAILS OF DISPOSAL OF SEWAGE REQUIRED BY CONDITION 5 OF PLANNING PERMISSION P/0186/08/CFU	Refused
P/1903/08CDP	DETAILS OF CONDITION 8 (SUSTAINABILITY) OF PLANNING PERMISSION P/0186/08/CFU	Refused
P/0186/08	EXTENSION OF EXISTING SCHOOL TO PROVIDE NEW 2-STOREY SIXTH FORM CENTRE AND ADDITIONAL PLAYGROUND AREA	Grant
P/0029/07	TWO SINGLE STOREY TEACHING UNITS FOR TEMPORARY TWO YEAR PERIOD	Grant
P/1465/05/DCP	CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT: REPLACEMENT OF DEFECTIVE CRITTAL WINDOWS WITH	Grant

	ALUMINIUM DOUBLE GLAZED UNITS	
EAST/521/00/FUL	INCREASE HEIGHT OF SECTION OF CHAIN LINK FENCE TO 2.8M	Grant
EAST/231/00/ADV	SCHOOL SIGN OPPOSITE ENTRANCE FROM BURNELL GARDENS (REVISED)	Grant
EAST/917/99/VAR	REVISED VARIATION OF CONDITION 14 OF LBH/45063 TO ALLOW USE OF GYM/SPORTS HALL FOR NON SCHOOL USE	Refused
EAST/298/96/VAR	VARIATION OF CONDITION 14 OF PLANNING PERMISSION LBH/45063/E TO RESTRICT THE USE OF GYM/SPORTS HALL TO SCHOOL USE ONLY	Grant
EAST/158/95/LA3	TWO EXTRACT FLUES (SOUTH ELEVATION RETAINED EAST ELEVATION ALTERED)	Grant
EAST/454/93/DET	DETAILS PURSUANT TO LBH/45063 DATED 3-SEP-92: SINGLE AND TWO STOREY EXTENSIONS AND TWO STOREY SPORTS HALL	Grant
EAST/45063/92/OUT	APPLICATION UNDER REG.4 OF THE T&CP GEN.REGS 1976: TWO X 2-STOREY EXTENSIONS TO EXISTING SCHOOL AND GYMNASIUM BUILDING	Grant
LBH/1358/3	RETENTION AND CONTINUED USE OF TWO TEMPORARY MOBILE CLASSROOM UNITS	Grant
LBH/1358/2	ERECTION OF 2 STOREY EXTENSION (LABORATORIES) AND SINGLE STOREY EXTENSION (KITCHEN)	Grant

LBH/1358/1	ERECTION OF TEMPORARY MOBILE CLASSROOM UNIT	Grant
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4.0 CONSULTATION

4.1 A Site Notice was posted on created on 13/12/2023 and was set to expire on 03/01/2024.

4.2 A total of 29 consultation letters were sent to neighbouring properties regarding this application.

4.3 A press notice was issued on 13/12/2023 and is projected to end on 03/01/2024.

4.4 Statutory and non-statutory consultation

4.5 N/A

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

5.2 'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

5.3 The Government has issued the National Planning Policy Framework [NPPF 2023] which sets out the Government's planning policies for England and how these should be applied and is a material consideration in the determination of this application.

5.4 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP]. The relevant polices are referenced within the report below and a summary within Informative 1

6.0 ASSESSMENT

6.1 The main issues are;

- Principle of the Development
- Character, Appearance and Design
- Residential Amenity
- Traffic and Parking
- Development and Flood Risk
- Fire Safety

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): S1, S3
- Harrow Core Strategy 2012: CS1.Z
- Harrow Development Management Policies Local Plan (2013): DM46

6.2.2 In accordance with Paragraph 99 of the NPPF (2023), Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

6.2.3 Policy S1 C of the London Plan notes that development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported.

6.2.4 Policy S3 of the London Plan relates to 'Education and childcare facilities'. Part B of the policy notes that development proposals for education and child care facilities should:

1. Locate facilities in areas of identified need.
2. locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling
3. locate entrances and playgrounds away from busy roads, with traffic calming at entrances
4. link to existing footpath and cycle networks to create healthy routes to schools, and other education and childcare facilities, to enable all children to travel actively to school (walk, cycle or travel by public transport)
5. maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures
6. encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities, and between early years and health and social care providers
7. ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach
8. ensure that facilities incorporate suitable, accessible outdoor space
9. locate facilities next to parks or green spaces, where possible

- 6.2.5 Part C of Policy S3 of the London Plan notes that development proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need.
- 6.2.6 Policy CS1.Z of Harrow's Core Strategy relates to 'Required Infrastructure'. It notes that proposals for new development will be required to demonstrate adequate capacity exists or can be secured both on and off site to serve the development. The development or expansion of physical or social infrastructure will be permitted where it is needed to serve existing or proposed development, or required to meet projected future requirements. The loss of community facilities will be resisted unless adequate arrangements are in place for their replacement or the enhancement of other existing facilities.
- 6.2.7 Policy DM46 of the Council's Development Management Policies Local Plan relates to 'New Community, Sport and Education Facilities' Part B of the Policy notes that proposals for the provision of new community, sport, and educational facilities will be supported where:
- a. they are located within the community that they are intended to serve;
 - b. subject to (a) they are safe and located in an area of good public transport accessibility or in town centres; and
 - c. there would be no adverse impact on residential amenity (see Policy DM1) or highway safety.
- 6.2.8 The proposed development is not considered to conflict with the interests of the above planning policy. The development involves the erection of a 3no. temporary classrooms which would provide sufficient classroom space to provide sufficient temporary educational accommodation in lieu of 8 existing modular classrooms which can no longer be used due to safety reasons. Whilst officers note that the proposed development would result in the loss of some of the open space provided between the sports hall and main school building, this space does not serve as a play area for students, but instead serves as an external space connecting various components of the school complex. Consequently, there would be no net loss in terms of children's play space. The proposed development would serve the existing student and staff base and would not increase the footfall of the school or intensify its use. The proposed extension is located within the confines of an existing school, as such the site's very poor Public Transport Accessibility Level (PTAL) of 1a is not of significant importance. Finally, the proposed development would not result in undue harm upon the residential amenity of neighbouring occupants and would not compromise highways safety, further assessment will be provided on this within the pertinent sections of this Committee Report.
- 6.2.9 In light of all the above, officers raise no objection to the principle of development.

6.3 Character, Appearance and Design

6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3, D4
- Harrow Core Strategy 2012: CS1.B
- Harrow Development Management Policies Local Plan (2013):DM1, DM18,

6.3.2 Policy D3.D(1) of the London Plan states that development should in terms of form and layout, enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Policy D3.D(11) goes on to states that in terms of quality and character, developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

6.3.3 Policy D4 of the London Plan outlines how Local Planning Authorities should scrutinise development proposals to ensure that they deliver a good design, and outlines what information should be provided in achieving this.

6.3.4 Policy CS1.B of Harrow's Core Strategy notes that proposals that would harm the character of suburban areas and garden development will be resisted. All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.

6.3.5 Policy DM1 of the Development Management Policies Local Plan states that all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.

6.3.6 Policy DM18 of the Development Management Policies Local Plan relates to the 'Protection of Open Space'. Within this Policy it is set out that Designated Open Space will not be released for development although some proposals for the reconfiguration of public open space and proposals for ancillary development on open land may be supported subject to various requirements set out within the Policy. Part E of the Policy notes that proposals that would be harmful to open space, having regard to the criteria set out within the Policy will be refused.

6.3.7 The proposed 3no. new temporary classrooms and toilets are considered acceptable on character and design grounds. The proposed development would be enclosed by built form to all sides and would not be visible from the site's surroundings, only within the school grounds itself. The overall increase in development footprint would be relatively modest, officers are satisfied that the proposed development would not result in an overconcentration in built form on site, with an abundance of open space being provided around the complex. Whist

Officers recognise that the existing courtyard is a space of some green value, this is not considered to outweigh the educational benefits resulting from the proposal. Furthermore, as the use will be temporary, the land can be restored after the use is no longer needed to a similar condition. The design of the proposed development is acceptable. The proposed classrooms would consist of adjoining shipping containers matching the school colours, they would be subordinate within their setting and would not have an adverse impact within the context of the wider area. They would not appear unduly at odds with other buildings around them on the site. Whilst officers note that the blue painted steel finish to be applied to the proposed development would not reflect the red brickwork finish on the majority of school buildings within the school complex, given the proposed development's lack of visibility from the site surroundings the proposed variation in external materials is considered to be acceptable.

6.3.8 The proposed development would not result in a net loss of Designated Open Space on site and would not be visible from this Designed Open Space or wider residential area, as such no harm would be caused to this.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3
- Harrow Development Management Policies Local Plan (2013): DM1

6.4.2 Policy DM1 of the Development Management Policies Local Plan seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".

6.4.3 The proposed development is not considered to unduly impact upon the residential amenity of neighbouring occupants. The proposed development would be located a significant distance away from surrounding neighbouring properties and is enclosed by built form on all sides and as such would not be visible from any surrounding residential properties.

6.5 Traffic and Parking

6.5.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): T4, T5, T6
- Harrow Core Strategy 2012: CS1.Q, CS1.R, CS1.S
- Harrow Development Management Policies Local Plan (2013): DM42

- 6.5.2 London Plan Policy T4 sets out that development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity. Within the Policy it is noted that development proposals should not increase road danger. maximum car parking standards are outlined within Policy T6 of the London Plan. Policy T5 outlines minimum cycle parking standards.
- 6.5.3 Policy DM42 of the Development Management Plan relates to the Council's parking standards. Criterion (F) of this Policy notes that proposals that would result in inappropriate on-site parking provision and those which would create significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclists will be resisted.
- 6.5.4 The proposed development relates only to the provision of 3no. temporary classrooms for the existing school complex and minor toilet units. The proposed development is not considered to result in a significant increase in terms of trip generation, traffic to surrounding roads, and would not be of a great enough scale to require the provision of additional car and cycle parking.

6.6 Development and Flood Risk

6.6.1 The relevant policies are:

- National Planning Policy Framework (2023)
- London Plan (2021): SI 12, SI 13
- Harrow Core Strategy (2012): CS1.U, CS1.W
- Harrow Development Management Polices Local Plan (2013): DM9, DM10

6.6.2 The proposed development is however located within a Critical Drainage Area, as such Sustainable urban drainage [SUDs] is encouraged. An informative is therefore attached to this effect. An informative has also been included with regard to surface and foul water connections and has advised the applicant to contact Council's Drainage Engineers to provide a drainage plan.

6.7 Fire Safety

6.7.1 The relevant policies are:

- National Planning Policy Framework (2023)
- London Plan (2021): D12

6.7.2 Policy D12 of the London Plan notes that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.

6.7.3 The applicant has not completed a fire safety statement to confirm that the proposed development will not adversely affect the appropriate fire safety measures of the site.

7.0 CONCLUSION AND REASONS FOR RECOMMENDING APPROVAL

- 7.1 The proposal would preserve the school's educational facilities whilst ensuring that necessary alterations to existing facilities can be dealt with appropriately and safely, it would not detract from the character and appearance of the application site and area in a wider context and would not result in undue harm upon the openness and open character of the Designated Open Space sited within the confines of the site. The proposal would have an acceptable impact upon the residential amenity of neighbouring properties and would not result in a significant intensification in terms of parking and highways impacts. The development is not considered to be susceptible to harmful flooding and is not considered to exacerbate flood risk elsewhere. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended).
- 7.2 The proposed development would be in accordance with the National Planning Policy Framework (2023), Policies D3, D4, D11, D12, S1, S3, S12, SI 13, T4, T5 and T6 of the London Plan (2021) Policies CS1.B, CS1.F, CS1.Q, CS1.R, CS1.S, CS1.U, CS1.W and CS1.Z of the Harrow Core Strategy (2012), and Policies DM1, DM2, DM9, DM10, DM18, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013).

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. Temporary Permission

The structures(s) hereby permitted shall be removed and the land restored to its former condition within 3 year(s) of the date of this permission, or the completion of the associated works to the English block, whichever is the sooner, in accordance with the approved plans.

REASON: To safeguard the character and appearance of the surrounding area and amenity of neighbouring residents and to ensure that the structures are not in situ beyond when the works to the English block are completed.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans:

Design and Access Statement; (90)P-XX-001 A(Site Location Plan); (90)P-XX-002 A(Existing and Proposed Plans); (90)P-XX-003 A(Proposed Block Plans and Elevations).

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials

The external surfaces of the new building hereby approved shall be constructed in accordance with the details provided within the submitted application form.

Any variation to the approved materials within this document shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of the development. The development shall be completed in accordance with the approved details and thereafter be retained.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. Flat Roof No Balcony

The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2023)

London Plan 2021: D3, D4, D11, D12, S1, S3, S12, SI 13, T4, T5, T6

The Harrow Core Strategy 2012: CS1.B, CS1.F, CS1.Q, CS1.R, CS1.S, CS1.U, CS1.W, CS1.Z

Harrow Development Management Policies Local Plan 2013:

DM1, DM2, DM9, DM10, DM18, DM42, DM46

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday

3. Party Wall Act:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

5. Grant without Pre-App Advice

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

6. Surface and Foul Water Connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email infrastructure@harrow.gov.uk with your plans.

7. Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2019) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

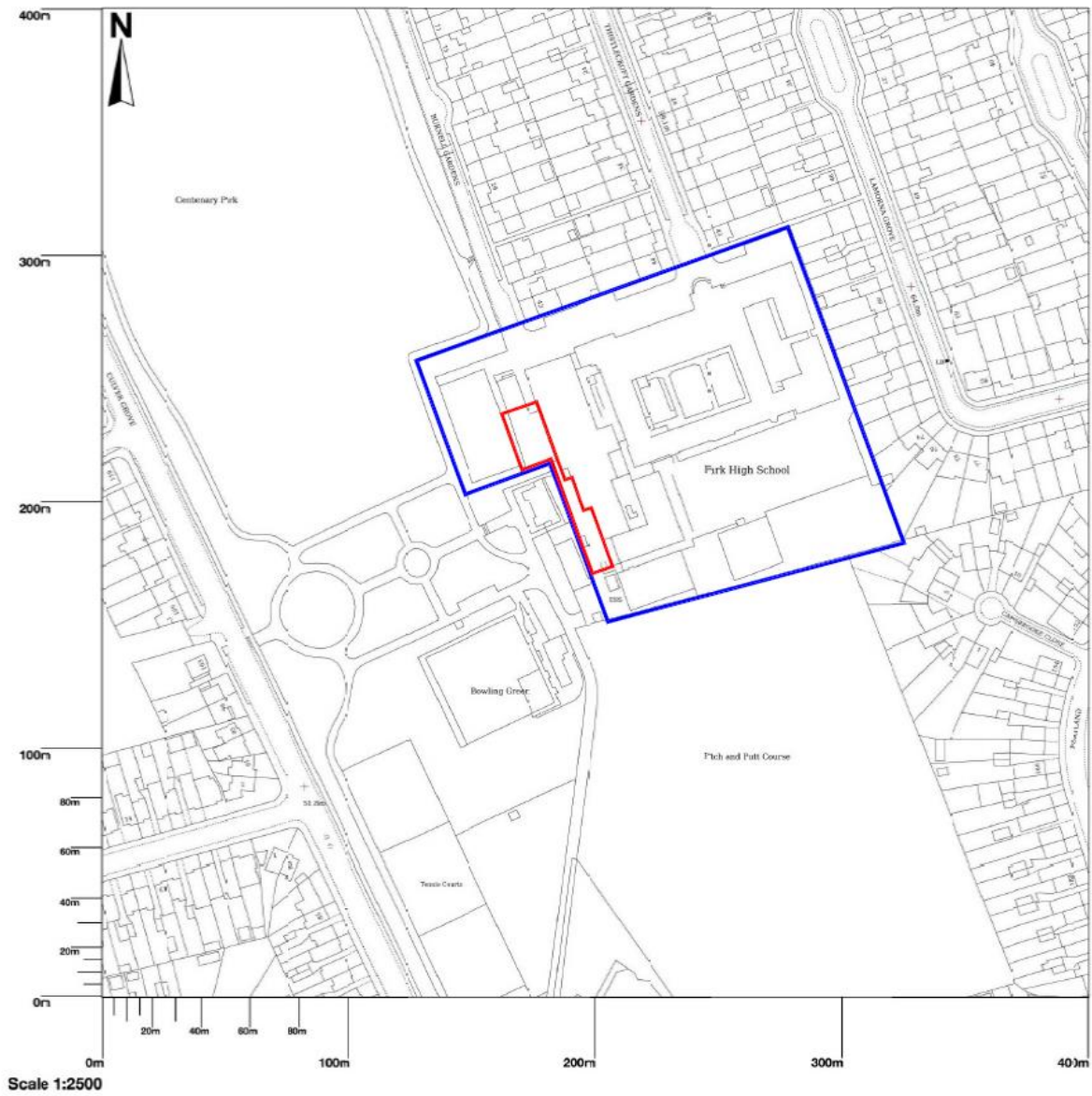
8. Thames Water

The applicant can contact Thames Water developer services by email: developer.services@thameswater.co.uk or by phone: 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.

CHECKED

<p>p.p. Bettina Aneke 4th January 2024</p> <p>Orla Murphy Head of Development Management</p>	 <p>4th January 2024</p> <p>Viv Evans Chief Planning Officer</p>
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APPENDIX 2: SITE PLAN



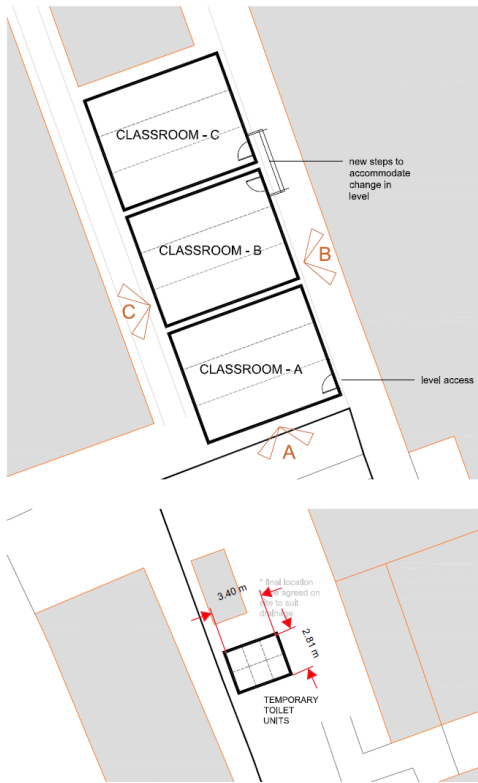
APPENDIX 3: SITE PHOTOS



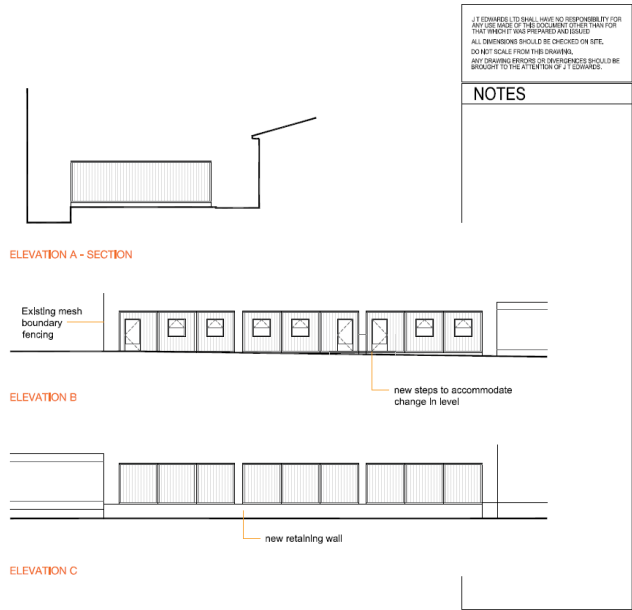




APPENDIX 4: PLANS AND ELEVATIONS



PROPOSED PLANS @ 1:200



PROPOSED ELEVATIONS @ 1:200

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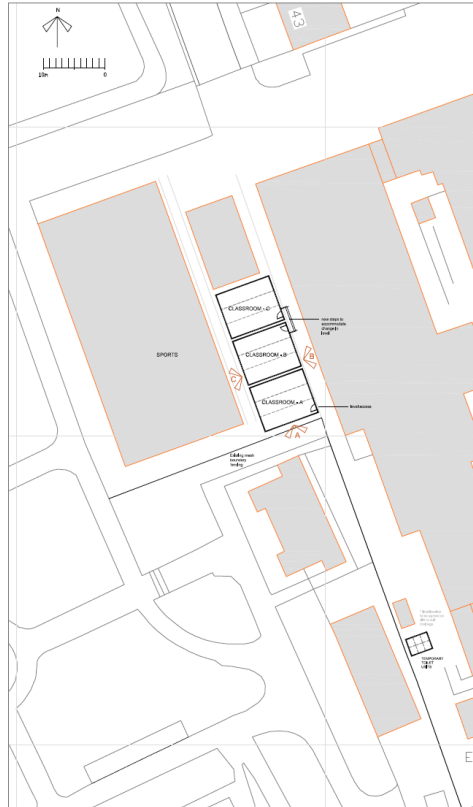
NOTES



PROJECT NO:		PARK HIGH SCHOOL THISTLECROFT GARDENS, STANMORE, HARROW, HA7 1PL	
PROJECT NAME:		P2001167	
DATE:	ISSUE:	DATE:	ISSUE:
PROPOSED BLOCK PLANS & ELEVATIONS	as noted	Nov, 2023	
DATE: 16/11/23	SCALE:	DATE:	ISSUE:
JTE	(80) P - XX - 003		A



EXISTING



PROPOSED

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NOTES



PROJECT NO.		P2001167	
PROJECT NAME		EXISTING & PROPOSED SITE PLANS	
DATE	NOV 2023	SCALE	1:500
CLIENT	JTE (90) P - XX - 002	DESIGNER	A

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