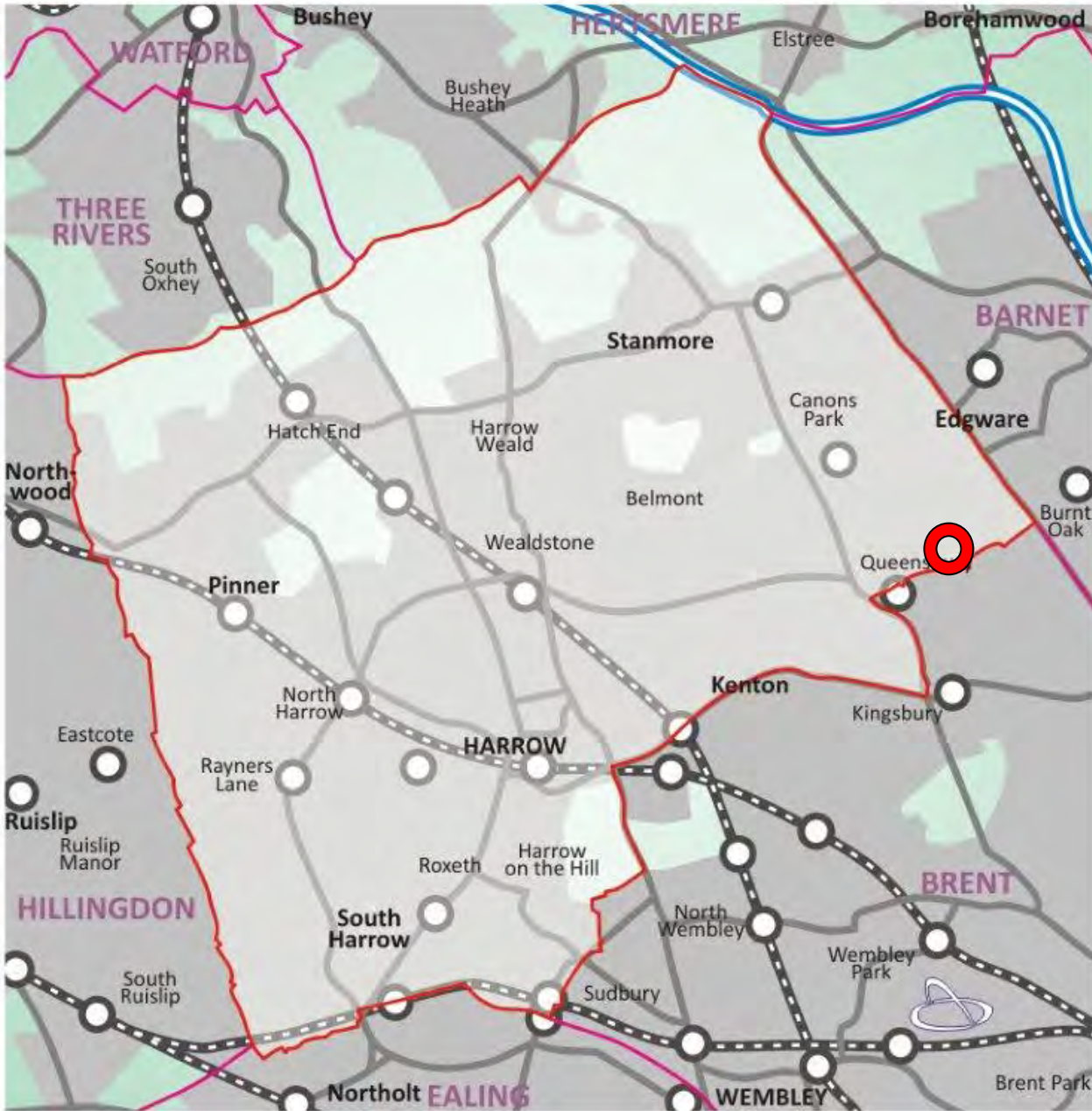
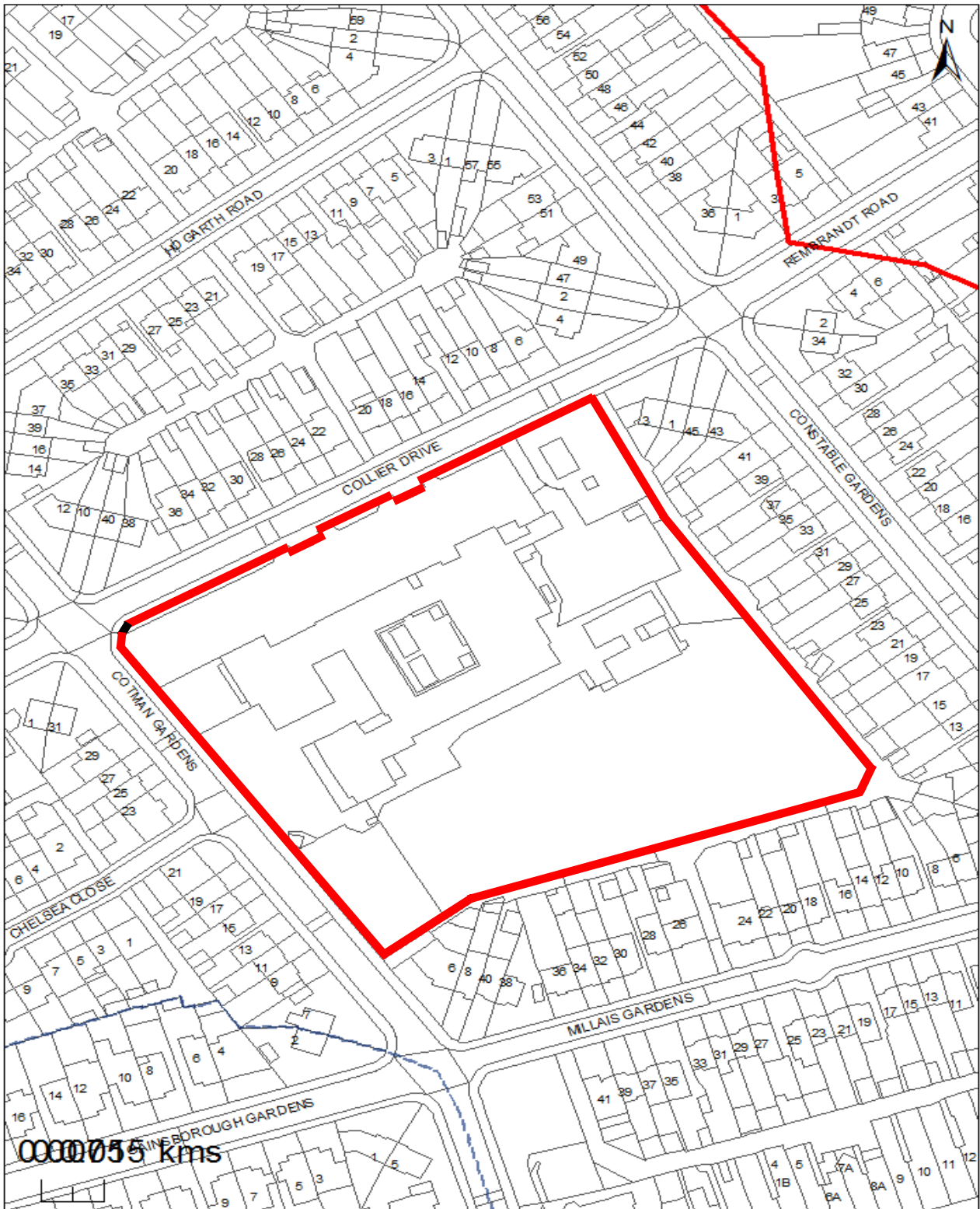


 = application site



Stag Lane Infant and Junior School, Collier Drive, Edgware	P/2840/16
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**Stag Lane Infant and Junior School, Collier Drive,
 Edgware**

P/2840/16

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

7th September 2016

Application Number: P/2840/16
Validate Date: 27/06/2016
Location: Stag Lane Infant and Junior School, Collier Drive, Edgware
Ward: Edgware
Postcode: HA8 5RU
Applicant: Harrow Council
Agent: Atkins
Case Officer: Graham Mansfield
Expiry Date: 22nd August 2016

PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to The Planning Committee regarding an application for planning permission relating to the following proposal.

Three single storey modular buildings to provide five classrooms for a temporary period of 24 months (Demolition of existing two linked modular four classroom buildings)

RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out this report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of this report

REASON FOR THE RECOMMENDATIONS

The proposed temporary buildings are considered to have acceptable impacts in terms of character and residential amenity. Furthermore, the proposed bulge class is considered not to impact on the surrounding highway in terms of excessive traffic movements.

The proposed temporary buildings have limited visual appeal, however they are temporary structures and also the visual limitations are off-set by the benefits to accommodate the educational needs of the ongoing School Expansion Scheme within the Borough.

INFORMATION

This application is reported to Planning Committee as it is a minor development of over 100m² of floorspace on land/building owned by the Council. The application is therefore referred to the Planning Committee as it is excluded by Proviso 1(h) of the Scheme of Delegation dated 29 May 2013.

Regulation 3 of the Town and Country Planning General Regulations 1992 [Statutory Instrument 1992/1492] provides [in relevant part] that applications for planning permission by an interested planning authority to develop any land of that authority shall be determined by the authority concerned, unless the application is called in by the Secretary of State under Section 77 of the Town and Country Planning Act 1990 for determination by him.

The application is made by LB Harrow who intends to carry out the development on the land at Stag Lane Infant and Junior School, Collier Drive, Edgware, HA8 5RU

The grant of planning permission for this development falling within Regulation 3 shall ensure only for the benefit of LB Harrow.

Statutory Return Type:	Minor Development
Council Interest:	The Council is the Landowner
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	The Mayor of London Charging Schedule (February 2012) outlines that CIL will not be payable where "Development is used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education". Harrow Community Infrastructure Levy (CIL) Contribution (provisional): This does not apply to educational uses.

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

Policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

BACKGROUND PAPERS USED IN PREPARING THIS REPORT:

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework 2012
- London Plan 2016

- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1 : Planning Application Fact Sheet

The Site	
Address	Stag Lane Infant and Junior School, Collier Drive, Edgware, HA8 5RU
Applicant	Harrow Council
Ward	Edgware
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A

Education		
No. of Pupils (junior School)	Existing	360
	Proposed	390
No. of Forms of Entry	Existing	One Form Entry
	Proposed	
No. of Staff	Existing	No Change
	Proposed	
No. of Classrooms	Existing	4
	Proposed	5
Outdoor space (m ²)(soft play)	Existing	5898sqm
	Proposed	5288sqm

PART 2 : Assessment

1.0 SITE DESCRIPTION

- 1.1 Stag Lane Infant and Junior School is a 1930's style school located on the south side of Collier Drive
- 1.2 The site is bounded by Constable Gardens to the east, Millais Gardens to the south and Cotman Gardens to the west. These roads are predominately made of metroland style terraced and semi-detached dwellinghouses
- 1.3 There is an existing temporary modular building which houses four classrooms located to the east of the main building
- 1.4 There is a large playing field to the south of the main building which is used for soft play and is designated open space.

2.0 PROPOSED DETAILS

- 2.1 The application proposes the provision of temporary mobile buildings to house five classrooms
- 2.2 The proposed temporary buildings would be situated to the south of the main rear elevation of the main school building
- 2.3 The two proposed modular buildings to the west would both measure 16.8m in depth and 9.87m in width, each would have flat roof at a maximum height of 3.6m
- 2.4 The proposed modular building furthest to the east would be 12.27m in depth and 6.9m in width and 3.6m in height.
- 2.5 The two proposed buildings nearest to the west would house two classrooms each at a floorpace of 155sqm and would feature storage and toilet facilities
- 2.6 The proposed building nearest to the east would house one classroom at a floorpace of 80sqm and would feature storage and toilet facilities
- 2.7 The temporary buildings are required as part of the wider plan to expand the existing school.
- 2.8 One of the proposed classrooms would facilitate a Junior school 'Bulge' class of one form entry
- 2.9 The older temporary modular block would be demolished after completion of the proposed temporary buildings.

3.0 **HISTORY**

3.1 EAST/854/96/LA3

Single Storey Extension to Nursery and Hard Surface Play Area
Granted - 19/02/1997

3.2 EAST/451/01/FUL

Two Mobile Class Rooms with Covered Link to Existing Classrooms & Access Ramp
Granted - 12/06/2001

3.3 P/1826/08/UN

Two Storey Extension to Main Classroom Block
Granted - 03/09/2008

4.0 **CONSULTATION**

4.1 A Site Notice was erected on 22nd July, which expired on 12th August 2016

4.2 A total of 42 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 9th August 2016.

4.3 Adjoining Properties

Number of Letters Sent	42
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 No Objections were received in response to the consultation letters or site notice

4.5 Statutory and Non Statutory Consultation

4.6 The following consultations have been undertaken:

LBH Highways
LBH Drainage

4.7 External Consultation

4.8 N/A

4.9 Internal Consultation

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

Consultee	Summary of contents	Officer Comments
LBH Drainage	As some areas within the site are in Flood Zone 3a & 3b according to our SFRA Flood Maps. We would suggest to install the temporary buildings away from the flood zone.	The proposed temporary buildings are located away from the flood zone.
LBH Highways	No objections to the bulge class proposed for the junior school, due to the fact there is an up to date travel plan in place for Stag Lane Junior School	These comments are noted.

5.0 POLICIES

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

'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.'

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [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].

6.0 APPRAISAL

6.1 The main issues are:-

- Principle of the Development
- Regeneration
- Character and Appearance of the Area
- Residential Amenity
- Traffic and Parking
- Accessibility
- Flood Risk and Drainage

6.2 Principle of Development

6.2.1 Policy 3.18B of The London Plan (2016) states that "Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes.

Those which address the current projected shortage of primary school places will be particularly encouraged. Proposals which result in the net loss of education facilities should be resisted, unless it can be demonstrated that there is no ongoing or future demand.”

6.2.2 Core policy CS1 of the Harrow Core Strategy (2012) states that: “The development or expansion of physical or social infrastructure will be permitted where it is needed to serve existing and proposed development, or required to meet projected future requirements.”

6.2.3 Policy DM 46 of the Harrow Development Management Policies Local Plan supports proposals for the provision of new education facilities provided that they are (a) located in the community which they are intended to serve; (b) subject to them being located in an area of good public transport accessibility and would not result in any adverse impacts on residential amenity or highway safety.

6.2.4 As such, subject to details covered below, it is considered that the proposed temporary re-location of the classrooms to the temporary units following the increased number of pupils expected for October 2017 would be consistent with the Harrow Development Plan.

6.2.5 It is proposed in the new feature, as part of the schools expansion programme to expand Stag Lane School. As a result of a new building to expand the school, a new temporary structure is proposed to facilitate the building works required to expand the school. The proposed temporary building would house five classrooms and will be required until the works for any new extension to the school is approved and completed. Overall, it is considered that the impact on residential amenity would be negligible and that the proposal would not be detrimental to highway safety. As such, the principle of the development is considered to be acceptable.

6.2.6 The proposed temporary buildings would be located on part of the soft play area used by the pupils of the junior school. Policy DM18 of the DMP highlights that sport and recreation should not be built on unless the need for and benefits of the development outweigh the loss.

6.2.7 The proposed temporary buildings are required to facilitate the schools expansion programme and therefore the educational need is considered to outweigh the loss of the open space whilst the school expansion plan moves forward. Furthermore, the loss of the open space would be temporary and as such the designation of the land on which the temporary building is sited would remain. A condition is attached to this permission requiring the land to be returned to its original condition after the school expansion works are completed.

6.3 Regeneration

6.3.1 It is considered that the current proposal to provide temporary classrooms would be from part of the wider school expansions programme which would re-generate the school to provide much needed extra school places for a growing population.

6.3.2 Furthermore, the proposal in terms of regeneration would meet Harrow's education needs. Harrow Cabinet agreed its school place planning strategy in February 2010 to meet the increasing demand for school places. Harrow is a congested urban borough and there is very limited effective scope to build new schools. In July 2015, Cabinet agreed on a Primary School Expansion Programme as part of the School Place Planning Strategy. The strategy aims to secure sufficient primary school places through the creation of additional permanent places, supplemented by the opening of temporary additional classes as required to meet the peak and variations in demand.

6.4 Character and Appearance of the Area

6.4.1 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.6B states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.

6.4.2 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2016) policies 7.4B and 7.6B and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surrounding, and should have a satisfactory relationship with adjoining buildings and spaces.

6.4.3 The proposed temporary buildings would have limited architectural merits. However, it is considered that this would be acceptable in terms of appearance within the context of the site. Given the need for an additional classroom space in the borough, it is considered that the temporary period for the modular buildings would be satisfactory. Nevertheless in the interests of the character and appearance of the locality, a condition is recommended to ensure the temporary buildings are removed following completion of the extension which is anticipated to be October 2017.

6.4.4 Overall, it is considered that the proposed temporary buildings are acceptable and would be in keeping with the character and appearance of the area. As such, the proposal is considered to comply with policies 7.4B and 7.6B of The London Plan (2016) core policy CS1 B of the Harrow Core Strategy (2012) and policy DM1 of the Harrow Development Management Polices Local Plan (2013).

6.5 Residential Amenity

6.5.1 Policy 7.6 of The London Plan (2016) states that "Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate". Policy DM 1 of the Harrow Development Management

Polices Local Plan (2013) requires that: “*All development and change of use proposals must achieve a high standard of privacy and amenity of neighbouring occupiers*”. “The assessment of the design and layout of proposals will have regard to: “the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers”.

6.5.2 The temporary buildings would have a height of 3.6 metres. They would be sited some 31 metres and 48 metres from the rear boundaries of properties on Millais Gardens and Constable Gardens respectively. Having regard to these factors, it is considered that the proposal would not result in any undue impacts on the residential amenities of the occupiers in terms of loss of light, overshadowing or loss of outlook and loss of privacy and noise and disturbance.

6.5.3 In summary, the proposal would accord with policy 7.6B of The London plan (2016) and policy DM 1 of the Harrow Development Management Polices Local Plan (2013).

6.6 Traffic and Parking

6.6.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different polices and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. The London Plan (2016) policies 6.3, 6.9, 6.10 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel and ensure that development proposals will not adversely impact on the transport capacity and the transport network, at both corridor and local level. This is further emphasised by core policy CS 1 R of the Harrow Core strategy (2012). Policy DM 42 of the Harrow Development Management Local Plan outlines the council’s parking standards and cycle parking standards.

6.6.2 Part of the proposal to provide temporary buildings on site would accommodate an extra classroom for an additional One Form Entry within the Junior school at Stag Lane (Bulge Class) which would result in an extra 30 pupils.

6.6.3 The Councils Highways department have been consulted as part of the application and it is considered that the addition of the bulge class on site would not raise significant concerns in relation to traffic on the surrounding area.

6.6.4 Stag Lane Junior School has an approved travel plan in place (bronze accreditation) which sets out measures to mitigate against any impact the school expansion may have on the surrounding road network. The Travel Plan will be extended to encompass the proposed development. As such, this can be secured with the attachment of a condition.

6.6.5 For the reasons outlined above, the transport impacts of the proposal are considered to be acceptable, having regard to the aims and objectives of Policies 6.3, 6.9, 6.10 and 6.13 of The London Plan, Core Policy CS 1 R of the Harrow Core Strategy, and Policies DM 42 and 43 of the Harrow Development Management Policies Local Plan (2013).

6.7 Accessibility

6.7.1 The London Plan (2016) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policy 7.2. Policy DM 2 of the Harrow Development Management Policies Local Plan (2013) seeks to ensure that buildings and public spaces are readily accessible to all.

6.7.2 Ramps have been provided to facilitate wheelchair access should this be required. Furthermore disabled toilets have been provided for four out of the five class rooms. Overall it is considered that the proposal would meet the requirements of policy 7.2 of the London Plan (2016) and policy DM 2 of the Harrow DMPLP (2013).

6.8 Flood Risk and Drainage

6.8.1 Part of the school site is located in a surface water flood zone. However, it is noted that the proposed unit would not be located in an area of Flood Risk and therefore its location is not considered to give rise to undue impacts in terms of increased flood risk on or off the site and is considered to be acceptable. The buildings would be temporary in nature, eventually being removed from the site. Furthermore, the area to be used is partly hardsurfaced and no additional impacts from the development would therefore arise. As a result of this previous use, the modest footprint of the buildings, and the short period that the building will be in use in that position, it would be unreasonable to impose such conditions on this occasion as they would fail the relevant tests of appropriateness for conditions. Notwithstanding this, an informative is added to this permission to advise the applicant of the potential net increase of surface water run off rates.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 For the reasons considered above and weighing up the Development Plan policies and proposals and other material considerations, this application is recommended for grant. Whilst noting the temporary loss of available soft play space and limited visual appeal of the buildings, the proposed temporary buildings would be essential in supporting the ongoing school expansion programme in the borough.

7.2 Furthermore, the buildings would be in place for a limited amount of time in anticipation of the further works required for expansion. The proposal would have acceptable impacts on character, residential amenity and surrounding highways. A condition requiring the land to be returned to its original condition would mitigate any potential harm of the proposed temporary buildings on soft play areas.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

The temporary single-storey modular buildings hereby approved shall be removed and the land restored to its former condition on or before 31st August 2018.

Reason: To safeguard the character and appearance of the site and area.

2 Approved Plans

Save for the requirement of condition 4, the development hereby permitted shall be carried out in accordance with the approved plans: Design & Access Statement; Design & Access Statement; 5149000-ATK-V0-XX-DR-A-2000 Rev P2; 5149000-ATK-V0-XX-DR-A-2001 Rev P2; 5149000-ATK-V0-XX-DR-A-2002 Rev P3; 5149000-ATK-V0-ZZ-DR-A-2003 Rev P4; 5149000-ATK-V0-XX-DR-A-2004 Rev P4

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

3 Use

The development hereby permitted shall be for school use only, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent an over-intensive use of the site.

4 Travel Plan

The currently approved Travel Plan operating at the school shall be updated and amended to incorporate the use and operation of the temporary buildings hereby approved.

Reason: To provide sustainable forms of travel.

Informatives

1 Policies

National Planning Policy Framework (2012)

The London Plan (2016)

3.16 Protection and enhancement of social infrastructure

3.18 Education facilities

7.4 Local Character

7.6B Architecture

Harrow Core Strategy (2012)
CS1.B Local Character

Harrow Development Management Policies Local Plan (2013)
DM1 Achieving a High Standard of Development
DM42 Parking Standards
DM46 New Community, Sport and Educational Facilities

2 Pre-application engagement

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)"
This decision has been taken in accordance with paragraphs 187-189 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.

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 CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 Considerate Contractor Code

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

(Include on all permissions involving building works where they could affect a public highway)

5 SUDS

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 (2012) 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 (2012) 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.

APPENDIX 3: SITE PHOTOGRAPHS



Front Elevation of Main Building



Rear elevation of main building



Looking east towards boundary with Constable Gardens



Existing Modulars



Looking south towards boundary with Millais Gardens



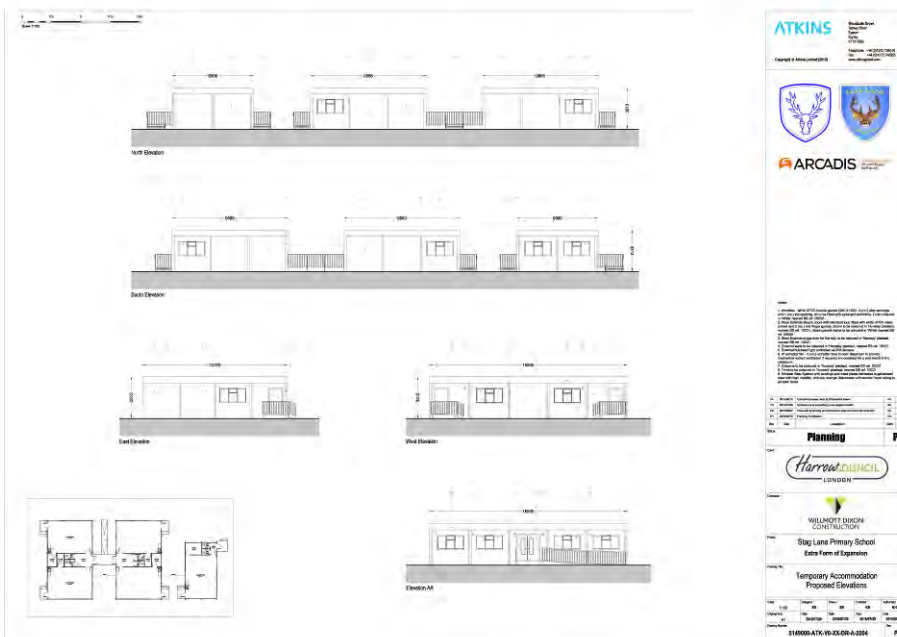
Proposed location of temporaries



APPENDIX 4: PLANS AND ELEVATIONS



Existing and proposed floorplans



Proposed Elevations