



# Planning Committee Agenda

**Date:** Wednesday 17 January 2024

**Time:** 6.30 pm

**Venue:** The Auditorium - Harrow Council Hub, Kenmore Avenue, Harrow, HA3 8LU

## Membership (Quorum 3)

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**Chair:** Councillor Marilyn Ashton

**Conservative Councillors:** Christopher Baxter (VC)  
Samir Sumaria  
Zak Wagman

**Labour Councillors:** Ghazanfar Ali  
Peymana Assad  
Nitin Parekh

**Conservative Reserve Members:**

1. Anjana Patel
2. Norman Stevenson
3. Salim Chowdhury
4. Nicola Blackman

**Labour Reserve Members:**

1. Simon Brown
2. Kandy Dolor
3. Rashmi Kalu

**Contact:** Rita Magdani, Senior Democratic & Electoral Services Officer  
Tel: 07707 138582 E-mail: [rita.magdani@harrow.gov.uk](mailto:rita.magdani@harrow.gov.uk)

Scan this code for the electronic agenda:



# Useful Information

## Joining the Meeting virtually

The meeting is open to the public and can be viewed online at [London Borough of Harrow webcasts](#)

## Attending the Meeting in person

### Directions by car:

Go along Kenmore Avenue and head towards the Kenton Recreation Ground. When approaching the end of the Kenmore Avenue turn right before reaching the Kadwa Patidar Centre.

The venue is accessible to people with special needs. If you have specific requirements, please contact the officer listed on the front page of this agenda.

You will be admitted on a first-come-first basis and directed to seats.

Please:

- (1) Stay seated.
- (2) Access the meeting agenda online at [Browse meetings - Planning Committee](#)
- (3) Put mobile devices on silent.
- (4) Follow instructions of the Security Officers.
- (5) Advise Security on your arrival if you are a registered speaker.

## Filming / recording

This meeting may be recorded or filmed, and if you choose to attend, you will be deemed to have consented to this. Any recording may be published on the Council website.

**Agenda publication date: Tuesday 9 January 2024**

# Agenda - Part I

## Guidance Note for Members of the Public attending the Planning Committee (Pages 5 - 8)

1. **Attendance by Reserve Members**

To note the attendance at this meeting of any duly appointed Reserve Members.

2. **Right of Members to Speak**

To agree requests to speak from Councillors who are not Members of the Committee.

3. **Declarations of Interest**

To receive declarations of disclosable pecuniary or non pecuniary interests, arising from business to be transacted at this meeting, from all Members present.

4. **Minutes** (Pages 9 - 16)

That the minutes of the meetings held on 13 December 2023 and 4 January 2024 be taken as read and signed as a correct record.

5. **Public Questions**

To note any public questions received.

Questions will be asked in the order in which they were received. There will be a time limit of 15 minutes for the asking and answering of public questions.

**[The deadline for receipt of public questions is 3.00 pm, 12 January 2024.**

**Questions should be sent to [publicquestions@harrow.gov.uk](mailto:publicquestions@harrow.gov.uk)**

**No person may submit more than one question].**

6. **Petitions**

To receive petitions (if any) submitted by members of the public/Councillors.

7. **Deputations**

To receive deputations (if any).

8. **References from Council and other Committees/Panels**

To receive references from Council and any other Committees or Panels (if any).

9. **Addendum**

To Follow

10. **Representations on Planning Applications**

To confirm whether representations are to be received, under Committee Procedure Rule 29 (Part 4B of the Constitution), from objectors and applicants regarding planning applications on the agenda.

### **Planning Applications Received**

Report of the Chief Planning Officer - circulated separately.

Members are reminded that, in accordance with the Planning Protocol, where Councillors disagree with the advice of the Chief Planning Officer, it will be the Members'

responsibility to clearly set out the reasons for refusal where the Officer recommendation is for grant. The planning reasons for rejecting the Officer's advice must be clearly stated, whatever the recommendation and recorded in the minutes. The Officer must be given the opportunity to explain the implications of the contrary decision.

11. **Section 1 - Major Applications - NIL**

12. **Section 2 - Other Applications recommended for Grant**

(a)	2/01 War Memorial & Old Harrovian Room - P/2736/23	HARROW ON THE HILL	GRANT	(Pages 17 - 36)
(b)	2/02 Park High School, Thistlecroft Gardens Stanmore - PL/0456/23	STANMORE	GRANT	(Pages 37 - 64)

13. **Any Other Urgent Business**  
Which cannot otherwise be dealt with.

## **Agenda - Part II - NIL**

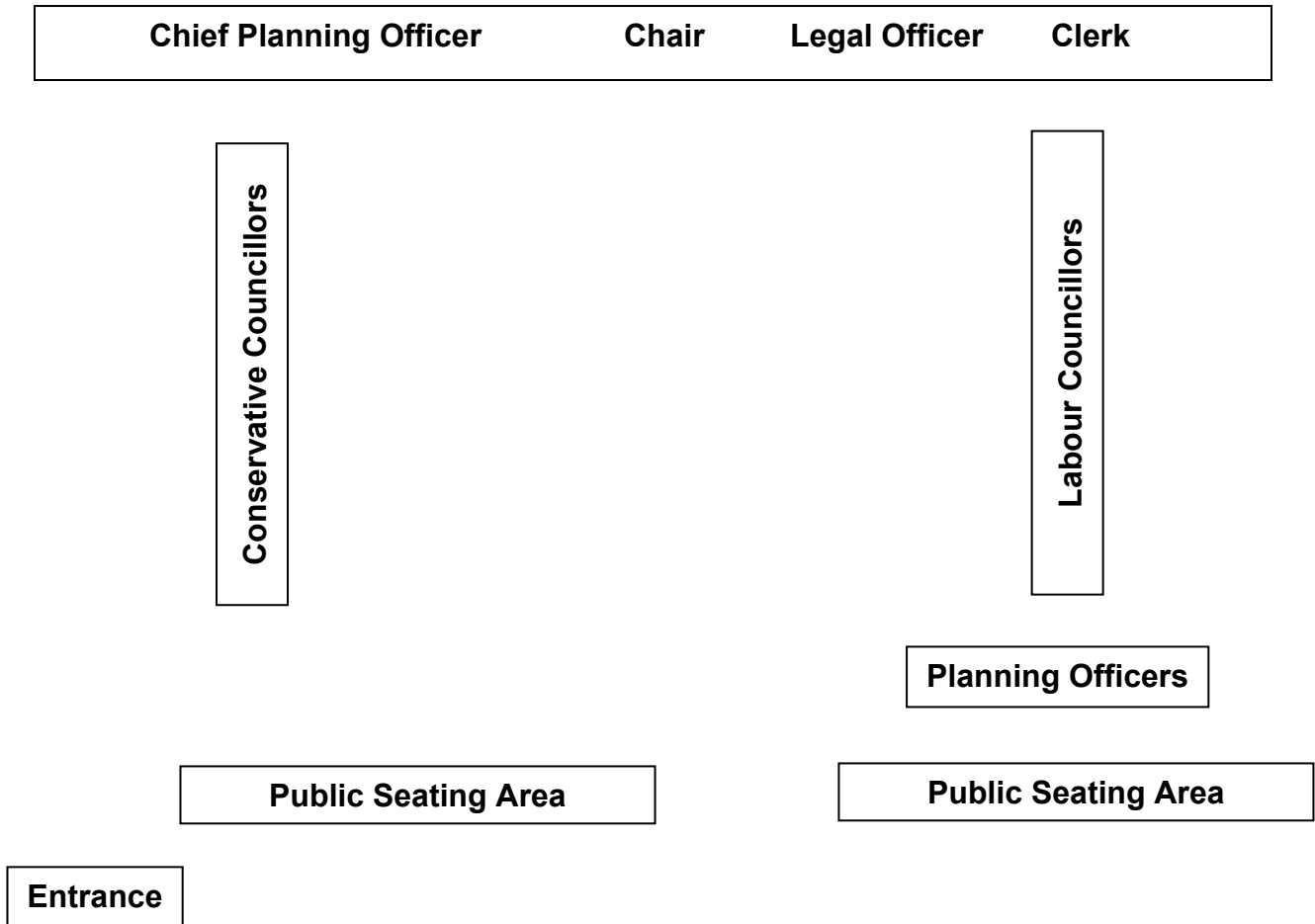
### **Data Protection Act Notice**

The Council will record the meeting and will place the recording on the Council's website.

[**Note:** The questions and answers will not be reproduced in the minutes.]

## Guidance Note for Members of the Public attending the Planning Committee

### Typical Planning Committee layout for the Auditorium



### Order of Committee Business

It is the usual practice for the Committee to bring forward to the early part of the meeting, those planning applications where notice has been given that objectors wish to speak, or where members of the public have come to hear the debate. However, often the agendas are quite long and the Committee may want to raise questions with officers and enter into detailed discussion over particular applications. This means that members of the public may have to wait some time before the application they are interested in is discussed. Additionally, the Committee may take a short break around 8.30 pm.

### Rights of Objectors & Applicants to speak at Planning Committees

*[Please note that objectors may only speak if they requested to do so by 5.00 pm on the working day before the meeting]*

In summary, where a planning application is recommended for grant by the Chief Planning Officer, a representative of the objectors may address the Committee for up to 3 minutes. Where an objector speaks, the applicant has a right of reply. The Planning Service advises neighbouring residents and applicants of this procedure.

The Planning Committee is a formal quasi-judicial body of the Council with responsibility for determining applications, hence the need to apply rules governing the rights of public to speak. Full details of this procedure are set out in the Council's Constitution, which also provides useful information for Members of the public wishing to present petitions, deputations or ask public questions at Planning Committee, and the rules governing these. The relevant pages of the Constitution can be accessed via this link:

[Harrow Council Constitution - Part 4B Committee Procedure Rules](#)

### **Addendum**

In addition to the agenda, an Addendum is produced on the day before the meeting, with any final updates included in a second Addendum on the day of the meeting. These documents update the Committee on any additional information received since the formal agenda was published and also identifies any applications which have been withdrawn by applicants or which officers are recommending for deferral.

**A limited number of hard copy agendas and addendums are available for the public in the Auditorium from approximately 6.00 pm onwards on the day of the meeting.**

### **Decisions taken by the Planning Committee**

The types of decisions commonly taken by the Planning Committee are set out below:

#### **Refuse permission:**

Where a proposal does not comply with the Council's (or national) policies or guidance and the proposal is considered unacceptable, the Committee may refuse planning permission. The applicant can appeal to the Secretary of State against such a decision. Where the Committee refuse permission contrary to the officer recommendation, clear reasons will be specified by the Committee at the meeting.

#### **Grant permission as recommended:**

Where a proposal complies with the Council's (or national) policies or guidance and the proposal is considered acceptable, the Committee may grant permission. Conditions are normally imposed.

#### **Minded to grant permission contrary to officer's recommendation:**

On occasions, the Committee may consider the proposal put before them is acceptable, notwithstanding an officer recommendation of refusal. In this event, the application will be deferred and brought back to a subsequent meeting. Renotification will be carried out to advise that the Committee is minded to grant the application.

#### **Defer for a site visit:**

If the Committee decides that it can better consider an application after visiting the site and seeing the likely impact of a proposal for themselves, then the application may be deferred until the next meeting, for an organised Member site visit to take place.

#### **Defer for further information/to seek amendments:**

If the Committee considers that it does not have sufficient information to make a decision, or if it wishes to seek amendments to a proposal, the application may be deferred to a subsequent meeting.

**Grant permission subject to a legal agreement:**

Sometimes requirements need to be attached to a planning permission which cannot be dealt with satisfactorily by conditions. The Committee therefore may grant permission subject to a legal agreement being entered into by the Council and the Applicant/Land owner to ensure these additional requirements are met.

**(Important Note:** *This is intended to be a general guide to help members of the public understand the Planning Committee procedures. It is not an authoritative statement of the law. Also, the Committee may, on occasion, vary procedures).*

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# Planning Committee

## Minutes

### 13 December 2023

**Present:**

**Chair:** Councillor Marilyn Ashton

**Councillors:** Ghazanfar Ali  
Peymana Assad  
Christopher Baxter  
Nitin Parekh  
Samir Sumaria  
Zak Wagman

**276. Attendance by Reserve Members**

**RESOLVED:** To note that there were no Reserve Members in attendance at this meeting.

**277. Right of Members to Speak**

**RESOLVED:** That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

**278. Declarations of Interest**

**RESOLVED:** To note that the following interests were declared:

Agenda Item 2/02 – The Chase, Edgware, P/1643/23

Councillor Marilyn Ashton declared a non-pecuniary interest as Councillor Chetna Halai lived in the neighbouring property and this also applied to all the Members. She would remain in the room whilst the matter was considered and voted upon.

Agenda Item 2/03 – South Car Park, Station Road, Harrow, P/0258/23

Councillor Ashton declared a non-pecuniary interest in that she was the Portfolio Holder for Planning and Regeneration and had been quite involved in

this application. She would leave the room whilst the matter was considered and voted upon

**279. Minutes**

**RESOLVED:** That the minutes of the meeting held on 22 November 2023 be taken as read and signed as a correct record.

**280. Public Questions, Petitions and Deputations**

**RESOLVED:** To note that no public questions were put, or petitions or deputations received.

**281. References from Council and other Committees/Panels**

**RESOLVED:** To note that there were none.

**282. Addendum**

**RESOLVED:** To accept the Addendum.

**283. Representations on Planning Applications**

**RESOLVED:** That in accordance with the provisions of Committee Procedure Rule 29 (Part 4B of the Constitution), representations be received in respect of item No 2/01 on the list of planning applications.

**284. 2/01 - Astley House, South Hill Avenue - P/2116/23**

**PROPOSAL:**

Single storey rear extension: installation of French doors to rear and window and door to side elevation; external alterations.

**RECOMMENDATION:**

The Planning Committee are asked to:

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

The Chair requested clarification as to why condition 3 did not specify that the tiles should be made of clay and not concrete as it was on the appraisal, as the property was in a conservation area. Officers advised that this would be added as a condition.

The Committee received a representation from Mrs Anjana Patel who spoke on behalf of Mr and Mrs Olson and urged the Committee to refuse the application.

The Committee received representation from the applicant's agent, Mr William Lee.

**DECISION: GRANT**

The Committee wished it to be recorded that the decision to grant the application was unanimous.

**285. 2/02 - 26 The Chase - P/1643/23**

**PROPOSAL:**

Conversion of dwelling into two flats (2 X 2 bed); single storey rear extension; external alterations; separate amenity space; bin and cycle stores; new roof to front porch; raised patio at rear (demolition of conservatory and side projection, and removal of swimming pool and enclosure.

**RECOMMENDATION:**

The Planning Committee is asked to:

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

**DECISION: GRANT**

The application was put to the vote and voting was as follows 3 to **GRANT** and 4 Abstained.

**286. 2/03 - South Car Park, Station Road - P/0258/23**

The Chair, Councillor Marilyn Ashton, left the meeting room before the presentation of the application. 19:08. Councillor Christopher Baxter, the Vice-Chair, chaired the meeting for this application.

**PROPOSAL:**

Redevelopment of part of Greenhill Way car park to provide a 5 year meanwhile use of one and two storey buildings comprising of commercial units (Use class E); installation of timber walkway with integrated access ramps; landscaping; bin and cycle stores.

**RECOMMENDATION:**

The Planning Committee was asked to:

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

**DECISION: GRANT**

The Committee wished it to be recorded that the decision to grant the application was unanimous.

**287. Any Other Urgent Business**

The Chair returned back to the Committee at 19:30.

There was no urgent business.

**The recording of this meeting can be found at the following link:**

<https://www.harrow.gov.uk/virtualmeeting>

(Note: The meeting, having commenced at 6.30 pm, closed at 7.34 pm).

(Signed) Councillor Marilyn Ashton  
Chair

# Planning Committee

## Minutes

### 4 January 2024

**Present:**

**Chair:** Councillor Marilyn Ashton

**Councillors:** Ghazanfar Ali Nitin Parekh  
Christopher Baxter Zak Wagman

**In attendance  
(Councillors):** Kandy Dolor

**Apologies  
received:** Councillor Samir Sumaria

**288. Attendance by Reserve Members**

**RESOLVED:** To note the attendance at this meeting of the following duly appointed Reserve Members:-

Ordinary Member

Reserve Member

Councillor Peymana Assad

Councillor Kandy Dolor

**289. Right of Members to Speak**

**RESOLVED:** That no Members, who were not members of the Committee, had indicated that they wished to speak at the meeting.

**290. Declarations of Interest**

**RESOLVED:** To note that there were no interests declared:

**291. Deputations**

**RESOLVED:** To note that no deputations were received.

**292. Addendum**

**RESOLVED:** To accept the Addendum.

**293. 1/01 - Stanmore College, Elm Park - PL/0201/23**

**PROPOSAL:**

Phased demolition of six existing buildings on site and phased construction of five linked building blocks up to four storeys in height to provide new educational facilities (Use Class F1(a)) ancillary facilities, car parking, cycle parking, servicing, landscaping and associated works.

**RECOMMENDATION A:**

The Planning Committee are asked to:

- 1) Agree the reasons for approval and the conditions as set out the report in appendix 1; and
- 2) Delegate authority to the Chief Planning Officer in consultation with the Director of Legal and Governance Services for the continued negotiation and completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of the report) or the legal agreement.

**RECOMMENDATION B:**

That if the Section 106 Agreement is not completed by 31st January 2024 (or such period as the Council may determine) of the date of the Committee decision on this application, then it is recommended to delegate the decision to **REFUSE** planning permission to the Chief Planning Officer on the grounds that:

The proposed development, in the absence of a section 106 agreement to secure necessary agreement and commitments in relation to the development would fail to mitigate the impact of the development on the biodiversity value of the site and provide sufficient biodiversity net gain, would fail to provide sufficient contribution to sustainable travel, community benefit and local training and employment and would cause harm to the residential amenities of neighbouring occupiers, contrary to the National Planning Policy Framework (2023), London Plan 2021 policies, D3 7, S3, G6, G7, T1, T2, Harrow Core Strategy 2012 policies CS1 E and R, Harrow Development Management Polices Local Plan (2013) policies DM1, DM 42, DM43, DM46 and DM50 and the Supplementary Planning Document: Planning Obligations and Affordable Housing (2013).

**DECISION: GRANT**

The Committee wished it to be recorded that the decision to grant the application was unanimous.

**The recording of this meeting can be found at the following link:**

<https://www.harrow.gov.uk/virtualmeeting>

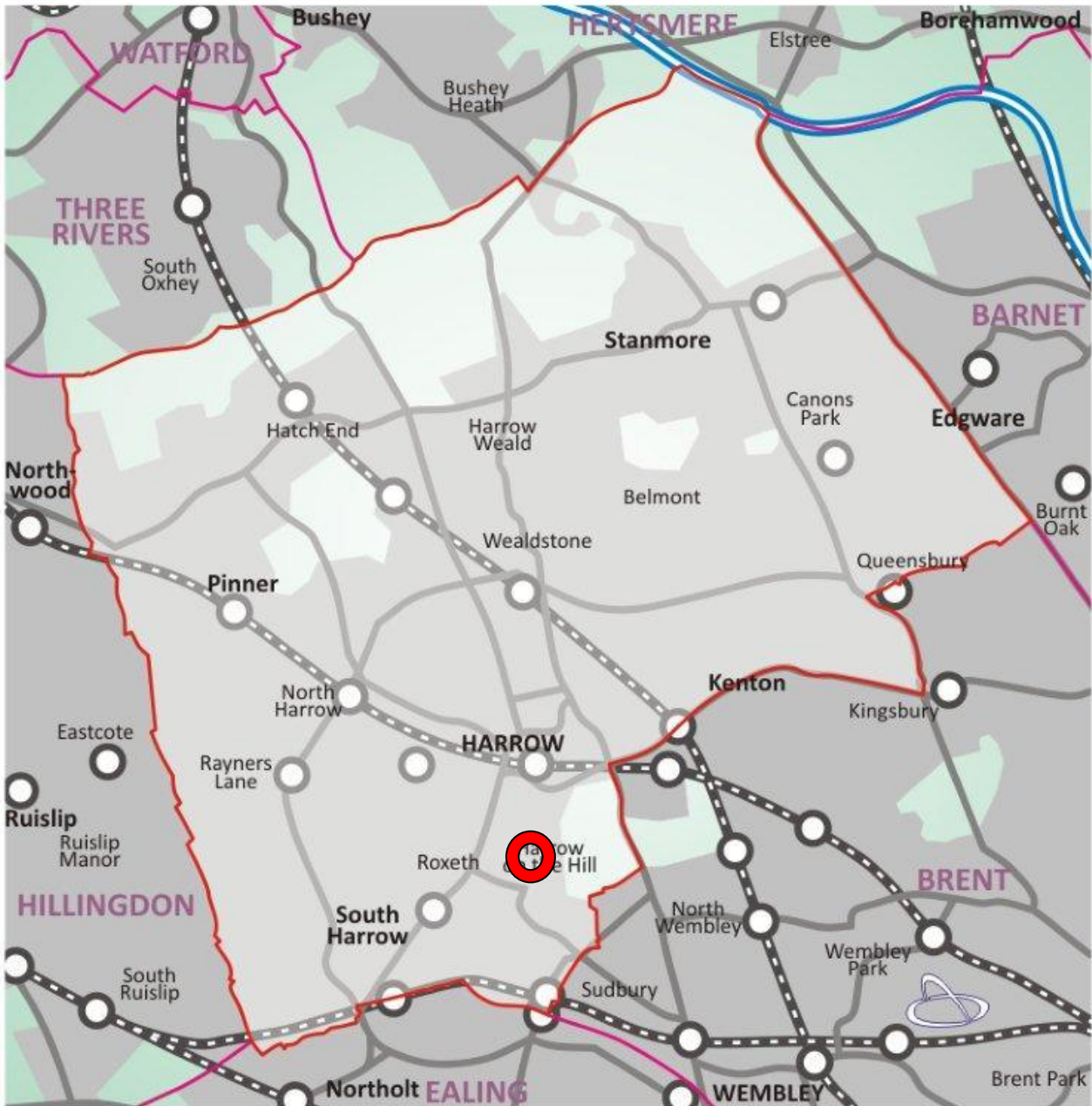
(Note: The meeting, having commenced at 7.00 pm, closed at 7.38 pm).

(Signed) Councillor Marilyn Ashton  
Chair

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 = application site



**War Memorial And Old Harrovian Room High Street P/2736/23  
Harrow Hill Harrow HA1 3HL**

## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

17<sup>th</sup> January 2024

**APPLICATION NUMBER:** P/2736/23  
**VALIDATION DATE:** 1/11/2023  
**LOCATION:** WAR MEMORIAL AND OLD HARROVIAN ROOM  
HIGH STREET HARROW HILL HARROW  
**WARD:** HARROW ON THE HILL  
**POSTCODE:** HA1 3HL  
**APPLICANT:** MR. DANNY BECKLEY  
**AGENT:** GILES QUARME ARCHITECTS  
**CASE OFFICER:** LUCY HAILE  
**EXPIRY DATE:** 27/12/2023

#### PROPOSAL

Listed Building Consent: Alterations/replacement of parts of two casement windows

The Planning Committee is asked to consider the following recommendation:

#### RECOMMENDATION

- 1) To agree the reasons for approval as set out in this report, and
- 2) Grant Listed Building Consent subject to the Conditions listed in Appendix 1 of this report.

#### REASON FOR THE RECOMMENDATION

The proposal would preserve the special interest of the listed building. Accordingly, having regard to development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that there are no grounds on which to object to this application.

## **INFORMATION**

This application is reported to Planning Committee as it is grade II\* listed and so is not covered by the Scheme of Delegation.

Statutory Return Type:	23
Council Interest:	None
Net additional Floorspace:	N/A
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.

## 1.0 SITE DESCRIPTION

1.1 The application site comprises the grade II\* listed Harrow School War Memorial Building, Memorial Shrine and Ceremonial Staircase and Retaining Wall.

1.2 The list description gives an indication of significance and includes the following:

‘The War Memorial Building, Shrine, Ceremonial Staircase and Retaining Wall at Harrow School, built in 1921-26 to the design of Sir Herbert Baker, are listed at Grade II\* for the following principal reasons:

\* Architectural interest: as an ingenious design for a complex site...;

\* Materials: built with fine materials, ashlar, ironwork and joinery, to provide a respectful and handsome shrine, memorial and forecourt...;

\* Architect: designed by one of the early C20's outstanding architects, a major designer of exceptional buildings...;

\* Historic interest: for the inclusion of the symbolic light that may never be extinguished in the Alex Fitch Room, a flame in honour of the fallen whose memory lives on and as a fine example of a substantial memorial, in large part funded by subscription, from a public school to its 642 alumni whose lives were taken in the First World War;

\* Group value: with [surrounding listed buildings], prominent on the main artery through the school estate and Harrow-on-the-Hill....

### DESCRIPTION:

Neo-Jacobean building, sited on falling ground, 2-storey with basement to centre and north. EXTERIOR: ... **5-bay elevation to High Street / Grove Hill with gabled outer bays (that to left with foundation stone at ground), each with multi-light window to upper floor. Basement windows 3-light strips by pavement. Round-arched windows above to ground and multi-light oriel to upper floor flanked by 9-light windows...**

**INTERIOR:... Upper Floor with reception room above gallery with multi-light window to roadside’.**

1.3 The building has multi-light leaded casement windows to the upper floors which include commemorative stained glass. The eastern elevation first floor window to the Fitch Room, is 12 light window facing east onto the High Street. The bottom central two lights of this window are alone within this window in having no commemorative stained glass heraldic shields within them. The four lights lined up above these two lights are dedicated to honouring the past monarchs of the United Kingdom, with those immediately above dedicated to Queen Elizabeth II and Prince Philip.

## 2.0 **PROPOSAL**

2.1 The application seeks Listed Building Consent to alter two windows in the Alex Fitch Room to insert commemorative stained glass glazing in honour of King Charles III and Queen Camila.

## 3.0 **RELEVANT PLANNING HISTORY**

Not applicable.

## 4.0 **CONSULTATION**

4.1 A Site Notice was posted on 11/12/2023 and was set to expire on 5/01/2024.

4.2 A newspaper advert was posted on 21/12/2023 and is set to expire on 17/01/2024

4.3 The following groups were consulted on 21/11/2023 and any response was due by 13/12/2023:

- London and Middlesex Archaeology Society
- Harrow Hill Trust
- Harrow Heritage Trust
- Society For the Protection of Ancient Buildings
- Twentieth Century Society
- Ancient Monuments Society
- Council for British Archaeology
- Victorian Society Georgian Group

### 4.4 **Statutory and non-statutory consultation**

4.5 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultee and Summary of Comments
Historic England dated 27 <sup>th</sup> November 2023: <i>'You are hereby authorised to determine the application for listed building consent referred to above as you think fit.'</i> This was endorsed by the Secretary of State on 29 <sup>th</sup> November 2023.

## 5.0 **POLICIES**

- 5.1 The acceptability of the proposed works must be assessed against the need to preserve the special interest of the listed building, having particular regard to the Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, National Planning Policy Framework (December 2023) paragraphs 195, 197, 199, 200, 202, 205, London Plan (March 2021) policy HC1, Harrow Core Strategy (February 2012), Development Management Policy (May 2013) DM 7 part E, and guidance contained within the Planning Practice Guidance for Conserving and Enhancing the Historic Environment (updated 06/03/2014), and Historic England Advice Note 2: 'Making Changes to Heritage Assets' which was adopted on 25th February 2016.
- 5.2 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
- 5.3 Paragraph 203 of the NPPF states 'local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets...the desirability of new development making a positive contribution to local character and distinctiveness'. Paragraph 205 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 206 states: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Paragraph 208 states: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Paragraph 211 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.
- 5.4 London Plan policy HC1 C states 'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process'. Development Management Policies Local Plan policy DM 7 part B, b states 'the impact of proposals affecting heritage assets will

be assessed having regard to: b relevant issues of design, appearance and character, including proportion, scale, height, massing, historic fabric, use, features, location, relationship with adjacent assets, setting, layout, plan form' and DM7 part E which states: 'In addition to (A) and (B) above, when considering proposals affecting listed buildings and their setting, the Council will: a. pay special attention to the building's character and any features of special architectural or historic interest which it possesses, and the role of the building's setting in these regards'

## **6.0 ASSESSMENT**

6.1 The issue is;

- Special Interest of the Listed Building

### **6.2 Special Interest of the Listed Building**

6.2.1 The proposed alteration would retain the existing window but replace some of the glazing within with stained glass including commemorative Heraldic shields which would match the style & colouring of the existing surrounding designs. They will be fabricated using traditional construction methods by specialist stained glass makers.

6.2.2 The existing casement layout will be replaced to align with the adjacent panels. The clasps will be moved to prevent the shields being obscured.

6.2.3 The approach taken to install stained glass commemorative shields on these lights, is in line with the approach taken on the remainder of the lights making up this window which all have a Heraldic shield each ie one for each light. The two lights above are dedicated to Queen Elizabeth II and Prince Philip. The proposal would be to install heraldic shields to King Charles III and Queen Camilla.

6.2.4 Historic England have authorised the Local Planning Authority to determine the application as they see fit.

## **7.0 CONCLUSION AND REASONS FOR RECOMMENDING GRANT**

7.1 The proposal would preserve the special interest of the Listed Building. The proposed development would therefore accord with Policy HC 1 of the London Plan (2021), Policy CS1 of the Harrow Core Strategy 2012 and policies DM7 of the Harrow Development Management Policies Local Plan (2013).

## APPENDIX 1: CONDITIONS AND INFORMATIVES

### Conditions

1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2. Approved Plans and Documents

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

9828 S(0) 001; 9828 S(0) 013; 9828 S(0) 012; 9828 S(0) 011; 9828 S(0) 010; 9828 S(0) 002; 9828 S(0) 001; Design Access and Heritage Statement.

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

3. Protect features

Suitable precautions shall be taken to secure and protect interior features against accidental loss or damage during the building work hereby granted, and no such features may be disturbed or removed, temporarily or permanently, except as indicated on the approved drawings or with the prior approval, in writing of the local planning authority.

REASON: To protect the special architectural or historic interest of the listed building.

4. Making good

All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.

REASON: To protect the special architectural or historic interest of the listed building.



5. Unknown evidence

If previously unknown evidence is discovered about historic character which would be affected by the works hereby granted, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be approved in writing by the local planning authority before any of the permitted works are begun. The works shall be completed in accordance with the approved details and shall be retained as such thereafter.

REASON: To protect the special architectural or historic interest of the listed building.

**Informatives**

1. Policies

The following policies are relevant to this decision: National Planning Policy Framework (2021) The London Plan (2021): HC1, Harrow Core Strategy (2012): CS1 Harrow Development Management Policies Local Plan (2013): DM7

2. COMPLIANCE WITH LISTED BUILDING CONDITIONS

IMPORTANT: Compliance With Listed Building Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of listed building consent if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. - Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted. - Beginning development in breach of a listed building condition will invalidate your listed building consent.

3. Remove Yellow Site Notice

A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

**CHECKED**

 <p>Orla Murphy Head of Development Management 21<sup>st</sup> December 2023</p>	 <p>Viv Evans Chief Planning Officer 21<sup>st</sup> December 2023</p>
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## APPENDIX 2: SITE PLAN



Fig.1 OS Map showing site extents of the War Memorial Building.

## APPENDIX 3: SITE PHOTOS

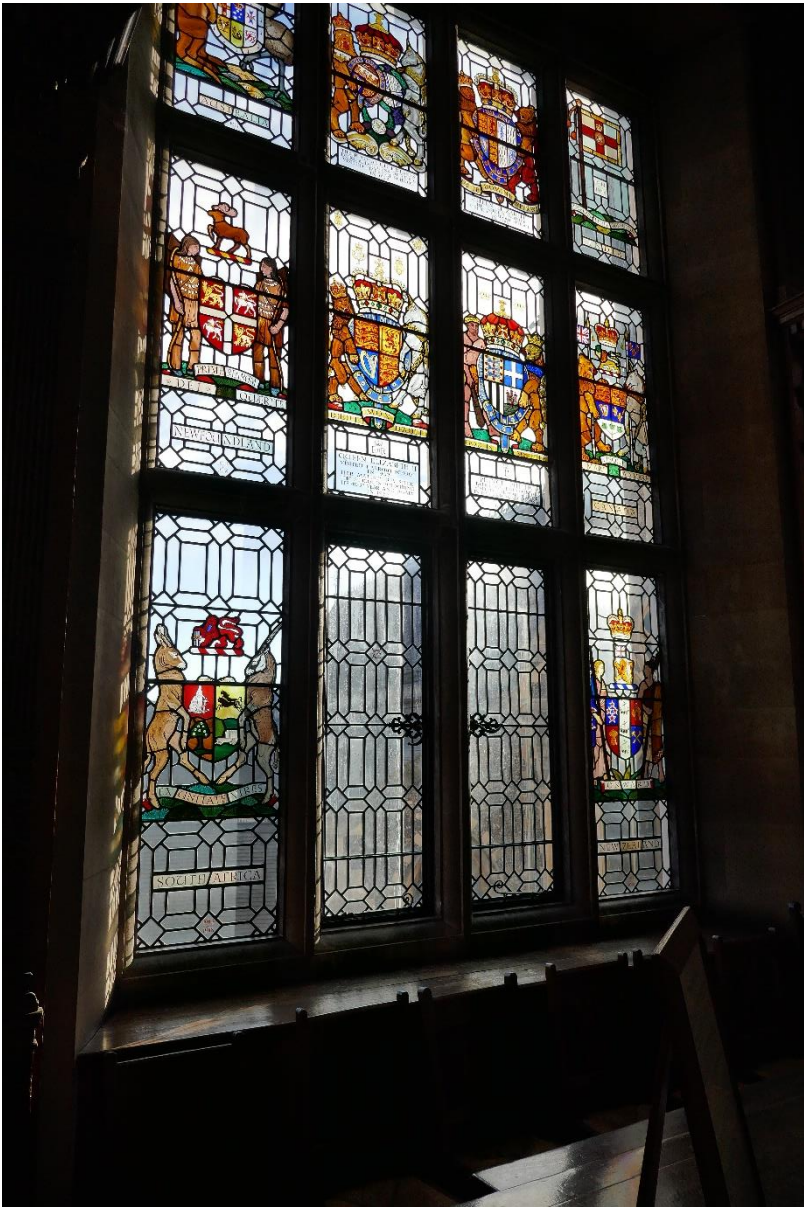


*Fig.5 The War Memorial Building is outlined to show it's position within it's surroundings.*





Photograph of the window concerned. Centre bottom two panels to have stained glass installed.



Interior of existing window. Centre bottom to windows to have stained glass.

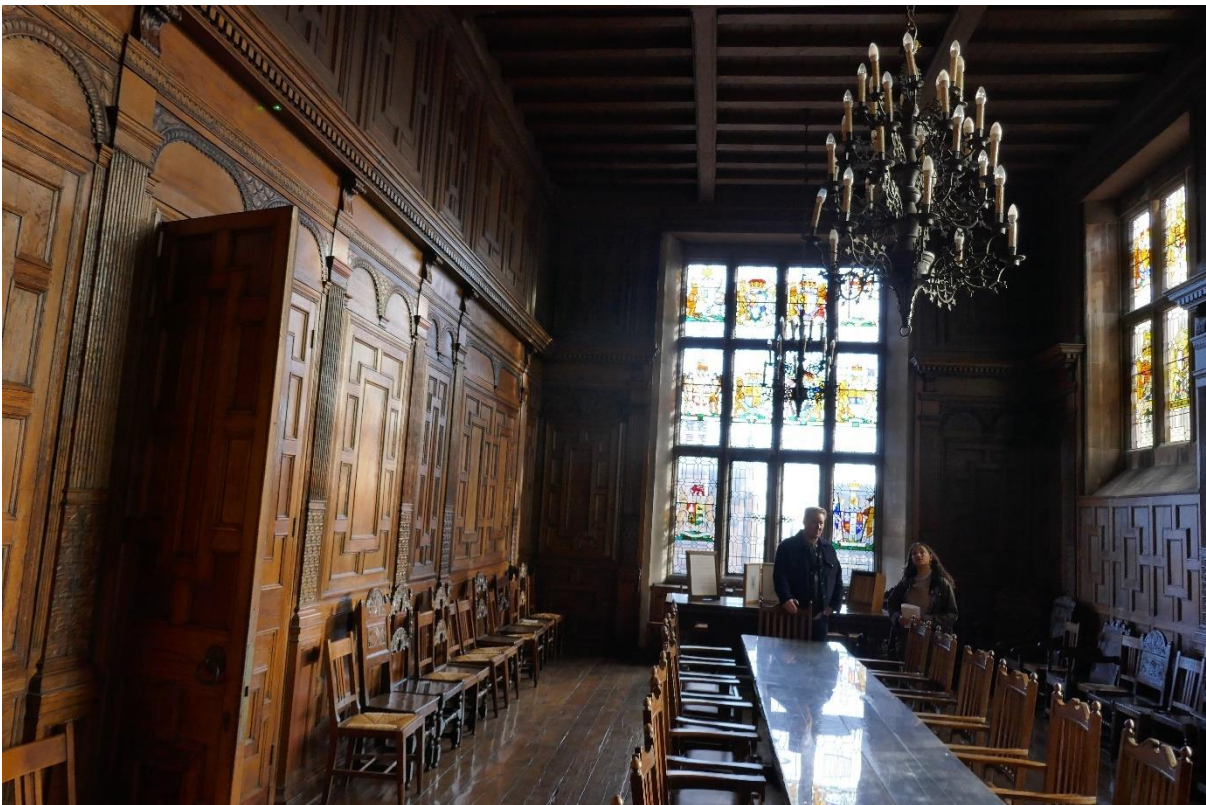




Close up of part of window concerned.



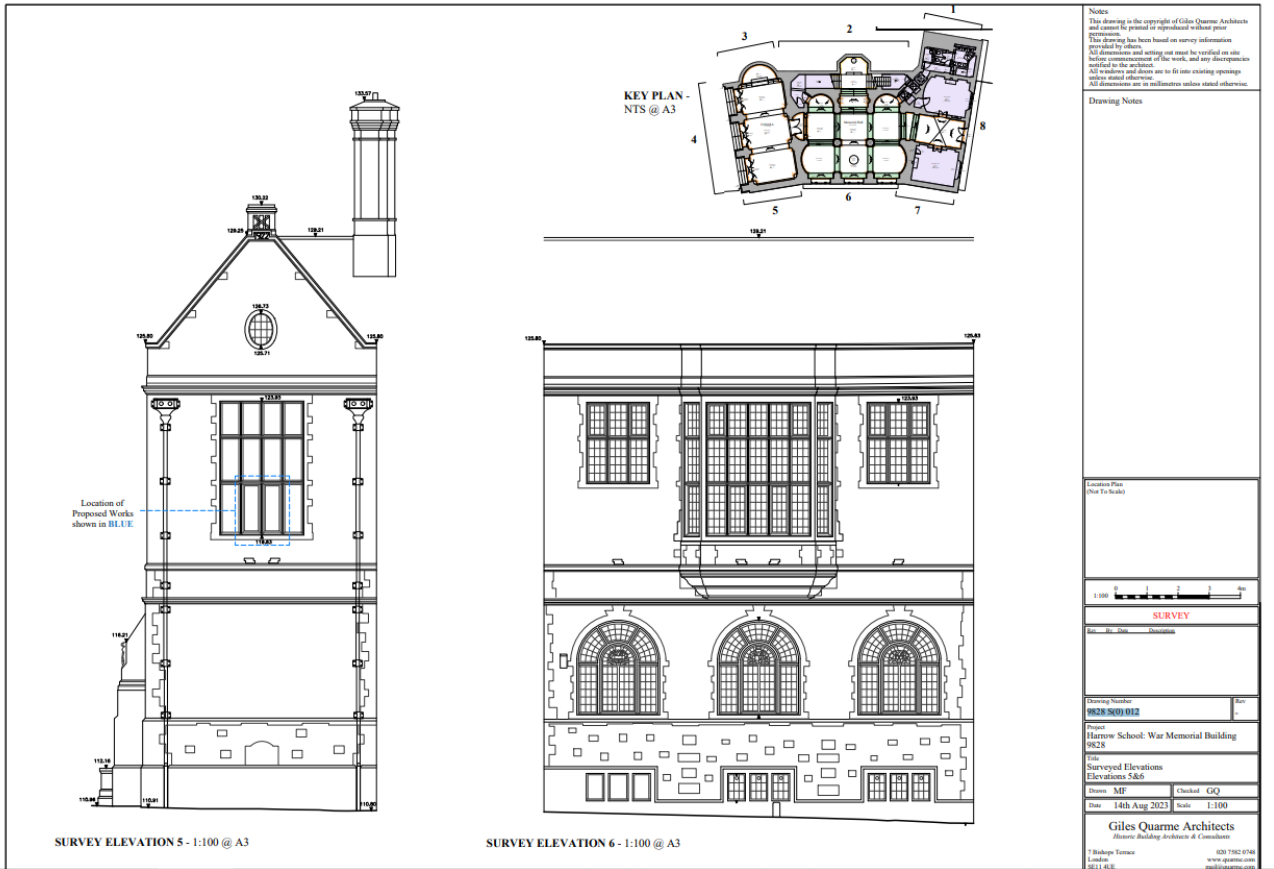
Other stained glass windows in the room.



View looking towards the window concerned within the Alex Fitch Room.



# APPENDIX 4: PLANS AND ELEVATIONS



Existing elevations, part of east elevation subject to this proposal outlined in dotted blue line.



Fig.14 Photo showing existing stained glass in window.



Fig.15 Photo showing proposed stained glass to bottom central casements as proposed by Canterbury Cathedral Studios



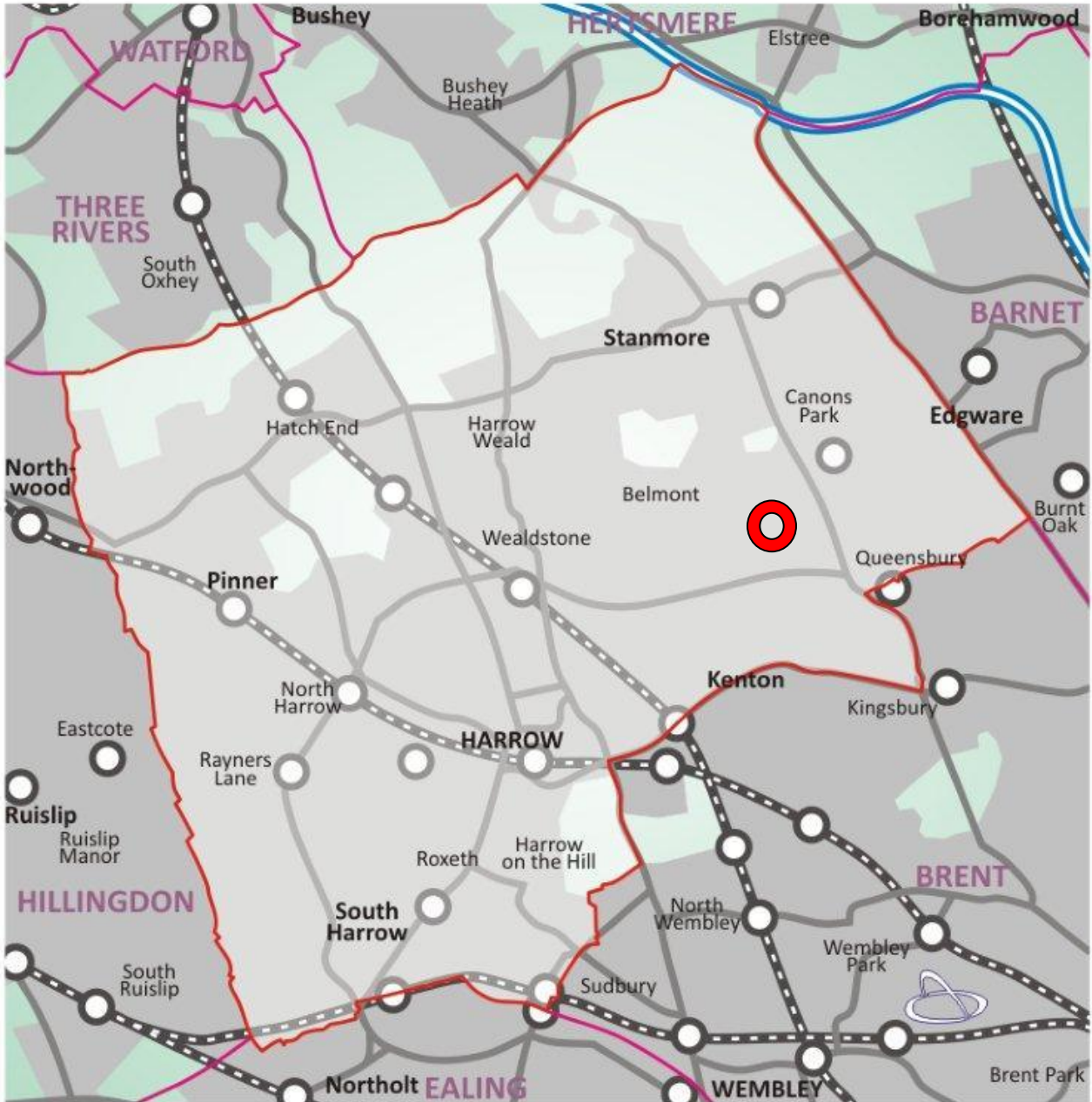
Fig.16 Proposed indicative stained glass design

Photographs: Existing window (far left), proposed stained glass (centre), close up of proposed stained glass on the far right.

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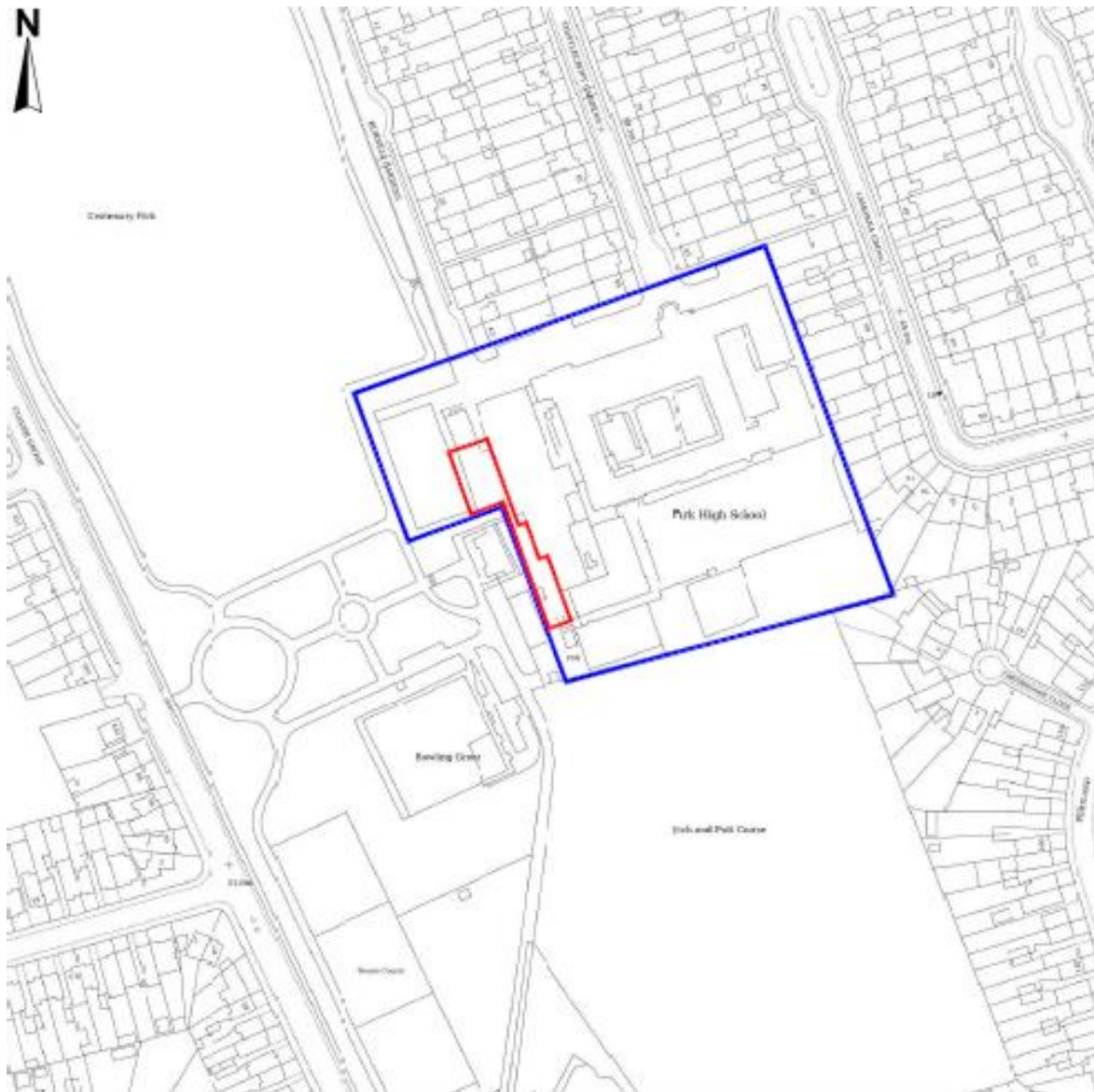
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 = application site



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

# Location Plan



# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

17<sup>th</sup> January 2024

**APPLICATION NUMBER:** PL/0456/23  
**VALID DATE:** 07<sup>th</sup> 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:

<b>Ref no.</b>	<b>Description</b>	<b>Status &amp; date of decision</b>
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](mailto: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](mailto: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.



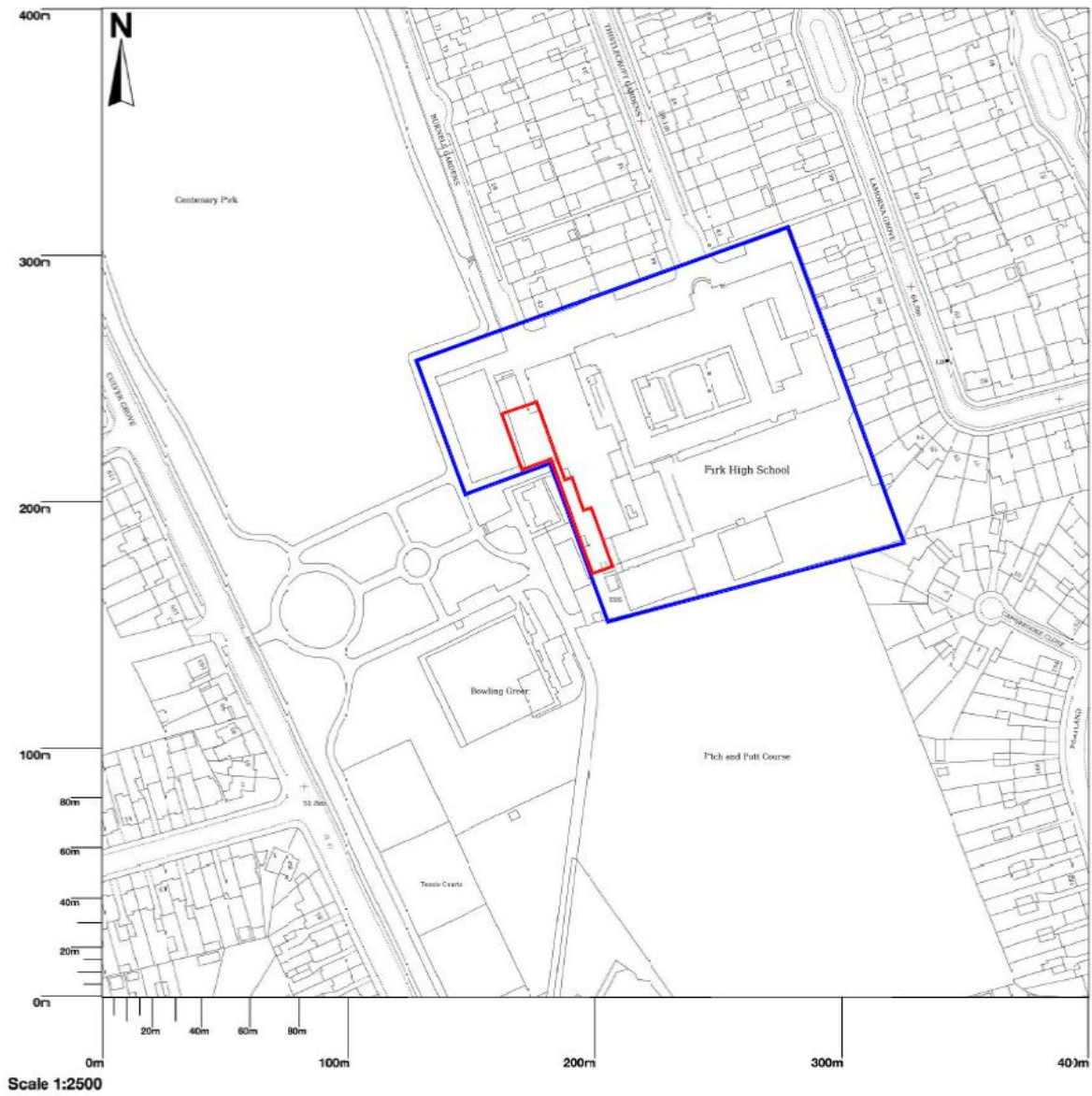
8. Thames Water

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

**CHECKED**

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



### APPENDIX 3: SITE PHOTOS



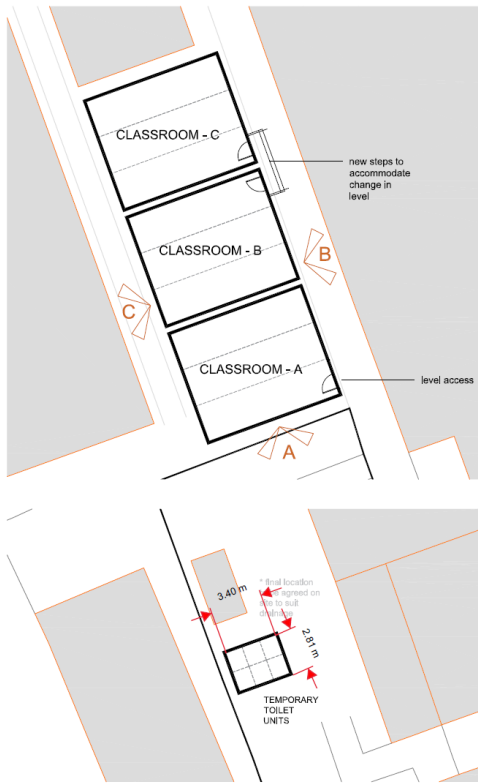




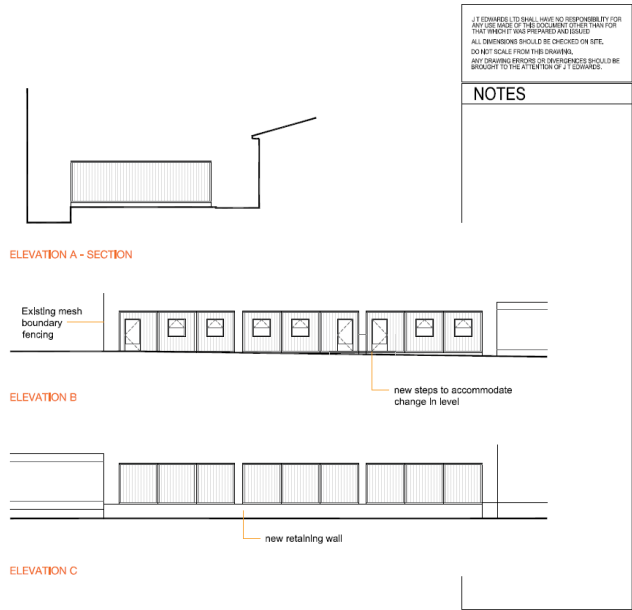




# APPENDIX 4: PLANS AND ELEVATIONS



PROPOSED PLANS @ 1:200



PROPOSED ELEVATIONS @ 1:200

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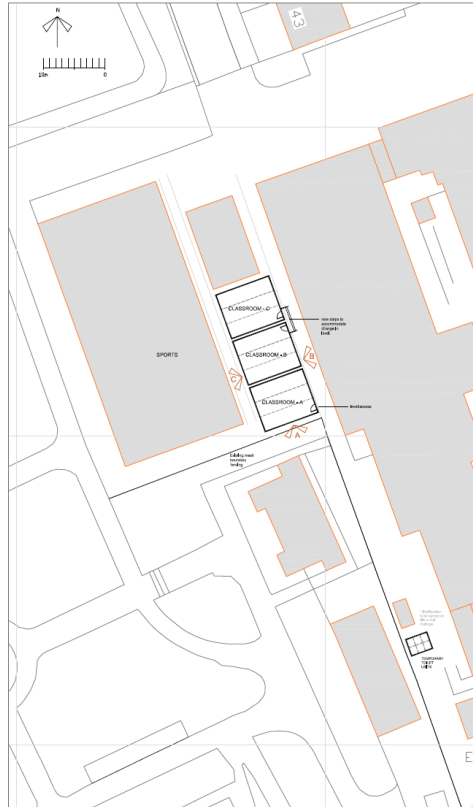
### NOTES



Project No:		PARK HIGH SCHOOL THISTLECROFT GARDENS, STANMORE, HARROW, HA7 1PL	
Project Name:		P2001167	
Drawn By:	Scale:	as noted	
PROPOSED BLOCK PLANS & ELEVATIONS		Date:	Nov, 2023
Client Ref:	Contract No.:	Scale:	A
JTE	(80) P - XX - 003		



EXISTING



PROPOSED

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NOTES



PROJECT NO.		P2001167	
PROJECT NAME		EXISTING & PROPOSED SITE PLANS	
DATE	SCALE	DATE	SCALE
JTE	(90) P - XX - 002	Nov. 2023	A

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