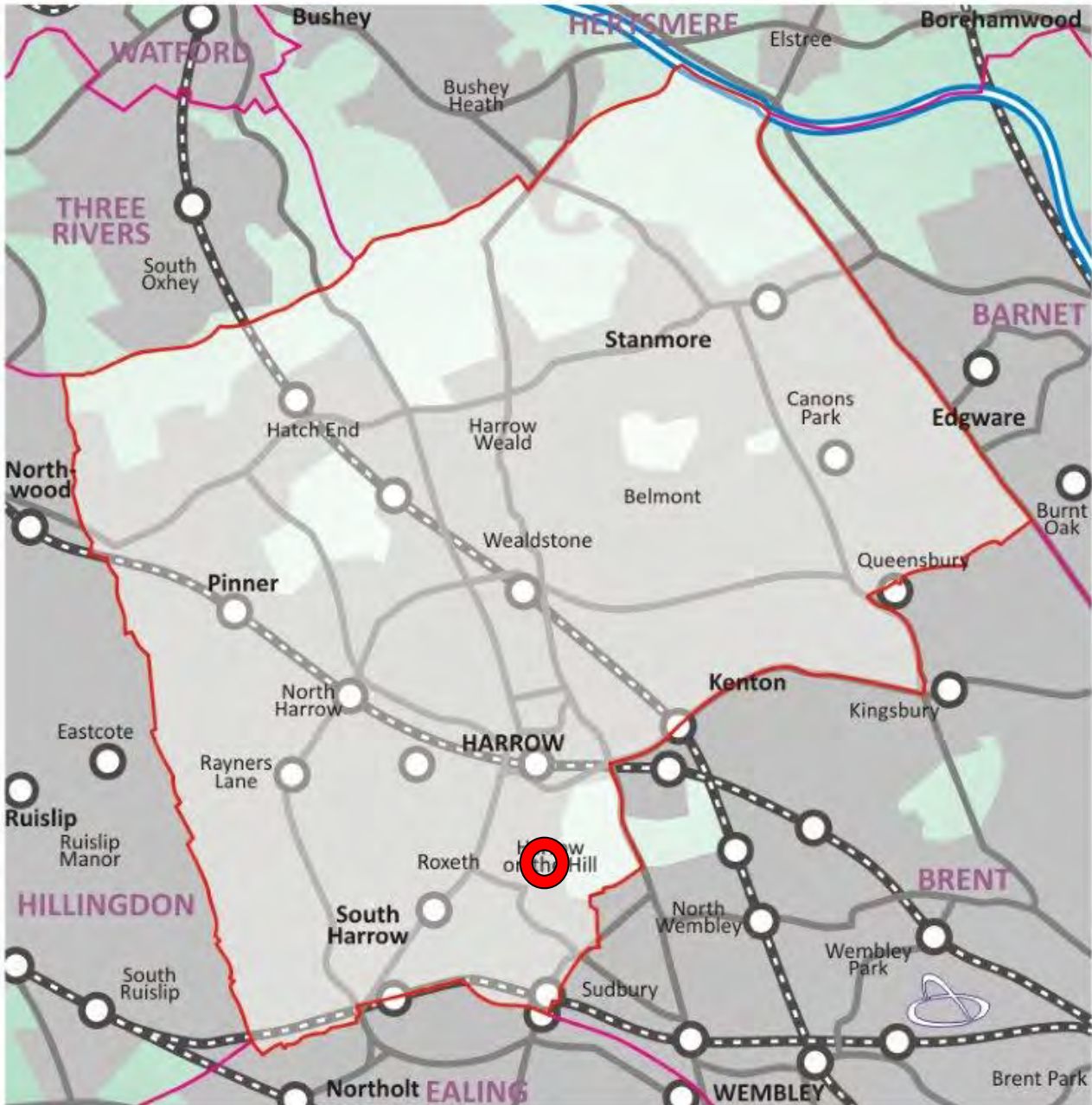
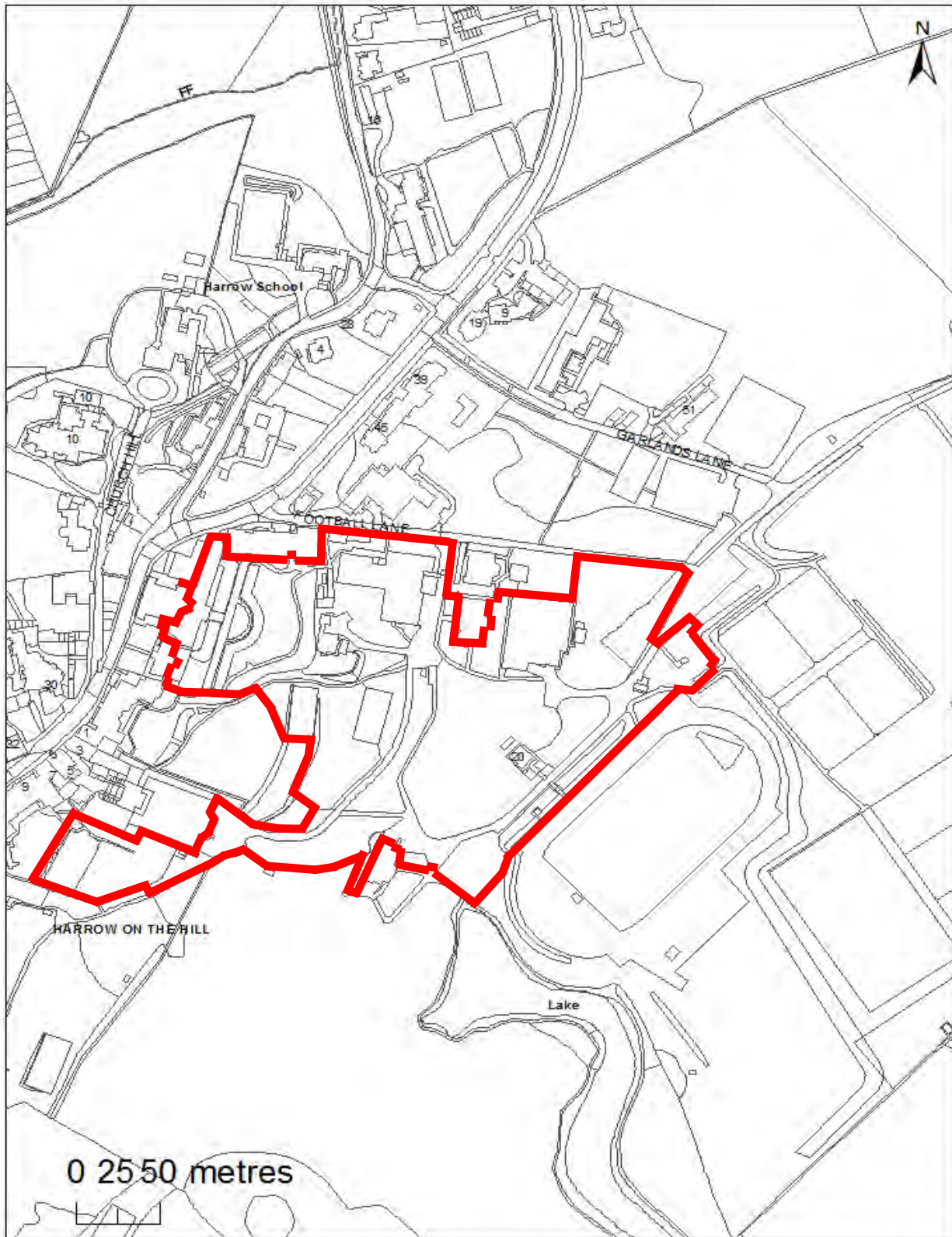


 = application site



Harrow School Sports and Science Buildings, Off Football Lane, Harrow	P/1940/16
--	------------------



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised Reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. London Borough of Harrow LA, 100019208, 2011. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2010)



**Harrow School Sports and Science Buildings, Off Football Lane,
Harrow**

P/1940/16

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

16th November 2016

Application Number: P/1940/16
Validate Date: 29 April 2016
Location: Harrow School Sports Hall And Swimming Pool, Football Lane, Harrow
Ward: Harrow On The Hill
Postcode: HA1 3EA
Applicant: Harrow School (Mr Nick Shryane)
Agent: Rivington Street Studio (Mr Richard Holland)
Case Officer: Mongezi Ndlela
Expiry Date: 21 JULY 2016 (Extended To 18th January 2017)

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.

Demolition Of Existing Buildings: Existing Sports Building, Peel House, Museum Cottage, Gardeners Compound, Boyer Webb Pavilion, Pavilion Next To The Athletics Track; Construction Of New Sports Building Over 3 Levels (7307 Sqm); New Science Building Over 3 Levels (3675 Sqm); New Landscaping Core From Existing Chapel Terrace To The Athletics Track At The Base Of Hill; New Visitors Car Parking On Football Lane Adjacent To Maths And Physics School Buildings; Re-Routing And Re-Grading Of Private Access Road; Alterations To Landscaping And Servicing For Dining Hall; Relocation Of Multi Use Games Area For Moretons Boarding House To South West Of Dining Hall

RECOMMENDATION A

GRANT planning permission subject to:

- (i) referral to the Greater London Authority (GLA);
- (ii) conditions; and
- (iii) the completion of a section 106 Planning Obligation.

by 18th January 2017 or such extended period as may be authorised by the Divisional Director in consultation with the Chairman of the Planning Committee. Authority to be given to the Divisional Director of Regeneration and Planning, in consultation with the Director of Legal and Governance Services, for the sealing of the section 106 Planning Obligation and to agree any minor amendments to the conditions, informatives, drawing numbers and the Planning Obligation terms. The proposed section 106 Planning Obligation Heads of Terms cover the following matters:

- a) Community Use Agreement to be implemented;
- b) Implementation of the Sustainable Travel Plan;
- c) Undertaking that the applicant will work with Harrow Council on Employment and Training Initiatives including apprenticeships associated with the proposed construction;

- d) Local goods and services; and
- e) Monitoring fee - £5,000.00

RECOMMENDATION B

That if, by 18th January 2017, or such extended period as may be authorised, the section 106 Planning Obligation is not completed, then delegate the decision to the Divisional Director of Planning to REFUSE planning permission for the appropriate reason.

1. The proposed development, in the absence of a Planning Obligation to secure necessary agreements and commitments in relation to the development, would fail to mitigate the impact of the development upon infrastructure and the wider area, contrary to the National Planning Policy Framework, Policies 3.19, 6.3, 7.14 and 8.2 of the London Plan (2016), Policies CS 1 G and Z of the Harrow Core Strategy (2012) and Policies DM 43, DM 46 and DM 50 of the Local Plan (2013), and the provisions of the Harrow Planning Obligations supplementary planning document.

BACKGROUND & EXECUTIVE SUMMARY

Harrow School is a world class institution located at Harrow on the Hill. Harrow on the Hill is also a historically important part of Harrow and London. The Hill itself is designated as an area of special character and is covered by eight Conservation Areas, while the School's estate lies within six of these. The School's estate also comprises a significant number of listed buildings and structures, a registered park, a Borough Grade I site of nature conservation importance and an archaeological priority area. A large proportion of the estate is also designated Metropolitan Open Land, which is afforded the same protections as Green Belt land.

The Council recognises the strategic importance of Harrow School and its estate. The Council will also support proposals for the redevelopment of the estate that form part of an agreed masterplan which seek to secure community access to land and facilities. The proposals that form this application are the culmination of extensive background work including the development of a Harrow School Supplementary Planning Document (SPD) which was adopted by the Council in July 2015. The primary aim of developing the SPD was to engage with the Local Planning Authority and the wider community, the School's proposed plans to improve alter and extend its buildings and school facilities over the next 15 - 20 years. The proposals for the proposed sports and science building form the cornerstone of the school's improvement strategy. The aim is to enhance the school's international reputation as an outstanding centre of education and, in that context, to manage and retain its unique historic, conservation and landscape setting.

The proposals involve intense pre-application discussions which commenced in August 2015 and included several statutory stakeholders including the Greater London Authority and Historic England. The applicant has conducted a reasonable search for alternative suitable sites within the School grounds that would meet its needs but none more suitable than the proposed site.

The proposal represents a departure from the development plan, being a development on Metropolitan Open Land (MOL) and for a use contrary to the site's allocated purpose. However, it is concluded that the much needed educational facilities alongside the proposed community benefits associated with the proposal, are

compelling other material considerations that point to a decision other than in accordance with the Local Plan in this instance.

It is recognised that the proposal raises legitimate local concerns about the MOL swap, conservation and heritage impacts, impact on local views, visual amenity, noise, flooding and landscape/nature conservation. Every effort has been made in the design and layout of the development to address these and, as explained in this report, it is recommended that a number of further mitigations be secured through a section 106 Planning Obligation and through conditions of planning permission. Subject to these and referral to the Mayor of London, it is recommended that planning permission be granted

INFORMATION

This application is reported to Planning Committee as it is a Major Development and therefore falls outside Schedule 1 of the Scheme of Delegation. Furthermore, it is the opinion of the Divisional Director of Regeneration and Planning that the application presents matters which may be of political and/or public interest. In addition, the application proposals constitute a material departure from the policies in the Development Plan and may conflict with national guidance.

Statutory Return Type:	All other large scale major developments
Council Interest:	None
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".
Local CIL requirement:	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, SPDs
- 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

Appendix 5 – View

OFFICER REPORT

PART 1 : PLANNING APPLICATION FACT SHEET

The Site	
Address	Harrow School Sports Hall and Swimming Pool, Football Lane, Harrow HA1 3EA
Applicant	Harrow School (Mr Nick Shryane)
Ward	Harrow on the hill
Local Plan allocation	No
Conservation Area	Within the Harrow School Conservation Area and within the Setting of the Harrow on the Hill Village Conservation Area and Harrow Park Conservation Area
Listed Building	No
Setting of Listed Building	Within the Setting of a number of Listed Buildings
Building of Local Interest	Within the Setting of a number of locally Listed Buildings
Tree Preservation Order	No (However trees are protected by virtue of being located within a Conservations Area)
Other	Within Metropolitan Open Land, Archaeological Priority Area, Within the setting Harrow Park (Listed Park and Garden)

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	School Sports Hall/Harrow School
	Existing Use Class(es) sqm	D1/3,330sqm
Proposed Use(s)	Proposed Use / Operator	D1/Harrow School
	Proposed Use Class(es) sqm	D1 and D2/10,982sqm
Employment	Existing number of jobs	59
	Proposed number of jobs	72

Transportation		
Car parking	No. Existing Car Parking spaces	Approx. 170 visitors Approx. 90 operational
	No. Proposed Car Parking spaces	Additional 16 including 4 disabled on Football Lane; 2 disabled adjacent maths & physics building; additional 1 dining halls
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	Unknown
	No. Proposed Cycle Parking spaces	10
	Cycle Parking Ratio	N/A

Public Transport	PTAL Rating	Between 1a and 5
	Closest Rail Station / Distance (m)	Harrow on the Hill/800m+
	Bus Routes	258, H17, 395, H9 and H10
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	No records of these
	Other on-street controls	Various in High Street but does not affect application
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	
	Summary of results of survey	
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	As existing

Education		
No. of Pupils	Existing	Circa 825
	Proposed	No change
No. of Forms of Entry	Existing	Not applicable to Harrow School – number of classes and boarding houses will remain unchanged
	Proposed	
No. of Staff	Existing	318 full time and 366 part-time/casual staff
	Proposed	Projections estimate up to an additional 9 x FTE members of staff to serve the Sports and Science Buildings (which has been taken to include casual staff).
No. of Classrooms	Existing	98 total throughout the School. Note that the size of some classrooms do not meet the required space standards (such as current Biology & Chemistry classrooms)
	Proposed	Additional: 5 no. total 3no. in Sports Building (currently has none.) The Science Building will

		offer 2no. additional classrooms – all new classrooms will meet the space standards required to teach Biology & Chemistry. (This does not take into consideration any potential refurbishment work in the current Biology & Chemistry Building which will be subject to a separate application.)
Outdoor space (m ²)	Existing	This is difficult to quantify at Harrow School as outdoor space could be defined to include the private gardens of boarding houses/golf course/farm etc. 'Outdoor Play space' – primarily the playing fields and the gardens and tennis/5-a-side courts of the boarding houses - will remain unchanged by the proposals.
	Proposed	No additional provision

PART 2 : ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The site covers an expansive area measuring approximately 4.7ha. The application site encompasses the area south of Football Lane, east of the High Street, north of Harrow Park and to the west of the existing athletics track. The site includes a series of different sized buildings, a multi-use games areas, undulating planes and several roads and pathways. The site is also heavily landscaped and includes a large number of trees. The site effectively lies on a hill and hence levels drop dramatically from west to east, allowing a steep incline of approximately 30m.
- 1.2 The site is bound to the north by Football Lane and includes the current Maths and Physics building, the existing Sports building. It also includes the former Headmasters residence, also known as Peel House, which now acts as an Admissions and IT department. The western and central area of the site is largely landscaped with a series of paths and trees, including two multi-use games areas (MUGA). To the west of the site is the Boyer Webb Pavilion which is surrounded by several trees. Similarly, the south of the site is largely landscaped with several mature trees. The site also includes smaller buildings such as storage and garden compounds.
- 1.3 The site area is within the demise of the school's ownership and therefore all the immediate surroundings are owned by the school. To the north of the site is The Knoll boarding house and its grounds whilst to the east is the athletics track and the school tennis courts. The site is bound on its southern side by Harrow Park which includes Harrow School Golf Course whilst to the west are the various school buildings that front on to the High Street, including Moreton's boarding house, the Head Masters boarding house, the school reception, the Vaughan library and the school Chapel. It is also noted that the site is immediately adjacent to the school dining hall and the site area includes a service area to the dining hall.
- 1.4 There are residential properties located in proximity to the site although none directly abut the site. Several residential properties are located to the west of the site on the High Street and London Road. There are also residential properties located on Garlands Lane to the north, beyond which are residential properties on Kenton Road. Additional residential properties are located to the southeast of the site on Pebworth Road.
- 1.5 The application site can be accessed via Football Lane and Garlands Lane to the north. Harrow on the Hill station is approximately 800m to the north and is directly served by local buses, H17 and 258. There is also a pedestrian (east-west) right of way on Football Lane along the northern boundary of the site, which forms part of the Capital Ring Walk, which is a strategic walking route promoted by 33 London Councils and the Greater London Authority (GLA).
- 1.6 The site is afforded a number of special planning designations. The majority of the site is located within Metropolitan Open Land whilst the west of the site is within an Archaeological Priority Area. In addition, the west of the site also lies within the Harrow School Conservation Area. The site is within the setting of

the Harrow Park Conservation Area and the 'Capability Brown' inspired Listed Harrow Park to the south. There are numerous locally and nationally Listed buildings to the north and west of the site. The site includes a number of protected views located along the Capital Ring walk.

2.0 PROPOSED DETAILS

2.1 The application seeks the demolition of the existing sports hall, the Boyer Webb Pavilion, Museum Cottage, Peel House and the demolition of several outbuildings to facilitate the comprehensive redevelopment of the site to include new sports and science buildings, a new landscaping core from the rear of the school chapel to the athletics track to the east. The application includes a new visitor's car parking area accessed via Football Lane and the re-routing and re-grading of private access roads, alterations to the landscaping and servicing for the dining hall and relocated multi-use games area, located to the southwest of the site. Essentially the application has seven components to it, which are:

- Sports Building
- Science Building
- Core Landscaping
- Re-routed access road
- Relocated MUGA
- Dining hall service yard
- Visitor parking

a) Sports Building

2.2 It is proposed to demolish the existing Sports hall and erect a new re-sited sports building to be located at the lower base of the hill. The sports hall will provide a modern up to date improved facility to comprise of three levels. Level 0 will comprise of team changing rooms, a triage room, laundry and plant room. Level 0 is only useable toward the east of the building due to the gradient of the hill. Level 1 makes full use of the building footprint and includes the main swimming pool, the learners pool, multipurpose classrooms , changing areas, a climbing wall, two sports halls, storage areas and a terrace allowing views to the athletics tracks and sports field. Level 2 will comprise of a fitness suite, a performance suite, a judo/dojo hall and viewing areas to the sports halls at level 1. In total, the sports building includes:

- 25m x 6 lane swimming pool (competition standard) with fixed floor
- 17m x 13m Training pool (with moveable floor)*
- Contrast pools* (to aid recovery and rehabilitation)
- Wet and dry changing to serve internal facilities
- Sports hall 1* (international basketball court size) including fixed raked seating for 250 spectators
- Sports hall 2 (4 court badminton size in accordance with Sport England specification)
- Climbing wall
- Fitness and performance suites
- Studio Judo Dojo*

- Club area – replacement for the existing Boyer Webb Pavilion facility which is located on the site of the proposed new sports building and will be demolished
- Triage and Physiotherapy – replacement of the existing porta cabins located on the playing fields which will be removed
- Laundry – replacing the existing facilities in the current Sports Centre
- Field changing rooms provision* (for outdoor sports including rugby, soccer, hockey, athletics and cross country)
- Officials and disabled changing*
- Storage*
- Multi-purpose teaching space
- Reception and administration space

* denotes additional provision above what is currently provided in the existing Science or Sports buildings.

2.3 The sports building will have a length of approximately 77m at the east elevation and approximately 54m at the west elevation. It will have a width of approximately 60m at the south elevation and 90m at the north elevation. The western part of the sports building will be dug into the hill by an approximately an average of 7m. As a result, the height at the west elevation is ranges between approximately 5.0m and 6.6m whilst at its highest point the building will be 16.5m. The building will have a footprint of 4,871m² and a total floorspace of 7,307m².

2.4 The building is articulated in four different styles and characters. First, at Levels 0 and 1, is the pavilion building. A pavilion will face the athletics track and will include a viewing area to the track. The second element will be the main spine running from south to north and will act as a main entrance area to the Sports building accessed via the landscape core to the north. It will contain the swimming pool element of the proposals. It will have a north-south facing saw tooth roof arrangement. To the west is the area comprising the sports halls. This element will also have a saw tooth roof arrangement however these will be east-west facing. The climbing wall section will be located to the north, adjacent to the landscaped core and will be the highest building. The four areas are articulated separately but are attached to form one whole building.

2.5 The building materials will largely comprise of crisp brick cladding with vertical coursing and a flint colour palette. In addition, the elevations will include warm bronze coloured metal balustrades with white brick reveals in parts.

b) Science Building

2.6 The science building is proposed to facilitate new Biology and Chemistry classes and will be located toward the centre of the site. The science building is proposed to have three floors of which the lower level (Level 3), which will be dug into the hill area, will comprise of a Lecture Theatre with floor area of 146m² and a foyer above which will have a floorspace of 113m². Level 4, which will be the second level of the science building will comprise of 8no. laboratories to facilitate biology classes and a prep room. Each laboratory will have at least 110m² of floorspace to allow for a classroom area and a practical area. Level 5, which will be the third level of the Science block will facilitate chemistry classes and will be laid out to match level 4. The science building will have a width of approximately 28m and a length of approximately 64m

resulting in a footprint of approximately 1,650m². The building will have a maximum height of approximately 15m. In total, the science building will have a floorspace of 3,675m².

2.7 In total, the Science building will comprise of a:

- Lecture Theatre;
- Foyer
- Biology laboratories;
- Biology Prep Room (Inc store);
- Chemistry Laboratories;
- Chemistry Prep Room (Inc store)
- Harkness Meeting Room;
- Staff work area;
- Resources;
- Central Street/breakout space;
- WC's;
- Store
- Energy Centre;
- Plant;
- Pond and Greenhouse

c) Landscape Core

2.8 The application proposes a new landscape core which will run from the rear of the existing chapel, sited west of the application site, to the east boundary of the site. The landscape core consists of a pedestrianised walkway which will have a length of approximately 250m, with a series of stairs angled toward the bottom of the hill. There will be six sections to the landscaping core, all defined by their own landscaping strategies based on their character, location and relationship to buildings and/or the hillside.

2.9 It is proposed that the area adjacent to the Chapel, which is a Grade II* Listed Building, will comprise of a historic chapel landscape to be retained and enhanced. Following the historic landscape chapel area, the application proposes the demolition of the existing gardener's compound and Peel House and the creation of an orchard meadow. The third part of the landscaped core is the pedestrianisation of the existing service road running from Football Lane to the dining hall service yard, making provision for a service road toward dining hall from Garlands Lane, involving alterations to the perimeter road at the base of the hill, followed by a transition area, adjacent to the proposed sports hall. The main entrance area to the sports building will include the creation of a piazza & lawn area which will comprise of a landscaped entry core to the sports building. The final part of the landscaped core will include the creation of a new wetland area at the bottom of the pedestrian section of Football Lane and enhancements to the existing sports terraced area adjacent to the athletics track. In addition, the proposals include strengthening of the boundary of the Capability Brown landscape through denser planting.

d) Re-routed Access Road

- 2.10 The proposals include the re-routing of the existing service road that currently runs from Football Lane toward the north, between the existing Maths & Physics Schools and the Music school toward the dining hall service area to the southwest of the site. The application proposes to re-route the service road to run from the far end of Football Lane to the east, and travel southwards, alongside the eastern façade of the proposed sports hall to the east before meandering through the southern part of the site and aligning the service road to the dining hall area.

e) Relocated MUGA

- 2.11 It is proposed to relocate the existing MUGA from the south of the existing Maths and Physics building to the south west corner of the site, immediately south of the existing dining hall. The MUGA will cover an area of approximately 276m² with a length of 20m and a width of 13m. Due to the gradient on site, the MUGA will sit against a retaining wall which will sit 3m below ground level at the west elevation and be level to the ground at the east elevation. Retaining walls would be required to provide a level playing field on this sloping site. The MUGA will be enclosed by a 3m high fence and extended fence posts for lighting. The proposals include a new gravelled footpath to the north of the MUGA which will join up with an existing footpath. In addition, a new service access, laid in grass, is proposed toward the south of the MUGA. The proposal includes floodlights which will have a height of approximately 4.8m and the proposed fencing would have a height of approximately 3m. The proposed new MUGA is located within the Harrow Park Conservation Area.

f) Dining Hall Service Yard

- 2.12 The application proposes an improved dining hall service yard to be located to the rear of the existing dining hall. This will involve the realignment of the service road to enable continued access to the dining hall. Parking is to be arranged to the south of the existing yard with a new yard formed adjacent and an enclosed refuse storage space tucked in alongside the Dining Hall. It is proposed to provide one additional parking space at this location. Landscaping is proposed to screen the yard from Harrow Park to the south.

g) Visitor Parking

- 2.13 2.13The proposals seek a new visitor car parking area on Football Lane, to include disabled parking. The parking area is sited to the north of the site, adjacent to Football lane and will provide an additional 16 car parking places including 4 disabled.

h) Revisions to Application Following Submission

- 2.14 The following revised and additional documents have been submitted during the course of the application to address wherever possible issues raised by officers and consultees, and to pre-empt details that would be required by condition in order to expedite the project in the event that planning permission is granted. These include:

- Revisions to the climbing wall;
- Revised detailing of pavilion;
- Omission of flint at the south elevation;
- Additional information and justification of proposed materials
- Additional landscaping to screen southeast elevation of the building
- Additional trees at east elevation
- Further information to demonstrate levels of building.

3.0 RELEVANT PLANNING HISTORY

- 3.1 LBH/24514
School sports hall and swimming pool:
Granted: 02/02/1984

4.0 CONSULTATION

- 4.1 A site notice was erected on 9th May 2016, and allowed interested parties to submit their comments until an expiry date of 20th June 2016
- 4.2 Press Notice was advertised in the Harrow Times on the 5th May 2016 expiring on 26th May 2016.
- 4.3 The application was advertised as a Major Development, Character of a Conservation Area, Departure from the Development Plan and Setting of Listed Building
- 4.4 A total of 489 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 20th June 2016
- 4.5 Adjoining Properties

Number of Letters Sent	489
Number of Responses Received	56
Number in Support	0
Number of Objections	56 (1,473 including a petition)
Number of other Representations (neither objecting or supporting)	0

- 4.6 46 objections received from notified residents whilst 1,425 objections received from a petition.
- 4.7 A summary of the responses received along with the Officer comments are set out below:

Comment Type	Name and Address
Objection	Mr Gareth Targett, 92 Drury Road, Harrow
Objection	Ms Judith Mills, 11 Victoria Terrace, Harrow on the Hill
Objection	Ms Jessica Gooch, 22 Romney Drive
Objection	Mr Christopher James, Pear Tree Cottage, Brickfields

Objection	G A Waterman, 4 Gatehill Road, Northwood ,HA6 3QD
Objection	Mr David Brilliant ,157 Lee park ,Blackheath, SE3 9HD
Objection	Mr Martin Pike, 112 Whitmore Road, Harrow, HA1 4AQ
Objection	Dr Malacay Gleeson, Collingwood, South Hill Avenue, Harrow on the Hill
Objection	Ms Katharine Weir, 154 Butler Road, Harrow
Objection	Mr William Wolfson ,Flat 1 , 4 West Street, London
Objection	Ms Suzanne D'Souza, Sudbury Courts Residents Association, 108 Abotts Drive, Wembley
Objection	Mr Philip Frame, 27 Roxborough Park, Harrow HA13BA
Objection	Mrs Gaynor Lloyd, 16 Pebworth Road, Harrow
Objection	Mr Colin Saunders, 35 Gerrards Close, Oakwood, London, N14 4RH
Objection	Priti Shah, 13 The Garlands, Peterborough Road
Objection	Mr Kozlowski, 25 Pickwick Place, Harrow HA1 3BG
Objection	Ms Andrea Rayner, 33 Woodcock Dell Avenue Harrow, HA3 0PW
Objection	Ms Jacqueline Hammond, 10 The Garlands, Peterborough Road, Harrow, HA1 3DY
Objection	Gitanjali Bhattacharya, Zoological Society of London, London, NW1 4RY
Objection	Mr Stephen Hipperson, 90 High St, Harrow on the Hill, HA1 3LP
Objection	Mr Bill Kemp, 225 Woodcock Hill, Kenton, Harrow, HA3 0PG
Objection	Bethan Davies, 2 Close Close, Harrow on the Hill, London, HA2 0JZ
Objection	Mr T Hill, 121 Abotts Drive, North Wembley, HA0 3SX
Objection	Terterden & John Billam Parks and Neighbourhood Group, 15 Preston Way, Harrow, HA3 0QG
Objection	Johanna Nixon, 32 Leigh Court, Byron Hill Road, Harrow, HA2 0HZ
Objection	B E Potts, Gayton Court, Sheepcote Road, Harrow, HA1 2HD
Objection	Simon Abbott/Lee Benjamin, 9 The Chequers, West Lane, Pinner, HA5 3LY
Objection	O Munir, 27 Pebworth Road, Harrow, HA1 3UD
Objection	Mr Simon Braidman, 3 Allerton Road, Borehamwood, Herts WD6 4BT
Objection	Ms Penny Reed, Belmont, Mount Park Avenue, Harrow, HA1 3JW
Objection	Amina Sadiq, 2 Moat Lodge, London Road, Harrow, HA1 3LU
Objection	Mrs P Lewis, Friends of Woodcock Park, Kenton, 126 Shaftesbury Avenue, Kenton, Harrow, HA3 0RF
Objection	Mr Simon Less, The Tower Cottage, Harrow Park, Harrow, HA1 3JE
Objection	Dr Georgie Housley, 60 West Street, Harrow on the Hill, HA1 3EN
Objection	Mr James Leder, 10 Hamson Court, Brickfields, Harrow, HA2 0JG
Objection	Ms Ellyn Smith, 11 Nelson Road, Harrow on the Hill, HA1 3ET
Objection	Mr Keith Barker, 8 Shelley Gardens, Wembley, HA0 3QG
Objection	Mr D Yeaman, Harrow Architects Forum

Objectio	Mr Paul Catherall, Elm Park, Mount Park Avenue, Harrow on the Hill, HA1 3JN
Objection/Petition (with 1,417 signatories)	Harrow Hill Trust Lianda, Hill Close, Harrow HA1 3PQ
Objection	Councillor Keith Perrin, Councillor for Northwick Park Ward, 16 Pebworth Road LB Brent
Objection	J Dennis, Bethany, Sudbury Hill, Harrow HA1 3ND
Objection	Malvika Gulati, 6 Maxted Park, Harrow, HA1 3BB
Objection	Jane Woyka, 52 Pebworth Road, Harrow HA1 3UD
Objection	Jake Thomson, 18 Crown Court, Harrow on the Hill
Objection	Mr H Allen, 12 Roxborough Park, Harrow
Objection	Ms Lara Owen, Flat 17 Wayside Court, Oakington Avenue, Wembley
Objection	Tracey Miller, 14 Pebworth Road
Objection	Clark McGinn, 42 Whitehall Road, Harrow, HA1 3AJ
Objection	Ms S Morpurg, Tenterden and John Billian Parks and Neighbourhood Group, 15 Preston Way, Harrow
Objection	Jane Galbraith, 78 Roxborough Road, Harrow
Objection	T Hill, 121 Abbots Drive, North Wembley, Middlesex

Comments Objecting to the Proposal

Subject of Comments	Summary of Comments	Officer Comments
Proposed MOL Swap	The proposed MOL swap does not comply with policy and fails to meet the stringent conditions. The MOL swap was not presented in the SPD but merely the principle. Under the proposals, high quality MOL will be lost and views and open land that has existed since 1768 will be removed. The public have not been consulted about the use of MOL and the conditions of building on MOL have not been met. Quality open MOL will be lost and the swap detracts from the openness of the MOL. The application undermines the very concept of MOL - which is the preservation of green spaces across the city visually and, where possible, linked by paths, for public benefit, present and future. Private ownership does not exclude the meeting of obligations in this regard. The swap of this designated MOL for an internal	The proposed sports building is considered inappropriate development within the MOL. The applicant has demonstrated that there are no suitable sites for the Sports Building outside the MOL and the pressing academic need for the extended education provision amounts to very special circumstances and therefore the MOL swap is acceptable both in principle and design. This has been confirmed by Officers from the GLA. The proposal successfully meet the tests of the MOL swap as set out in the SPD, namely, there is no net loss of MOL, the reconfiguration of the site will deliver

	<p>space that does not meet these requirements should not be allowed. Mere equivalence of area is not the issue. What must be preserved are the fundamental features of MOL that confer its public amenity ie the visibility and linking of green space.</p>	<p>coherent and contiguous expanse in MOL, the new MOL would be of greater quality and the openness will be maintained continuous. Please see section 6.1 below for further details.</p>
<p>Impact on the Conservation Area, Setting of the Conservation Area, Setting of Listed Building and Listed Park</p>	<p>The proposals result in over-development in a conservation area. The bulk, size and positioning of the development is not in keeping. The modern structures are completely at odds with the Georgian landscape. More building should be underground so as not to spoil the views and also more thought should be put into re-siting the development. There must be a more sensitive and less impactful design and location of this development, which takes into account the special character, and conservation issues in the area. The proposal should be red brick rather than grey. The design that should enhance the beauty of the Hill rather than destroy a historic View.</p>	<p>The application proposals have been reviewed by the Council's Conservation Officer and Historic England. It is acknowledged that the proposed building causes some harm to the Conservation Area and its setting. However, the proposals have been carefully mitigated where feasible including digging the sport building into the hillside to reduce its bulk. Furthermore, the articulation of the building and the proposed materials has softened its impact. On balance, Officers consider the educational need of the proposals in addition to the public benefits proposed outweigh any perceived harm to the Conservation Area. See section 6.4 for further details.</p>
<p>Impact on Views</p>	<p>The visual impact for Harrow residents is not appropriate. The views afforded across London and the Capital Ring and of Capability Brown's Grade II listed park will be restricted, removed or blocked under these proposals,</p>	<p>The proposed buildings are largely unseen from the top of the hill. Furthermore, the existing views towards the Grade II listed park or from the Capital Ring are largely,</p>

	<p>particularly the relocation and expansion of the sports hall. The building would completely ruin the views of Harrow on the Hill from the Northwick Park side.</p>	<p>blocked by existing structures such as the grounds building and the Boyer Webb. The proposals maintain the views towards the park. The buildings can be seen from the bottom of the hill however they do not breach the current skyline formed by St Mary's Church and Harrow on the Hill. See section 6.5 for further details.</p>
Design	<p>When viewed from the South-east, the pool and 'Judo block' form a huge lateral building totally overpowering the charming miscellany of other buildings that define Harrow Hill's (and School's) character. It takes the appearance of a factory or a large block of flats with a lower protruding section to the North-west. The proposed architecture is miserable, unnecessarily brutal, large aggressive solution, out of scale and harmony with other school buildings. -palette of materials unsympathetic grey and cold.</p>	<p>It is considered that the proposals are of an acceptable design. The main elevations of the buildings have been carefully designed to reflect the surrounding landscape. Furthermore, the articulation of the roofs has improved the overall character of the building. Since the initial submission of the application, the climbing wall has now been reduced by 1.4m. See section 6.4 below for further details.</p>
Flooding and Drainage	<p>There will be substantial excavation and disruption to the natural hill side and could leave permanent damage to the water table - which would lead to issues down the line.</p>	<p>The application proposals have been carefully considered by Thames Water, the Environment Agency and the Council's Drainage Engineer. All have confirmed that the proposals are acceptable subject to planning conditions and informatives. See section 6.12 below for further details.</p>
Traffic	<p>There will be increased traffic directed to Garlands Lane</p>	<p>The application proposals are unlikely</p>

	<p>which is already extremely noisy with large lorries, coaches and cars. The proposals increase environmentally unsafe traffic, increasing carbon monoxide levels with the increase in coaches, buses and cars going to a conference centre. The movement of all deliveries going to the Dining Hall past the boarding house “Lyons” is a concern.</p>	<p>to result in significant additional traffic to the site. This application does not alter the current day to day operations of the school and appears to only generate additional traffic movements during the construction phases. It is noted that construction traffic will access the site from Watford Road and therefore no additional traffic will be directed towards the Garlands Lane. Traffic calming measures will be put in place in regard to movement within the site to ensure safety to pupils. This will include speed restrictions and the rebuilding of speed bumps along Garlands Lane.</p>
<p>Residential Amenity</p>	<p>The building design is such that glass will dominate the front with attendant light pollution to my home and feeling being overlooked with no proposed screening.</p>	<p>The proposed buildings are cited some distance from the nearest residential dwellings and therefore it is not considered that the proposals will be a detrimental impact in terms of loss of light, outlook, overbearing. Furthermore, the proposed buildings largely comprise of brick and not glass. See section 6.8 for further details.</p>
<p>Trees and Landscaping</p>	<p>The loss of trees is unacceptable.</p>	<p>Whilst the loss of trees is regrettable, the proposals will enhance the tree coverage overall. As such, the proposals will result in a net increase of trees.</p>

Other Issues	Protect the Museum of Harrow Life from the proposals. The proposal would lead to the demolition of The Boyer Webb Pavilion built in memory of Charles and John Boyer Webb who were both killed in WW1.	The Museum of Harrow Life will be unaffected by the proposals. A replacement facility for the Boyer Webb Pavilion will be provided within the proposed Sports Building.
---------------------	--	---

4.8 Statutory and Non Statutory Consultation

4.9 The following consultations have been undertaken:

LBH Environmental Health
 LBH Highways
 LBH Planning Policy
 LBH Design
 LBH Conservation Officer
 LBH Tree Officer
 LBH Regeneration
 LBH Landscape Architects
 LBH Waste Officer
 TFL
 Historic England
 Historic England - GLASS
 Environment Agency
 Designing Out Crime Officer, Metropolitan Police Service
 Thames Water Authority

4.10 External Consultation

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

Consultee	Summary of Comments	Officer Comments
Mayor of London (stage one response) (summary)	<u>Principle of land use – MOL Swap</u> : The proposed school redevelopment, in particular the Sports Building is 'inappropriate' development in the MOL and the applicant is required to demonstrate very special circumstances to justify the development. The MOL swap arrangement is acceptable as it is well considered and will result in net gain in footprint, with equivalent or greater MOL quality, more functional and open landscaped area. This	Noted. The suggested conditions have been attached

MOL land swap identified in the Harrow School SPD, the academic needs, and the proposed enhance community use, all combine to constitute very special circumstances justifying the 'inappropriate' development of the proposed Sports Building in MOL.

Playing fields and community use: The schools commitment for an enhanced community use of the sports facilities is welcomed and supported, the applicant should continue its engagement with the local community, nearby schools and sports clubs in the production of the community use plan.

Biodiversity: The proposed mitigation measures are welcomed and need to be conditioned.

Urban design: Officers are content that the proposals within the MOL will appear as an integral feature as it uses the natural slope and would therefore have a limited impact on its open character as a result. However, the Council is encouraged to secure key details such as window reveals and samples of all facing materials and the treatment of roofs through appropriate conditions.

Access: Given the natural slope of the site, it is noted that incorporating inclusive access is extremely challenging. However, the applicant has committed to provide wherever possible to meet the minimum requirements of inclusive design which is supported and welcomed. The proposed measures need to be

	<p>conditioned.</p> <p><u>Sustainable development/energy</u>: The carbon dioxide savings exceed the target set within Policy 5.2 of the London Plan, which is welcomed. However the concerns highlighted above should be addressed before compliance with the London Plan energy policy can be verified.</p> <p><u>Flooding</u>: the proposals are acceptable in terms of London Plan Policies 5.12 'Flood Risk' and 5:13 'Sustainable Drainage and need to be secured by appropriate conditions</p> <p><u>Transport</u>: No strategic concerns. However, the submission of a delivery and servicing plan and construction logistics plan should be conditioned.</p>	
Mayor of London (stage one response) (summary)		Noted. The suggested conditions have been attached.
Environment Agency	<p>No Objection subject to conditions</p> <p>The proposed development site may have been the subject of past activity which poses a risk of pollution to controlled waters. Where necessary we would advise that you seek appropriate planning conditions to manage both the risks to human health and controlled waters from contamination at the site. This approach is supported by Paragraph 109 of the National Planning Policy Framework.</p>	Noted. The suggested conditions have been attached

<p>Transport for London</p>	<p>No Objection subject to conditions</p> <p>In principle, TfL is satisfied that this proposal will have a negligible impact upon the transport network and therefore has no objections to the development, however details should be provided on the location and type of cycle parking being provided.</p>	<p>Noted. The suggested conditions have been attached</p>
<p>Thames Water</p>	<p>No objection</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the application. Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. It is noted that there are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or underpinning work would be over the line of, or would come into 3m of a public sewer. Thames water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges to the public sewer.</p>	<p>These comments have been noted and will be included in the application as an informative.</p>
<p>Historic England GLAAS</p>	<p>No Objection</p> <p>An initial appraisal by GLASS recommended exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. The</p>	<p>These comments have been noted.</p>

	<p>applicant has carried out an archaeological evaluation of the areas of proposed impact, and of which we carried out monitoring visits. The evaluation did not reveal any archaeological remains and instead showed that in the areas which have been investigated, significant landscaping activities have taken place. Modern services were also encountered along with evidence of disturbance from tree rooting.</p>	
<p>Historic England - Conservation</p>	<p>Object to the proposals</p> <p>The addition of large new buildings at this location will considerably change the views into the conservation area and of the listed buildings which top the hill. The massing of the buildings will mean the loss of some open land valuable to the setting of the listed buildings and the conservation area. Given the sensitivity of the site, it will be important to mitigate any harm as far as possible through ensuring the new building takes the opportunity to respond to the historic environment.</p>	<p>These comments have been noted. It is acknowledged that the proposal will result in some harm to the historic area matters however on balance, given the public benefits associated with the scheme, the proposals are considered acceptable in this instance.</p>
<p>Sport England</p>	<p>No Objections</p>	<p>Noted.</p>
<p>CAAC</p>	<p>Object to the proposals</p> <ul style="list-style-type: none"> - No green edge to the Conservation Area <p>Impact of the views from the bottom of the hill are particularly harmful;</p> <ul style="list-style-type: none"> - The building undermines the openness of the MOL due to excessive bulk, width, and unbroken massing. - The proposed Sports building should be situated on the existing sports centre site which would then maintain existing prime MOL fronting the 	<p>The proposals result in a net gain of MOL. It is considered that the net gain in MOL, along with the demolition of the existing building and the creation of an open landscape core, will result in continuous openness of the MOL. New buildings located outside of the immediate garden settings and set down into the hillside with a</p>

	<p>sports track and open fields beyond.</p> <ul style="list-style-type: none"> - There has been little attempt to dig into the landscape - The proposed buildings are out of scale and harmony with other buildings. The palate of materials is very cold and grey. It does not break the mass up but only serves to highlight it really. - We do not accept that are very special circumstances that mitigate the harm of the loss of MOL, and the impact on the conservation area and the architecture is also not of sufficient quality to mitigate the harm. 	<p>clear visual 'green' break between existing buildings and the proposed buildings. The views of the buildings are clearly evident from close to the athletic track however long distance views to not interrupt the current skyline formed by the buildings at the top of the hill. It is considered that the very special circumstances are warranted as has been agreed with the GLA.</p>
--	---	---

4.12 Internal Consultation

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

Consultee	Summary of Comments	Officer Comments
LBH Design	<p>No Objection subject to conditions</p> <p>While the general tonal qualities of the materials are well judged, the application and range of materials would benefit from being simplified: More detail is required for the flint cladding, including the construction of a large scale mock-up post planning. The height and form of the climbing wall building would benefit from further development in order that it fits within the roofscape of the adjoining buildings. The main elevation to the pavilion building requires further resolution, and would benefit from a greater relationship with the swimming pool building; they currently appear to be different languages. A more unified approach to glazing sizes would be beneficial; there</p>	<p>Following these comments, the scheme was amended where the materials pallet was simplified, the height of the climbing wall was reduced by 1.4m and the pavilion elevation was amended to address the Design Officer's concerns. The Design Officer was satisfied with these changes.</p>

	are currently a number of different sized doors and openings to L0 and L1 and the design of doors/screens to plant and storage areas should be carefully considered as part of the overall strategy for openings in the elevation.	
LBH Drainage.	No Objection subject to conditions	Noted: Conditions are attached accordingly.
LBH Energy	<p>No Objection subject to conditions</p> <p>The applicant has outlined a comprehensive energy strategy with a range of measures including a proposed reduction in energy demand, clean energy (onsite Combined Heat and Power (CHP) and measures to meet the London Plan target of a 35% reduction in carbon emissions relative to the 2013 Building Regulations and therefore meets the overall policy requirement.</p>	Noted: Conditions are attached accordingly.
LBH Highways	No Objection subject to conditions.	Noted: Conditions are attached accordingly.
LBH Landscaping	<p>No Objections subject to conditions</p> <p>A landscape setting for the buildings has been designed with a proposed landscape strategy aiming to, as far as it could, provide softening for the vast buildings and incorporate and blend them into the surrounding hillside, as far as it would be possible. The landscape proposals would enhance the existing landscape and create new habitats. Key features of ecological value, such as the existing orchard meadow, would be retained, protected and enhanced and additional</p>	Noted: Conditions are attached accordingly

	new habitats and enhancements would be incorporated into the scheme.	
LBH Biodiversity	No Objections subject to conditions	Noted: Conditions are attached accordingly
LBH Environmental Health	No Objections subject to conditions	Noted: Conditions are attached accordingly
LBH Trees	No Objections subject to conditions	Noted: Conditions are attached accordingly

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, Harrow Local Area Map 2013 [LAP].

6.0 APPRAISAL

6.1 The main issues are:-

Principle of the Development
 Regeneration
 Design, Character and Appearance of the Conservation Area
 Locally Protected Views and Vistas
 Heritage Assets & Archaeology
 Community Uses
 Residential Amenity
 Traffic, Parking, Access, Servicing and Sustainable Transport
 Energy, Sustainability and Climate Change Mitigation
 Proposed Construction Activities and Mitigation
 Flood Risk and Drainage
 Trees and Landscaping

6.2 Principle of Development

- 6.2.1 The main in-principle issue is the proposed development of the replacement sports building upon MOL. MOL is a Greater London Authority designation and affords land a similar protection to Green Belt as set out in the NPPF. The NPPF provides for replacement on a 'the like for like' basis of buildings where the use remains the same, therefore it is only additional elements proposed within the new Sports building that constitute 'inappropriate development' and require justification - not the entire building. London Plan Policy 7.17 and Local Plan Policy DM 16 give details on this, with a presumption against any loss of MOL or inappropriate development within it. As with Green Belt, its primary purpose is to retain openness. The proposal is not on previously developed land within the MOL and is not infilling development. Therefore any loss must be justified by special circumstance in accordance with part D of DM Policy 16. The Council accepts that an educational use can be classed as a special circumstance, and this view was confirmed by the GLA. However, there are a number of considerations to ascertain whether the educational use is a special circumstance – the use itself is not necessarily special circumstances.
- 6.2.2 Firstly the development must be proven to be necessary. The application submission documents, notably the Planning Statement set out the timetabling issues with regards to the current facilities, and that they are not sufficient to fully meet the educational needs of the pupils. The Council has reviewed these documents, and would agree that the current facilities do not fully meet the curricular requirements of the school given they cannot provide all the sports options necessary due to the capacity of the current facilities. It is also acknowledged that the facilities do not meet modern sporting standards and that redevelopment offers the potential to secure world class facilities. Further, the proposal seeks to secure increased public access to these enhanced facilities, which adds further weight to the need for the facilities. This is because it will secure access for other schools in the Borough to what are being designed as excellent facilities to meet Sport England standards. Whilst discussions regarding the community use offer are yet to be finalised, the school have indicated that 1300 hours per annum will be made available for community uses. This is a significant enhancement on the current 410 hours per annum currently offered. This type and level of provision is therefore a significant boost to other local schools, and can be supported in this regard. It is also argued that the sports buildings themselves are in danger of subsidence, and that the best option is to rebuild the sports facilities. With regards to this, evidence has been submitted to the Council which can be concurred with that the buildings do need replacing. Therefore, given the curricular needs of the school, and the condition of the buildings currently, the Council accepts that there is a need to replace the buildings which amounts to special circumstances.
- 6.2.3 The Harrow School SPD identifies the proposed location for the new sports building, and the proposal accords with this. The submitted Sports and Science

supporting documents outlines how the site selections process evolved, and in accordance with the SPD, the Council would agree that the site chosen for the new buildings is the most appropriate location to both meet the educational needs of the school, and to minimise impacts on the MOL and openness due to them being located right on the boundary of the substantial tract of MOL, and their proximity to existing buildings.

6.2.4 Therefore, the need for the facilities and the location of them with regards to MOL can be supported. The footprint of the sports centre is however substantially larger than the existing facilities. The SPD does not give indicative sizes for new buildings, and any development must be the minimum necessary to be acceptable with regards to justifying the development on MOL – the fact that the location is in-principle acceptable does not equate to any building of any size being acceptable. With regards to the above, the Council has reviewed the detailed scheduling and curriculum requirements to illustrate the need for the amount of floorspace within the sports centre, and as indicated above, in conjunction with the increased public access, this amount of floorspace would be the minimum necessary to meet both these needs. The layout also ensures adequate child safeguarding which is an important consideration, and thus the scale of the buildings are necessary to help achieve this separation of school and public users at times.

6.2.5 The design of the building however must reduce any impacts upon MOL and other designations, particularly heritage assets. The impact upon heritage assets is detailed in section 6.4. With regards to minimising the impact of the sports building on the MOL and openness, the proposal is for it to be significantly built into the hill to help reduce the overall bulk and mass of the visible building, and to keep its height to a minimum. The assessment of this design is covered in section 6.4. Therefore, taking into account the conclusions drawn within these sections, the proposed building is considered in-principle acceptable given the overall benefits of the scheme – however there is still a loss of MOL. The applicant has addressed this by way of a proposed swap out of MOL with the new landscape core being designated as such which would result in no overall loss of MOL. Indeed there would be a modest gain in overall MOL land. This in itself can be welcomed, but the function of MOL is its openness, and therefore the replacement MOL should help achieve a similar level of openness. The Council considers that, in so far as possible, the landscaping core would form a natural expanse of open space adjoining onto the existing MOL, which in the context of the MOL as a whole, is a very small proportion of this designation right upon the edge, and that coupled with the net increase and special circumstances of a schools educational needs, the case for developing on MOL is justified in this regard and the proposal accords with DM Policy 16.

6.2.6 With regards to the Science Building, the location accords with the Harrow School SPD guidance with regards to its proposed location and this in principle is acceptable. There are no in-principle issues with the re-location of the proposed MUGA or the realignment of the service road and improvements to the service yard.

6.2.7 In regard to Sport facilities, Paragraph 73 of the NPPF states that access to high quality opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Policy 3.19 Sports

Facilities B of the London Plan lends support to proposals that would increase the provision of sport and recreation facilities and encourages multi-use public facilities for sport and recreational activity wherever possible.

6.2.8 Policy CS 1 Overarching Policy G of Harrow's Core Strategy similarly supports appropriate proposals for enhancement of sport and recreation facilities, and commits the Council to work with landowners and institutions to support public access to such facilities. Policy DM 46 New Community, Sport and Education Facilities B of the Development Management Policies (2013) Local Plan supports the provision of new sport facilities where: they are located within the community that they would serve; they are safe and in an area of good public transport accessibility; and there would be no adverse impact upon residential amenity and highway safety. Part C of the Policy states that new indoor sport development should make provision for community access to the facilities provided. Harrow's Open Space, Sport and Recreation Study (2011) (the "PPG 17 Study") provided an assessment of the quality, accessibility and quantity of the Borough's sport facilities.

6.2.9 The application benefits from a good level of public transport accessibility and therefore it is not considered that there is any deficiency in terms of access to the proposed sports building. The PPG 17 Study found the quantum of sports hall supply across the Borough to be deficient, and therefore, the provision of a new sports hall with access-controlled community use is to be welcomed. By its very nature, the availability of the sports hall for use outside of school hours can be expected to serve the wider (i.e. non-school related) local community and would be a safe, purpose-built environment for indoor sport and recreation activity.

6.2.10 The PPG 17 Study also looked at the supply of sports halls as part of an assessment of indoor sports facilities. It found there to be a deficiency equivalent to -25 badminton courts but forecast that this deficiency would fall marginally to -22 badminton courts by 2026. However it should be noted that, since the Study was published, there has been a loss of sports hall provision equivalent to 4 badminton courts by the closure of the Zoom Leisure facility at the former Kodak Sports Ground. The Study recommended an accessibility standard of 20 minute's drive time between residents' homes and indoor sports facilities. It is under this context that any additional provision for indoor sports facilities is welcomed in the borough.

6.3 Regeneration

6.3.1 The London Borough of Harrow published a Regeneration Strategy for 2015 – 2026. The objective of this document is to deliver three core objectives over the plans life, which include;

- **Place;** Providing the homes, schools and infrastructure needed to meet the demands of our growing population and business base, with high quality town and district centres that attract business investment and foster community engagement;
- **Communities;** Creating new jobs, breaking down barriers to employment, tackling overcrowding and fuel poverty in our homes and working alongside other services to address health and welfare issues;

- **Business;** Reinforcing our commercial centres, promoting Harrow as an investment location, addressing skills shortages, and supporting new business start-ups, developing local supply chains through procurement.

6.3.2 Whilst it is acknowledged that the proposed development would not address all of the aspects noted in the above bullet points, it would achieve the overall aspiration of regeneration of the Borough. The proposed development would not only enhance the school facilities but also provide much needed sporting facilities to the wider community. Furthermore, the construction of the site would result in some temporary jobs within the Borough, which would be throughout the duration of the construction process. Permanent jobs will be created during the operation phase as well. Harrow School has a national and international reputation which helps to promote the Borough positively; therefore enhanced facilities enhance this profile.

6.3.3 The proposals would therefore go some way in improving the educational and sporting facilities in the Borough and thereby meet Harrow's Regeneration aspirations.

6.4 Design, Character and Appearance of the Conservation Area

Impact on the Conservation Area

6.4.1 This proposal is set within the grounds of Harrow School on Harrow on the Hill which is a unique environment of distinction for its range and quality of heritage assets. The Harrow on the Hill Conservation Areas SPD defines Harrow on the Hill as: *'one of the most distinctive and historic areas in the borough, rising 70 metres above the surrounding plain. The area's topography, with commanding views and undulating streets, is arguably its most defining feature. Its unique townscape comprises a settlement of considerable historic and visual quality, set along an irregular network of ancient highways, and surrounded by open spaces which serve to accentuate its distinction from the surrounding London suburbia'*. The Science building is wholly proposed within the Harrow School Conservation Area, and within the settings of the Harrow on the Hill Village and Harrow Park Conservation Areas. The proposed sports building is partly within the Harrow School Conservation Area and otherwise within the setting of it, and in the setting of the Harrow on the Hill Village and Harrow Park Conservation Areas.

6.4.2 The Harrow School Conservation Area Appraisal states that 'large, dramatic school buildings almost exclusively fill the conservation area and are crucial to its character. The topography and quality of the buildings combine to make this area particularly striking. Insulation by surrounding open-land creates a unique feeling of separateness from the rest of urban London and especially uninterrupted views across Harrow and towards the centre of London. The greenery in the form of trees, shrubbery and grass provides a leafy feel that breaks up the streetscene'.

6.4.3 The Harrow School Conservation Area Appraisal clarifies character further by identifying 'zones of townscape character' within the conservation area. This shows the proposed science building and part of the sports building would be in the 'outer undeveloped natural land' zone. It states of this zone that it

comprises: 'The open fields and spaces that surround the Hill [and] are important in preserving the views and character of the Conservation Area. From the Hill it creates un-obscured views across Harrow and towards the centre of London'. This character is protected in part by the part overlapping and surrounding Metropolitan Open Land – the goals of which complement those of the conservation area and in the setting of this character area.

- 6.4.4 The proposed buildings are also in the setting of the Harrow Park (Capability Brown) grade II listed registered Historic Park and Garden with key views to be affected from the lake.
- 6.4.5 The proposed buildings are in the setting of many listed Harrow School buildings, mostly concentrated on the ridge and upper edges of the hill since historically development was centred on these parts of the hill. This includes the grade II* listed Harrow School Chapel on the High Street with its formal symmetrical garden terrace area enclosed by a range of listed buildings, leading down to more informal landscaping. The view out from the Chapel is labelled as a key view in the conservation area by the Harrow School Conservation Area Appraisal. Notably the proposed buildings are also in the setting of the Head Masters (grade II), Vaughan Library (grade II*), New Schools (grade II), Science Schools (grade II) and the Music Schools (grade II). Many of these buildings are by pre-eminent architects of the nineteenth century illustrating the historic status of the school. Particularly key views include those across and up from the open areas along the lower levels of the Hill and towards the grouping of buildings on the higher edges of the hill.
- 6.4.6 In accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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'*. In accordance with section 72 of the Act *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area'*. Registration of a park and garden is a *'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character*.
- 6.4.7 Paragraph 131 of the NPPF states *'In determining planning applications, local planning authorities should take account of: • the desirability of sustaining and enhancing the significance of heritage Assets'* Paragraph 132 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'*. Paragraph 134 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 securing its optimum viable use'*.

- 6.4.8 The application has been reviewed extensively by Historic England (HE), the statutory body that advises on conservation on heritage matters. Significantly, HE have highlighted that the proposed two large buildings will have an “impact on the conservation area and the setting of listed buildings, concealing the appropriate landscape setting and drawing the eye from the prominence of the significant row of listed structures....This will cause some harm”. HE highlighted that the proposed new buildings are to be finished in grey brick with flint panels to reflect the Listed Chapel. HE commented that this would be an isolated example of the flint, used in the spiritual context of the church and that Listed Buildings that form the main ridge line of the school are made of red brick. It was therefore suggested that a soft red brick material would be more in keeping with the Listed Buildings. Notwithstanding the above, HE advised that the proposed development would need to be justified and weighed against the public benefits of the scheme.
- 6.4.9 The Council’s Conservation Officer objected to the proposal, citing that the “proposal would harm the significance of the heritage assets due to its scale and siting detracting from the characteristic landscape openness on the lower edges of the hill and drawing attention away from the group of listed buildings on the higher edges of the hill, that has not been sufficiently justified nor mitigated contrary to the requirements of paragraphs 132 and 134 of the NPPF”. Specifically, the Conservation Officer observed that the buildings lower down the hill are set in “relatively open, informal green, landscape” which retain the openness of the space and allow the grand school buildings at the top of the hill to retain their intended prominence. Furthermore, the Conservation Officer noted the proposed scale of the buildings, particularly the sports building, would be “overly large, bulky and blocky”. This would therefore “undermine the characteristic lower densities of development and openness lower down the hill given the proposed siting of the buildings” adjacent to the Harrow School Conservation Area , Metropolitan Open Land designation and the setting of the Conservation Areas and Registered Park and Garden. As such, the Conservation Officer states the proposed buildings would be harmful to the heritage values of the site.
- 6.4.10 The Conservation Officer also raised comments/questions relating to the mitigation/justification of the proposed buildings. These questions included:
- Could the proposed uses be sited elsewhere on the school grounds;
 - Could the buildings be set further into the hill;
 - The design of the building should be broken up further down the hill and reducing the scale wherever possible
 - More vegetation could be used to draw the building into the landscape and break up the elevations.
- 6.4.11 It is under the above context that the applicants amended the application to address HE’s and the Conservation Officers comments.
- 6.4.12 The applicant’s subsequently responded to the Conservation/Heritage concerns and proposed several amendments to the application. The response included the following amendments:

- Revisions to the climbing wall to reduce its height by 1.4m, its visual mass and to relate it more to the swimming pool elevations.
- Revised detailing of the pavilion to relate further to the proportions of the swimming pool elevations.
- Omission of flint to the south elevation peel backs to simplify sports hall elevation
- Additional information and justification for the proposed materials.
- Additional landscaping to further screen the south east elevation - both close to the building and within the School estate to the east.
- Provision of additional elevations demonstrating the impact of the proposals with mature trees in foliage.
- Provision of further information to demonstrate the levels of the buildings.

6.4.13 The amendments to the scheme were welcomed by HE and the Council's Conservation Officer however it was determined that the changes did not address the harm caused by the bulk and massing of the buildings. HE noted that the *"alterations made to the scheme make only very minor changes to the massing and form of the buildings, and they will remain a large built insertion into the current green setting of grade II* and grade II buildings and a registered landscape. This will cause some harm"*. Similarly, the Council's Conservation Officer has maintained her initial comments, citing the proposal would *"still harm the significance of the heritage assets due to its large scale, design and siting detracting from the characteristic landscape openness on the lower edges of the hill and drawing attention away from the group of listed buildings on the higher edges of the hill"*. Furthermore, the Conservation Officer notes the lower slopes of the hill, where the sports building is proposed, are characterised by low density development which allows the grand school buildings at the top on the hill to retain their intended prominence.

6.4.14 Paragraph 134 of the NPPF 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 securing its optimum viable use"*. The onus is therefore placed on the Local Planning Authority to determine whether there are substantive public benefits to the scheme that outweigh the perceived harm of the Conservation Area and the setting of the Conservation Area. The proposals seek a new Sports and Science building. The Science building will be wholly located within the Conservation Area. The science building is required for educational purposes to meet the need of the increased demand for science subjects. The existing science buildings at the school are over 120 years old, as such they have become inadequate to meet the needs of modern requirements for science. Furthermore, the existing Science building is statutory Listed and therefore there are constraints in making further adaptations to the building. As such, the current school needs are unable to meet in the existing buildings which is further compromised by the increased curriculum demand. The new curriculum has increased the demand of all lab space which makes it extremely challenging for the school to operate in current conditions. It is considered that the applicant has sufficiently demonstrated the need for additional science space, which in turn presents a substantive public benefit consistent with paragraph 134 of the NPPF.

6.4.15 The proposed Science building is located further down the hill, but still within the Harrow School core. The building is part two and part three storey and is

located approximately 112m to the east of the Vaughan library at the top of the hill. Furthermore, the building is set approximately 15m lower from the buildings situated at the ridge and therefore does not compromise those buildings. The large school buildings located along the High Street retain their prominence due to the separation distance, in terms of length and height, from the proposed Science building. Furthermore, the mass of the proposed Science building is buried into the hill, which therefore gives it the appearance of a two storey building when viewed from the west. Whilst it is acknowledged that the proposed Science building is large, additional tree planting is proposed to minimise the impact of the building on the surrounding area.

- 6.4.16 The proposed sports building is located toward the base of the hill, approximately 152m to the east of the Vaughan Library. The building is located within the immediate setting of the Conservation Area. It is acknowledged that the building is substantial and does disrupt the openness toward the bottom of the hill. However, the proposals also include the demolition of the existing Sports building and Peel House which will contribute to the openness within the setting of the Conservation Area. Furthermore, the Sports building has been substantially built into the hill which gives at an appearance of a one storey building when viewed from the west elevation and a staggered three storey building when viewed from the north and south. The articulation and materiality incorporated into the design has helped soften the scale and impact of the building. The proposal uses a simplified palette of materials using some warmer grey multi base brick which helps the building blend into the surrounding landscape. This adds to the softening of the long distance views. In addition, the proposal includes a substantial amount of tree planting and around the buildings which further assimilates the building into the surrounding landscape.
- 6.4.17 It is noted that the HE and the Council's Conservation Officer have requested warmer tones and additional detailing which would sit harmoniously with the traditional red brick of the Listed Buildings at the ridge of the hill. However, given the separation distance between the buildings at the top of the hill and the proposed buildings, it is considered that a new standalone colour would be more suited at this location. Furthermore, it is considered that the red colour is likely to be more prominent in the surrounding landscape. It is under this context that warm grey tones would allow the buildings to be visually recessive and blend into the hill and surrounding landscape. Notwithstanding this, a condition will be added to the application ensuring that the final materiality, in particular the facing brick, will be further explored and decided in consultation with the Council's Conservation Officer and HE.
- 6.4.18 The Council's Conservation Officer as well as several members of the public have suggested that the proposed buildings could be located elsewhere on the site. It is noted that the applicants have carried out an extensive site analysis which included several locations within the school grounds. In particular, the site located at the corner of Kenton Road and Watford Road was viewed as potentially more suitable for the application proposals. However, this site was not included in the overall School masterplan as set out within the Harrow School SPD. Furthermore, whilst the site would be in a less sensitive area in terms of designations, it would nonetheless be a more prominent site which has the potential to harm the amenity of the neighbours. In addition, the site is located some distance away from the main Harrow School Core.

6.4.19 It is acknowledged that the proposal would secure enhanced facilities on the site and the NPPF are, of course, important material considerations. Furthermore, the community benefits to other schools throughout the borough and the local community are welcomed. However, the position of Historic England and the Council's Conservation Officer is clear that the proposal would amount to some harm. However in weighing up the harm against the public benefits, the Local Planning Authority considers the proposals to be acceptable in this regard.

6.5 Locally Protected Views and Vistas

6.5.1 London Plan Policy 7.12 Implementing the London View Management Framework (LVMF) sets out the planning decisions criteria for the consideration of proposals affecting views designated in that Plan. None of the London Plan designated views relate to Harrow, however it is worthy of note here that the policy enables boroughs to apply the LVMF principles to the designation and management of local views. In 2012 the Mayor of London supplemented Policy 7.12 with the replacement London View Management Framework SPG. Harrow's Views Assessment was carried out in accordance with the methodology set out in the SPG and followed the principles of the parent London Plan Policy 7.12.

6.5.2 The importance attributed to Borough's local views is reflected by the inclusion in the Core Strategy spatial vision of a desire that views of St. Mary's Church, which is considered a distinctive local feature cherished by residents and visitors alike, are protected. To that end Policy CS1C undertakes to resist proposals that would harm identified views. Turning to the Core Strategy sub-area provisions, Policy CS3 Harrow-on-the-Hill and Sudbury Hill calls for St Mary's Church to continue to be recognised as an important landmark. St Mary's Church is located approximately 130m to the northwest of the site and is afforded protected views to its north east and west. Whilst the Church is in close proximity to the site, the protected viewing corridor is not interrupted by the application proposals.

6.5.3 Following the completion of the Harrow Views Assessment in 2012, 11 local views are identified for protection in the Local Plan and fall into three broad categories: protected views within an urban setting; protected medium range views from open space; and protected long range reviews from open space. A description of and visual management guidance for each view is given is provided at Schedule 3 of the Development Management Policies Local Plan document. The proposal would have a potential impact on the Capital Ring, Harrow School Playing Fields which is a protected view of the landmark St Mary's Church in accordance with LVMF methodology, this view has a narrow 'landmark viewing corridor' (shown in red in the Local Plan).

6.5.4 The Harrow Views Assessment incorporated policy recommendations and these have been written into the Local Plan. With cross references from various other parts of the Local Plan, Policy DM3 Protected Views and Vistas states that: 'Development within a landmark viewing corridor (shown in red) should not exceed the specified threshold height unless it would comprise world class architecture or display outstanding qualities either of which would result in the enhancement of the protected view'.

- 6.5.5 The Council's Conservation Officer has indicated concerns relating to the views from Harrow Park and the Listed Buildings concentrated on the ridge and upper edges of the hill. The Design and Access statement accompanying the application sets out the Visual Impact Assessment on the locally protected view and photomontages have been produced to show the predicted impact of the proposed development.
- 6.5.6 The Capital Ring viewing location is situated to the east of the application site within an extensive area of open space. It provides a view towards St. Mary's Church and Harrow-on-the-Hill. The view is deemed valuable because of the prominence of the St. Mary's and the Hill on the skyline and the attractive setting provided by the open space in the foreground of the view. The view is defined by a landmark viewing corridor in the westerly direction towards the Hill and by a wider setting consultation area to the northwest of the landmark viewing either side of the landmark viewing corridor.
- 6.5.7 The submitted Visual Impact Assessment (VIA) states that Computer Generated Images (CGI's) of key views have been accurately verified and photo matched. Furthermore, the VIA notes that the photos were taken in January 2016 when there was no deciduous foliage to offer screening and therefore the images are the proposals at their most exposed. The CGI's offer views from various angles particularly to the south and east of the site where the open spaces are situated.
- 6.5.8 The VIA demonstrates that when viewed from the Capital Ring, the proposed development does not breach the current skyline formed by St Mary's Church and Harrow on the Hill. Furthermore, the VIA has demonstrated that the long views from Harrow Park remain largely unaffected due to the proposed Sports Building being dug deep into the hill. Whilst the proposed sports and science buildings are visible, they are screened by existing and proposed tree planting. Significantly, the group of Listed Buildings at the top of the Hill remain unaffected and are fully viewable from the open spaces at the bottom of the Hill. The protected views from Football Lane is unaffected by the proposed development.
- 6.5.9 The proposed buildings are most prominent from the athletics track at the bottom of the hill. The Sports building can be seen directly whilst the Science building is largely obscured due to it's siting higher further up the hill. Significantly, the views toward the historic ridge at the top of the hill remain unaffected unless one stands within close proximity to the sports building. The demolition of the existing sports building will result in views toward the Modern Languages buildings to open up. Various views shown from the playing fields and the bottom of Music Hill demonstrate that the views to the historic ridge are not compromised.
- 6.5.10 Significantly, the view from the rear of the school Chapel is enhanced due to the axial stair opening up wider views toward the playing fields and beyond. Whilst views can currently be enjoyed from the rear of the Chapel the proposals brings forward a much improved viewing corridor which will not be interrupted by the proposed buildings as they are located over 100m away, further lower down the hill. The amendments to the scheme which have lowered the height of the climbing wall further enhance the views. Furthermore,

it is considered that the demolition of the existing Sports building and Peel House will also further enhance views from the top of the hill.

6.5.11 It is considered that the VIA has demonstrated that the proposed Sports and Science buildings would not intrude into the landmark viewing corridor and would not be detrimental to the view or detract from the prominence of St. Mary's and the Hill on the skyline. The elevation of Harrow on the Hill continues to be prominent and the Listed Buildings on the Hill, including St Mary's church, remain the focal point. The proposed new structures do not breach the current skyline formed by the buildings atop the Hill. Consequently, the viewer's ability to recognise and appreciate the landmark the subject of this protected view would be preserved. It is concluded that the policy objectives for the view would not be compromised.

6.6 Heritage Assets & Archaeology

6.6.1 The NPPF (Section 12) and London Plan Policy 7.8 Heritage Assets and Archaeology calls for development affecting heritage assets and their settings to conserve their significance. Core Strategy Policy CS1 D resists proposals that would harm the significance of heritage assets including their setting. Policy DM7 Heritage Assets of the Development Management Policies Local Plan document sets out detailed criteria for assessing the impact of proposals that affect heritage assets.

6.6.2 As previously highlighted, there are a number of sensitive allocations in and around the site including being partly located within an Archaeological Priority Area. This is a Local Plan designation and reflects the potential of sites within the zone to contain below ground archaeology associated with the archaeological priority area known as Historic Harrow.

6.6.3 Harrow on the Hill is thought to date back to the Saxon period, however the topography and its setting would suggest that there could be potential for earlier settlements. The Harrow School Conservation Area Appraisal notes that there have been important archaeological finds in the area over the years.

6.6.4 The Greater London Archaeological Advisory Service (Historic England) has advised that, notwithstanding that the site itself is beyond the reach of the designated archaeological priority area, a geophysical survey is required. Depending on the results, a field evaluation (excavation) is required prior to a decision being reached on the application. These requirements have been identified because of the large scale nature of the proposed works could result in extensive removal of previously unrecorded archaeological remains.

6.6.5 In response to Historic England the applicant has commissioned and supplied an Archaeological Evaluation Interim Statement, which took place between 4th and 8th July 2016. As part of the evaluation, ten trenches were dug and investigated. Natural London clay horizons were identified within all ten of the evaluation trenches. However, no archaeological remains were identified. There was no evidence from within these trenches that the school site had been heavily landscaped. Ground deposits were identified within all of the trenches mainly consisting of black gravels with redeposited natural and building material mixed in. Within trenches 8-10 the ground deposits continued to a depth of between 1.1m and 1.2m. Probable services not identified within

the service map were also identified. These were not investigated. They gave no reading on the Cable Avoidance Tool and may be drainage services. Within the area around trenches 1-7 a number of large trees stand, evidence of rooting was present across all seven of these trenches. Within trenches 1-3 modern made ground was identified cutting into the natural deposits which may represent disused paths as they consisted of gravels and tarmac chipping.

6.6.6 Significantly, no archaeological features were recorded. A copy of the report has been supplied to Historic England who have confirmed that the proposed development will not result in an archaeological impact and have confirmed that no further assessment or conditions are necessary. However there is potential for archaeological remains to exist within the vicinity and therefore any future proposals will need to address any archaeological matters in an appropriate manner.

6.6.7 It is therefore considered that the proposal is acceptable in terms of archaeology.

6.7 Community Uses

6.7.1 All new sports facilities should be made available to the community and a community use scheme is required. It is important that the needs of the existing users are given careful consideration within the community use agreement, to ensure that they are able to use the proposed Sports Building. The Council should provide a copy of the community use agreement as soon as possible to the GLA to review and comment on.

6.7.2 Part C of the Policy states that new education development should make provision for community access to the facilities provided. A draft Community Use Agreement has been prepared by Council officers in dialogue with the applicant. The final details of the Community Uses will be presented to the Planning Committee as an addendum to this report.

6.7.3 In accordance with Policy DM 46 C, this Agreement should be secured through a section 106 Planning Obligation. Subject to such an agreement, it is considered that the proposal would not conflict with the relevant criteria set out in Local Plan Policy DM 46 and so should be supported in accordance with part B of that Policy.

6.7.4 Taking all of the above into account, it is considered that the evidenced need to ensure the continued provision for education facilities as set out in paragraph 72 of the NPPF are the material considerations that point to a decision other than in accordance with the development plan in this case. It is therefore recommended, on balance of these other material considerations, that planning permission may be granted.

6.8 Residential Amenity

6.8.1 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 Policies 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”.

- 6.8.2 The proposed buildings would be located lower down the hill and therefore would not be visible from residential units located on the High Street or Peterborough Road. Furthermore, these units would be sited some 300m away. Similarly, the residential units on Kenton Road and Pebworth Road would be sited some 600m and 700m away 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. Furthermore, given the substantial distances between the residential properties and the application site, the proposal is not considered to be harmful to the visual amenities of nearby residents.
- 6.8.3 In summary, the proposal would accord with policy 7.6B of The London Plan (2016) and policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

6.9 Traffic, Parking, Access, Servicing and Sustainable Transport

- 6.9.1 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 policies 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.
- 6.9.2 The proposals are unique in that despite a substantial increase in built floorspace, the pupil numbers at the school remain unchanged. Harrow School is a boarding facility and students are therefore likely to travel from far and wide on a termly basis rather than a daily basis. As the pupils are boarding and many of the staff members also live on site, there is very little traffic generated in the same way as mainstream schools meaning that the parking demand on a daily basis is mainly operational.
- 6.9.3 A new visitor parking area is proposed on Football Lane for 16 spaces including 4 disabled spaces adjacent to the Mathematics Schools. This is designed specifically for parents and visitors to Admissions and who need to access the main school buildings located on the High Street. Two additional disabled spaces will also be provided adjacent to the Maths and Physics Schools to address the existing shortfall of accessible disabled parking available across the School estate. Cycle parking will be provided adjacent to

the sports building for 6 cycles. An additional four cycle spaces will be provided adjacent to the dining halls service area. The Council's Highways Engineer reviewed the proposals and confirmed that the additional car parking spaces is a positive development located in accessible areas toward the top of the hill. The Highways Engineer who confirms that the proposals would bring forward benefits. It is noted that the School's own survey suggests that 3% of staff cycle to the school which would take up 10 cycle spaces. However, given the 318 full time staff, there would need to be an additional requirement for visitors using the Sports Building and therefore it is considered that the current level of cycle parking is inadequate. It is under this context that the Council's Highways Engineers has requested a condition to provide additional cycle spaces at the site.

6.9.4 The proposal also includes the re-routing of the access, egress and circulation arrangements within the school grounds. Access to the dining hall, grounds building and sports building will be provided from Garlands Lane. Other than for access to the new parking spaces and for occasional facility management, Football Lane will be formally closed off for vehicular access from the north west of the new core landscape route. Pedestrian access will be provided along Football Lane to the new Science and Sports buildings.

6.9.5 It is also proposed to improve the dining hall service yard by providing an efficient layout to improve the existing circulation arrangements. And an increase in parking provision to 13 spaces. An improved refuse area is proposed to be located immediately east of the dining hall. The dining hall service and refuse area will be screened from the adjacent Harrow park with new tree planting. The relocated Moretons MUGA will also be accessible by maintenance vehicles from the south of the dining hall.

6.9.6 The applicant has also submitted a Sustainable Travel Statement (Travel Plan). The school has expressed its commitment to encouraging sustainable travel, a commitment which will be tied into the S106 Agreement. The school have indicated that there is a high number of existing staff who travel by sustainable modes each day to and from the school. As part of the new proposals the current measures will continue together with the various new measures to encourage sustainable travel.

6.9.7 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).

6.10 Energy, Sustainability and Climate Change Mitigation

6.10.1 Section 10 of the National Planning Policy Framework seeks to promote low carbon and renewable energy, including decentralised energy. This includes requiring local planning authorities to have a positive strategy to delivery low carbon and renewable energy infrastructure and for these matters to be considered as part of any planning application.

6.10.2 London Plan Policy 5.2 (Minimising Carbon Dioxide Emissions) requires new development to minimise carbon emissions in accordance with the energy

hierarchy of be lean (use less energy), be clean (supply energy efficiently) and be green (use renewable energy). The policy sets targets for carbon emission reductions, with a 40% reduction required relative to the 2010 Building Regulations for both residential and non-residential development (this is equivalent to a 35% reduction over the more recent 2013 Building Regulations). The policy outlines the requirements for energy statements and indicates that the carbon reduction targets should be met on-site.

- 6.10.3 Policy 5.5 (Decentralised Energy Networks) requires developers to prioritise connection to existing or planned decentralised energy networks where feasible, with Policy 5.6 (Decentralised Energy in Development Proposals) requiring the evaluation of the feasibility of Combined Heat and Power (CHP) systems in new developments and where such a system is appropriate, the examination of opportunities to extend the system beyond the boundary to adjacent sites. The policy also requires development to prioritise connection to existing heating and cooling networks, followed by a site wide CHP network, and lastly communal heating and cooling.
- 6.10.4 Policy 5.7 (Renewable Energy) requires new development to provide a reduction in expected carbon emissions through on-site renewable energy, where feasible. The supporting text to the policy indicates there is a presumption that the reduction achieved through on-site renewable energy will be at least 20%.
- 6.10.5 Harrow Local Plan policy largely cross-refers to the London Plan requirements with respect to carbon emissions [see Core Strategy Policy CS1 (T), Policies DM12 Sustainable Design and Layout, DM13 Decentralised Energy, and DM14 Renewable Energy Technology.
- 6.10.6 The Council has recently completed an Energy Masterplan that identifies two potentially viable district heat network clusters within the borough, including the 'Harrow South' cluster that includes the Harrow Metropolitan Centre and the Northwick Park Hospital / Westminster University Campus, approximately 800 metres from the development site.
- 6.10.7 The applicant has submitted an energy statement outlining the energy strategy for the development. A range of measures are proposed to reduce energy demand (the 'be lean' / first element of the energy hierarchy) including high-performance building fabric specifications, premium air handling unit (AHU) specifications, mechanically actuated windows with Building Management System (BMS) control, low temperature hot water (LTHW) circuits with variable speed pumping with multiple differential pressure sensors, and enhanced insulation to domestic hot water (DHW) pipework. Cooling of the buildings (where required) will be via borehole water, with the subsequent warmer water (approximately 17 degrees Celsius) to be placed in the swimming pool to balance the tank to provide top-up water to the pool with the elevated.
- 6.10.8 In terms of the 'be clean' element of the energy hierarchy, an onsite Combined Heat and Power (CHP) Engine will provide electricity and low-carbon heat. The gas CHP will have a 140kW heat output and will be supplemented with a 15 cubic metre thermal store; these will provide clean energy to both buildings. The energy centre also has space to allow future expansion to provide heat to other buildings onsite.

- 6.10.9 In terms of the 'be green' element of the energy hierarchy, the proposal includes 600 sqm of solar photovoltaic (PV) panels; these will be located on the screened roof area of the swimming pool.
- 6.10.10 The above measures are anticipated to achieve the London Plan target of a 35% reduction in carbon emissions relative to the 2013 Building Regulations and therefore meets the overall policy requirement. The energy strategy seeks to prioritise energy demand reduction measures first, with these almost achieving carbon emissions reductions better than that required by the 2013 Building Regulations (a modest 1.2% over), thereby almost meeting the London Plan preference that the emissions levels required by the Building Regulations are met through energy-efficiency measures alone. The GLA requested that the applicant seek further measures to reduce unwanted solar gains entering the building, as well as further energy efficiency measures, in order to achieve compliance with the 2013 Building Regulations through energy efficiency measures alone. Responses provided by the applicant have satisfied the GLA but the GLA has requested that a full overheating analysis is conditioned.
- 6.10.11 The proposed CHP achieves significant carbon emissions reductions (27.1%). Its provision is supported as it meets the policy requirement that communal heat and power networks are provided. It is accepted that there are currently no existing heat networks within the vicinity that connection should be prioritised instead of a new CHP. The GLA requested that the applicant should provide information such as the total site's heating load (MWh annually) as well as information on the management arrangements proposed for the system, including anticipated costs, given that the management and operation of small CHP systems can significantly impact their long term financial viability; this information has been provided to the satisfaction of the GLA.
- 6.10.12 The Mayor of London's Stage 1 referral response recommended discussions with the Council with respect to the work being undertaken in relation to a broader district heating network and the scope for the proposed development to connect to this. The applicant has contacted the Council as requested by the GLA and has been advised that whilst work undertaken by the Council to-date does not identify a potential connection to Harrow School such an option has not been specifically discounted by the Council. Based on discussions with the applicant regarding the development proposals and the School's aspiration for a heat network serving the broader school campus (not just the proposed Sports Centre and Science Building), the Council agrees with the GLA that it would seem prudent to explore whether the two networks could feasibly be connected. This potential will be considered in a forthcoming detailed feasibility study on the Harrow South Cluster. In the meantime the applicant has given a commitment to ensure the development is designed to allow future connection to any future district heating network. This commitment has been conditioned.
- 6.10.13 The proposed solar PV panels reduce carbon emissions by a further 11.7%, bringing overall carbon emissions to 37.7% relative to the 2013 Building Regulations, a reduction 2.7% greater than the 35% required by the London Plan. The GLA has also indicated that a detailed roof layout should be provided indicating the PV installation provision and this has been conditioned.

6.10.14 Additionally, a condition should also be applied requiring the safeguarding of an agreed route for infrastructure to the boundaries of the site to ensure that it would be technically feasible to connect the proposed on-site heat network to any future district-wide decentralised energy network. Furthermore, a planning obligation would include a commitment by the developer to make reasonable endeavours to co-operate with the Council (or its agent) to agree terms pursuant to a connection between the site-wide CHP system and a future district-wide decentralised energy network.

6.11 Proposed Construction Activities and Mitigation

6.11.1 The construction works are programmed to take approximately 3 years, with a view to being fully completed in the summer of the 2020.

6.11.2 In order to mitigate the impact of construction vehicle movements the Council would recommend they are restricted during morning and evening peak hours. Measures to protect existing footways and marked pedestrian routes using barriers / signage, as appropriate should also be in place. In order to minimise the impact of traffic congestion, restricted access and space on site the majority of the staff and personnel involved in the project will travel to work by sustainable means of transport. It is anticipated that this trend will continue throughout the project duration.

6.11.3 Conflict between construction site traffic and public traffic / pedestrian movements will be avoided wherever possible. Given the schools operation as a boarding facility, it is not anticipated that there will be circulating or congregating at certain hours of the day. Furthermore a Construction Travel Plan will be created at the start of the project detailing all aspects of travel to and from the site including deliveries, personnel and visitors.

6.11.4 Site access is proposed to be from Watford Road with construction traffic restricted from using the High Street or Peterborough Road. The draft Transport Management Plan would encourage subcontractors, suppliers, etc. vehicles to approach the site from Watford Road; turning left to the site boundary into temporary road through the Playing Fields and then using the existing car park as a temporary contractor's compound. The vehicles exiting the site will then turn left under escort and direction of a banksman onto Watford Road and then the vehicles could join their preferred routes to e.g. A409, A4006 or A404.

6.11.5 There is access from Garlands Lane, Football Lane and Music Hill to the School and allocated car parking facilities. These accesses will continue to be used by staff, visitors, students, school operations, emergency services, etc.

6.11.6 The contractor must sign up to Harrow Council's Considerate Contractors Scheme, and develop a Construction Management Plan.

6.11.7 A framework Construction Logistics Plan is included as part of this planning submission and provides swept path analysis to confirm that construction vehicle access can be gained to the site, with the ability to turn on site and depart in forward gear. Any modifications required to the access way to facilitate the movement of construction vehicles to and from the school, will be

subject to agreement.

6.11.8 The Construction Logistic Plan has been reviewed by the Council's Highway Network Management team is considered acceptable. However, the Highways Management team have requested further detail on temporary access from Watford Road and wish to see fully detailed construction drawings, traffic management drawings and further clarification on the material set up of the construction phase. This has been requested via a planning condition. On the basis of the findings within the Transport Assessment and in the context of the guidelines it is not considered that there are any residual cumulative impacts in terms of highway safety or on the operational capacity of the surrounding transport network that should result in planning permission being withheld on transport grounds providing the mitigating measures are put in place.

6.12 Flood Risk and Drainage

6.12.1 Both the London Plan and Harrow's Core Strategy seek to achieve greenfield rainwater run-off rates from new development through the integration and deployment of sustainable urban drainage systems. The objective is to help restore a more natural response to rainfall within river catchments, and to address/prevent localised surface water flooding. It is noted that the site is within a critical drainage area (CDA) as identified locally as a result of Harrow's Surface Water Management Plan (2012).

6.12.2 London Plan Policy 5.13 Sustainable Drainage sets out a hierarchy of sustainable drainage measures, with the aim of managing surface water run-off as close to source as possible. Policy DM 10 On Site Water Management and Surface Water Attenuation of Harrow's Development Management Policies Local Plan sets out the design and layout criteria for major development proposals. Both policies also cross-refer to the need for water consumption efficiency.

6.12.3 The applicant's FRA outlines the proposed surface water strategy for the site. A drainage design within the site, has been developed to limit the discharge to the Lake and existing ditch that runs to the east of the site to 12.9l/s/ha. This includes the provision of 460m³ of storage and includes both interception storage in the porous pavements and attenuation storage. Further storage will be located within the School grounds to further attenuate flows. The Surface Water Drainage Strategy shows that flows from the development will be routed to this point via the existing drainage network and natural overland flow pathways. Flows that are discharged to the Lake will then subsequently outfall from the Lake into the Ducker Ditch and flow to the Ducker Cottage outfall from the site. Flows that discharge to the ditch to the east of the site will be routed via the existing culvert under Ducker Fields and the overland flow route. The storage has been located to make use of most appropriate land within the School ground and the existing flow paths.

6.12.4 The Environment Agency (EA) have been consulted on the proposals and confirmed that they have no objections. The EA however note that they are unable to provide detailed site-specific advice relating to land contamination and therefore appropriate land contamination conditions are appropriate to manage risks to human health and controlled waters from contamination at the site. This approach is supported by paragraph 109 of the NPPF. As such,

details relating to contamination will be conditioned accordingly.

6.12.5 Thames Water has also been consulted and have no objections to the proposals; they have however proposed some recommendations. These recommendations shall be included in the planning permission as an informative.

6.12.6 Detailed drainage plans have been submitted and the Council's Drainage team has not raised any concern regarding the non-separation of surface and foul water drainage systems. It is considered that a SUDS maintenance plan and details of measures for the efficient use of mains water can be secured as conditions of any planning permission.

6.13 Tree and Landscaping

Trees

6.13.1 London Plan Policy 7.21 Trees and Woodland states that existing trees of value should be retained and that, wherever appropriate, additional trees should be planted in new development. Policy DM 22 Trees and Landscaping of the Development Management Policies Local Plan document resists the loss of TPO and other trees of significant amenity value only where it can be demonstrated that their loss would be outweighed by the wider public benefits of the proposal.

6.13.2 A detailed Arboricultural Impact Assessment survey has been submitted with the application. The document notes that the proposals would necessitate the removal of 92 group and individual trees. The loss of any existing trees is, of course, regrettable. However, the submitted impact assessment demonstrates that these are B and C grade trees. 29 Category B trees are to be removed and 63 Category C trees. No category A trees are affected by the proposals. These trees to be removed are therefore not of any significant amenity value, and consequently their loss, which is required to facilitate the development, is not considered to be unacceptable. Furthermore, the application proposes to mitigate this loss by providing 266 replacement trees. The Council's Tree Protection Officer has reviewed the proposals and noted that the trees to be removed are mainly B/C grade and provided the development is implemented exactly as per the recommended protection plan and method statement, there are no objections to the proposal.

6.13.3 Taking all of the above circumstances into account, it is considered that the loss of the grade B/C to facilitate the development is outweighed by the wider public benefit of the proposal, consistent with Policy DM 22.

6.13.4 All remaining trees, identified for retention, should be protected during the course of the construction works to ensure their survival. Details of protection measures should therefore be secured as a condition of any planning permission.

Landscaping

- 6.13.5 Paragraph 58 of the NPPF states that planning decisions to ensure that developments are visually attractive as a result of, inter alia, appropriate landscaping. London Plan Policy 7.5 Public Realm seeks landscape treatment of the highest quality and calls for opportunities for greening to be maximised. Policy DM 22 Trees and Landscaping of the Development Management Policies Local Plan requires landscaping that: is appropriate to the character of the area; is well laid out; achieves a visual setting for buildings; provides sufficient space for new planting to grow; and supports biodiversity.
- 6.13.6 The proposals would be to change the landscape setting of Harrow School Chapel. The existing garden adjacent to the Chapel is a formal terraced garden area surrounded by more informal tree cover. The proposal is to change this by leading down from the Chapel terrace to the proposed sports and science block with a grand linear main axis footpath, broken up by steps, platform areas and opening up to a tier of landscaped character spaces and linking with the Athletics track.
- 6.13.7 The Council's Landscape Officer has acknowledged that the proposed Harrow School Sports and Science Block buildings would be "enormous in scale and massing and would be dominant and obtrusive in the landscape. The sports building would be particularly large and bulky in the landscape setting and the size and scale of the buildings would dominate the slope. It is notable, that the views looking directly up the slope, in a north west direction from the sports ground, where the massive buildings with terraces in front would be prominent in the landscape. The proposed buildings would be much larger than any of the other existing buildings that are on the hill, or at the lower hill levels. A landscape setting for the buildings has been designed with a proposed landscape strategy aiming to, as far as it could, provide softening for the vast buildings and incorporate and blend them into the surrounding hillside, as far as it would be possible".
- 6.13.8 The landscape proposals would enhance the existing landscape and create new habitats. Key features of ecological value, such as the existing orchard meadow, would be retained, protected and enhanced and additional new habitats and enhancements would be incorporated into the scheme. The proposed use of the structural landscape terraced walls and their associated new spaces and seating, piazza/ socialising/ drop off area, planting and biodiversity areas would all add interest to the scheme, breaking up and softening the hillside with trees and greenery. The proposed bog gardens and wet woodland not only create a new UK Biodiversity Action Plan Priority Habitat for Wet Woodland but also help to control peak stormwater runoff. In general the landscape strategy and indicative hard and soft landscape palettes would be welcomed.
- 6.13.9 During the course of the application, the scheme was amended to include additional tree planting to the west and north of the athletics track (along part of the south east elevation of the sports building) to soften and reduce the apparent width of the building. The proposed planting still allows for views out of the building for sports events. Additional tree planting is proposed in the wider estate to the south east of the building which would help to soften the views and break up the expanse of the building. The additional planting would

help, over time, to soften the views of the building from the registered landscape and close the views with a natural planted edge rather than hard edges of the building.

6.13.10 However, the Landscape Officer noted that the amended drawings show images of the proposed new tree planting as summer mature landscaping, when the trees would be at a much larger size than at time of planting and at a maximum screening effect. The original drawings showed the landscaping as young and in winter, whereas the second set of drawings are with mature (approximately 15 - 20 years years) summer tree planting. Consequently, it is a little misleading since the softening impact of the trees would appear even more, in the amended drawings than in the original images, where the trees were shown at a much smaller initial size and without leaves in winter. It would take several years for the trees to reach the heights shown in the second set of drawings. The amendments, adding more tree planting, would help over time to soften the views of the large sports building. The offsite trees would need to be retained in the wider landscape over future years, to ensure softening of the buildings. The buildings will however still remain visible from the sports grounds and wider landscape.

6.13.11 The landscape Officer has raised no objections to the proposed demolition of the existing sports building, and to the relocation of Moretons 5 a side (MUGA) and the new MUGA, improvements to the Dining Hall service area, including rationalisation of parking and pedestrian routes, the Pump House and the new parking adjacent Maths and Physics block.

6.13.12 Overall, the landscape strategy demonstrates a thoughtful approach to the site's existing soft landscape attributes, environmental & ecological considerations, and to the hard & soft landscaping requirements of the proposed sport and science buildings. Accordingly, it is considered that the general approach to landscaping is a positive one and is consistent with Policy DM 22. The Council's Landscape Architect has recommended that details be secured with regards to certain of the landscape matters and that a detailed planting plan is required. These matters, and implementation of the approved landscaping scheme, can be secured as conditions of any planning permission.

6.14 Ecology and Biodiversity

6.14.1 At paragraph 118 the NPPF sets out the principles for conserving and enhancing biodiversity, which include resisting development that would: (i) cause significant harm that cannot be avoided, mitigated or compensated-for; or (ii) have an adverse effect on a Site of Special Scientific Interest (SSSI). Opportunities to incorporate biodiversity in and around developments are encouraged.

6.14.2 London Plan Policy 7.19 Biodiversity and Access to Nature echoes the need for development proposals to make a positive contribution to biodiversity, to protect statutory sites, species and habitats, and to help achieve Biodiversity Action Plan targets. Criteria for the Protection and Enhancement respectively of Biodiversity and Access to Nature are set out in Policies DM20 and DM21 of the Development Management Policies Local Plan document.

- 6.14.3 The applicant undertook a Phase 1 Ecological Survey in November 2015, which was subsequently updated in July 2015. The survey found nesting bird and bat roost potential at the site. However no bat roost evidence was found on site. There was no genuine value found for reptiles such as slow worms and/or grass snakes. Furthermore, there was very little potential for any great crested newts to be present around the site area.
- 6.14.4 The submitted Ecological Survey recommends a number of both bird boxes and bat boxes to be installed at the Harrow School Estate as compensation for the felling of some trees. This would ensure there is no net biodiversity loss from tree felling for example as well as the removal of some structures with roof potential.
- 6.14.5 The Council's Biodiversity Officer has indicated that he is broadly satisfied with the Phase 1 Ecological Survey and it is considered that the recommendations contained therein may be secured as a condition of any planning permission. The Biodiversity Officers also sought a commitment to planting apple trees and any other fruit trees that may encourage bat roosting. It is considered that these can be secured conditions.

6.15 Land Contamination

- 6.15.1 London Plan Policy 5.21 Contaminated Land requires appropriate measures to be taken to ensure that the redevelopment of contaminated land does not activate or spread the contamination. Local Plan Policy DM 15 Prevention and Remediation of Contaminated Land requires the consideration of proposals on land known or suspected to be contaminated to have regard to: the findings of a preliminary risk assessment; the compatibility of the intended use with the condition of the land; and the environmental sensitivity of the site.
- 6.15.2 A Geotechnical and Geo-environmental Investigation Report, dated March 2016 has been submitted with the application. The Report considers a range of potential sources of contamination including unspecified ground workings and heaps between 1897 and 1949 and a garage/motor vehicle repair site to the south west of the site. The report concludes that no risks were identified however a condition is attached to the application for a strategy for unexpected contamination during the construction phase of the development.
- 6.15.3 The Council's Environmental Health Officer has confirmed that he is content with the findings of the aforementioned reports. Consistent with Policy DM 15, it is therefore considered that the proposed use is compatible with the condition and environmental sensitivity of the land.

6.16 Environmental Impact Assessment

- 6.16.1 On 23rd November 2015 the Council carried out a screening opinion pursuant to the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 (as amended) for the application proposals in its entirety. The EIA screening opinion included the new science block, the replacement sports building, the landscape core, alterations to the perimeter road, improvements to the dining hall service yard and the relocation of Moretons Boarding House MUGA (P/5153/15).

6.16.2 The opinion concludes that the proposal development would not constitute EIA development and therefore an Environmental Statement would not be required.

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 harmful impact on the Conservation Area, the wider benefits to both Harrow School and the wider community are considered to override these concerns in this instance.

7.2 It is recognised that the proposal raises legitimate local concerns about the MOL swap, impacts on the Conservation Area and its setting, impacts of the setting of the Listed buildings and Park, transport impacts, amenity, noise, flooding and landscape/nature conservation. Every effort has been made in the design and layout of the development to address these and, as explained in this report, it is recommended that a number of further mitigations be secured through a section 106 Planning Obligation and as conditions of planning permission. Subject to these and referral to the Mayor of London, it is recommended that planning permission be granted.

CONDITIONS

1 Timing

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

REASON : To comply with the provisions of section 91 of the Town and Country Planning Act 1990.

2 Approved Plans and Documents

Unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the approved drawings:

P.05.01, P.05.02, P.05.10, P.05.11, P.10.02, P.10.11, P.10.14, P.10.17, P.10.25, P.11.01, P.12.01A, P.12.02A, P.12.10A, P.12.11A, P.12.12A, P.12.13A, P.12.14A, P.12.20A, P.12.21A, P.12.22A, P.12.23A, P.12.24A, P.12.25A, P.12.26A, P.12.27A, P.12.30, P.12.31, P.12.32, P.12.33, P.13.01A, P.13.04A, P.13.20, P.13.21, P.13.22, P.13.23, P.13.24, P.13.25, P.13.30, P.13.31, P.13.32, P.13.33, P.13.35, P.13.50, P.13.51, P.13.52, P.13.53, P.13.54, P.14.01A, P.14.10A, P.14.15A, P.14.16A, P.14.17A, P.14.18, P.14.25A, P.14.26A, P.14.30, P.14.31, P.14.32, P.14.33, P.14.34A, P.14.35A, P.14.40A, P.14.41A, P.14.42A, P.14.43A, P.14.44A, P.14.45A, P.14.46, P.14.47A, P.14.48, P.14.49A, P.14.50, P.14.51, P.14.52, P.14.53, P.14.54, P.14.55, P.14.60, P.14.65, P.14.70, P.28.10, P.28.11, P.28.12A, P.28.13A, P.28.14A, P.28.15, P.28.16A, P.28.17, P.28.22, P.28.30, P.28.31, P.28.32, P.28.33, P.28.35, P.28.36, P.110.01, P.110.02, P.110.03A, P.110.04A, P.110.05A, P.110.06A, P.110.07, P.110.08A, P.110.09A, P.110.10, P.110.11, P.110.12A, P.110.13, P.110.14A, P.110.15, P.110.23, P.110.24, P.110.25, P.110.26, P.110.28, P.110.29, P.110.32, P.110.34, Planning Statement by Paterson Planning (April 2016), Design & Access Statement by Rivington Street Studio (April 2016), Landscape Report by Rivington Street Studio & Tyrens UK (March 2016), Visual Impact Assessment Rev A by Rivington Street Studio (September 2016), Arboricultural Report by Arbol Euroconsulting (4 March 2016), Transport and Servicing Assessment; Transport Assessment by David Tucker Associates (4 April 2016), Energy Statement by Buro Happold Engineering (22 March 2016), Sustainability Statement by Buro Happold Engineering (24 March 2016), Heritage Statement by Rivington Street Studio (April 2016), Archaeological Impact Assessment by Wessex Archaeology (March 2016), Archaeological Evaluation Report by Wessex Archaeology (July 2016), Flood Risk Assessment and Drainage Report (including surface water strategy) by JBA Consulting, (March 2016), Statement of Community Involvement; Included within Planning Statement, Paterson Planning (April 2016), Draft Construction Logistics Plan by Buro 4, (March 2016), BREEAM Pre-assessment Report by Ingleton Wood (March 2016), Sustainable Travel Statement by David Tucker Associates (25 October 2016), Planning Application – Update by Rivington Street Studio (September 2016) Harrow School Civil & Structural Engineering Documentation (March 2016), Geotechnical & Geoenvironmental Investigation Report (March 2016)

REASON : To ensure that the development is carried out in accordance with the details submitted in the planning application.

3 Dust and Noise Management Plan

No development shall take place, including any works of demolition, until a dust, noise and vibration management plan has been submitted to, and agreed in writing by, the Local Planning Authority. The plan shall detail measures for the control and reduction of dust emissions, noise and vibration impacts associated with demolition, earthworks, construction and track out, and arrangements for monitoring air quality during construction. The development shall be carried out in accordance with the plan so agreed.

REASON : To ensure that measures are put in place to manage and reduce dust emissions, noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers, in accordance with Policies 7.14 & 7.15 of the London Plan (2016) and Policy DM 1 of the Development Management Policies Local Plan (2013). To ensure that measures are agreed and in place to manage and reduce dust during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

4 Demolition and Construction Waste Management Plan

No development shall take place, including any works of demolition, until a demolition and construction waste management plan, setting out arrangements for the handling of excavation, demolition and construction waste arising from the development, and to make provision for the recovery and re-use of salvaged materials wherever possible, has been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the agreed plan or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON : To ensure that waste management on the site is addressed from construction stage and to promote waste as a resource, in accordance with Policy CS1 X of the Core Strategy (2012). To ensure that measures are agreed and in place to manage and re-use waste arising during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

5 Demolition and Construction Logistics Plan

No development shall take place, including any works of demolition, until a revised construction and logistics plan, to include details on temporary access from Watford Road, detailed construction drawings and a traffic management plan, has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed plan or any amendment or variation to it as may be agreed in writing by the local planning authority.

REASON: To ensure that the transport network impact of demolition and construction work associated with the development is managed in accordance with Policy 6.3 of the London Plan (2016). To ensure that measures are agreed and in place to manage and access and egress during the construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

6 Tree Protection Measures

The development hereby approved shall not be commence until details of the means of protection of the trees, hedgerows and other existing planting to be retained within the site, and adjacent trees within adjoining sites, have been submitted to, and agreed in writing by, the local planning authority. The details shall include:

- a) arrangements for audited arboricultural monitoring of the site during the construction works;
- b) identification of root protection areas;
- c) the method of any excavation proposed within the root protection areas;
- d) the type, height and location of protective fencing; and
- e) measures for the prevention of soil compaction within the root protection areas.

The tree protection measures shall be put in place prior to the commencement of the development, including demolition/site clearance, and remain in place throughout the development. The construction of the development shall be carried out in accordance with the details so agreed or any amendment or variation to them as may be agreed in writing by the local planning authority.

REASON: To ensure that the retention and survival of trees, hedgerows and other planting of significant amenity value within the site that are to be retained, and trees within adjoining sites, are safeguarded during construction, in accordance with Policy DM 22 of the Development Management Policies Local Plan (2013). To ensure that measures are agreed for the protection of trees and tree roots during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

7 Drainage

Notwithstanding the approved plans, prior to the commencement of the development hereby permitted, details for a scheme for works for the disposal of sewage, surface water and surface water attenuation and storage works on site as a result of the approved development shall be submitted to the local planning authority to be approved in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk and would not impact the character and appearance of the development, in accordance the recommendations of Core Strategy (2012) policy CS1, the NPPF and policies DM1, DM9 & DM10 of the Harrow Development Management Local Policies Plan (2013). Details are required prior to commencement of development to ensure a satisfactory form of development.

8 Drainage Maintenance

The development hereby permitted shall not commence beyond damp proof course level, a plan for the on-going maintenance of the sustainable drainage measures to be implemented across the development shall be submitted to, and agreed in writing by, the local planning authority. The plan shall thereafter be

implemented for the lifetime of the development, or any amendment or variation to the plan as may be agreed in writing by the Local Planning Authority.

REASON : To ensure that adequate measures for the control and disposal of surface water from the development are maintained on the site, in accordance with Policy 5.13 of the London Plan (2016) and Policies DM 10 of the Development Management Policies Local Plan (2013).

9 Building Appearance

Any telecommunications apparatus, extraction plant, air conditioning units and other plant or equipment that is required to be installed on the exterior of the buildings hereby approved shall be carried out in accordance with details that shall first have been submitted to, and agreed in writing by, the local planning authority, and shall be permanently retained as such thereafter. The details shall include siting, appearance, any arrangements for minimising the visual and (if relevant) odour impacts and any arrangements for mitigating potential noise or vibration.

REASON : To ensure that the development achieves a high standard of design and amenity; and to ensure that neighbouring occupiers are not exposed to unreasonable noise, disturbance and odour; in accordance with Policies 7.6 and 7.15 of the London Plan (2016) and Policy DM 1 of the Development Management Policies Local Plan (2013).

10 Design Detail Specifications

Notwithstanding the approved plans, prior to the commencement of development hereby permitted the following specifications shall be submitted to, and agreed in writing by, the local planning authority:

- a) the detailed design of all ramps, steps and pathways within the external areas of the development;
- b) the thresholds, door opening widths and landing areas at all entrances between the external areas of the development and the approved buildings; and
- c) the levels and layout of pedestrian route(s) between the parking areas within the site and the entrances of the approved buildings.

The development shall be carried out in accordance with the specifications so agreed, or any amendment or variation to them as may be agreed in writing by the local planning authority, and shall be permanently retained as such thereafter.

REASON : To ensure that the development contributes to the creation of a Lifetime Neighbourhood and an inclusive environment, in accordance with Policies 7.1 & 7.2 of the London Plan (2016) and Policy DM 2 of the Development Management Policies Local Plan (2013). To ensure that measures are agreed and in place in regard to the detailed design of internal and external areas prior to the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition.

11 Materials

Notwithstanding the plans and supporting documents hereby approved, prior to the commencement of the development beyond damp proof course level, details of the palette of materials and/or colours for all of the external surfaces have been submitted to, and approved in writing by, the Local Planning Authority. Details to be provided shall include two sample panels of approximately 2 metres by 2 metres to be provided on site, of typical parts of the building, showing the material finishes of all external surfaces including a sample window/s and door/s. The development shall be built in accordance with the approved details and shall thereafter be retained.

REASON: In order to mitigate the harm to character and setting of the heritage assets affected and to ensure that the development achieves a high standard of design in accordance with Policies 7.6 and 7.8 of the London Plan (2016) and Policies DM 1 and DM7 of the Development Management Policies Local Plan (2013).

12 Cycle Parking

Notwithstanding the approved plans the development shall not commence beyond damp proof course level, details to show improved secure cycle parking facilities on site shall be submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed or any amendment or variation to them as may be agreed in writing by the local planning authority.

REASON : To ensure that the development achieves a high standard of design, and is safe & secure, in accordance with Policy 7.6 of the London Plan (2016) and Policies DM 1 and DM 2 of the Development Management Policies Local Plan (2013).

13 Hard Surface Materials

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

14 Landscape Implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in

writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

15 Landscape Strategy

Before any landscaping is carried out within the site, including any works preparatory to such landscaping, a scheme for the hard and soft landscaping of the whole site shall be submitted to, and agreed in writing by, the local planning authority. Details shall include:

- a) planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme;
- b) existing and proposed site levels, clearly identifying changes to landform;
- c) details of hard surface materials;
- d) details of all boundary treatment, including fences, means of enclosure and gates;
- e) detailed drawings and specifications of all levels, both existing and proposed; and
- f) detailed drawings and specifications of the proposed external lighting and flood lighting associated with the proposed MUGA.

The development shall be carried out in accordance with the scheme so agreed, and shall thereafter be retained.

REASON: To ensure that the development secures satisfactory hard and soft landscaping details for all parts of the site, in accordance with Policies DM 1 and DM 22 of the Development Management Policies Local Plan (2013).

16 Landscape Management

A landscape management plan, including species numbers/locations, long term design objectives, management responsibilities and maintenance schedules for all communal landscape areas shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The landscape management plan shall be carried out as approved. Details are required prior to occupation to ensure a satisfactory form of development.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

17 Piling

No impact piling shall take place until a piling method statement has been submitted to, and agreed in writing by, the local planning authority. The statement shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure and the programme for works. All piling activities on the site shall be undertaken in accordance with the statement so agreed.

REASON To ensure that measures are agreed and in place to manage and re-use waste arising during the demolition and construction phases of the development, this condition is a PRE-COMMENCEMENT condition. : To ensure that sewerage infrastructure is safeguarded from potential damage in the interests of flood risk management and reduction, in accordance with Policy DM 9 of the Development Management Policies Local Plan (2013).

18 Biodiversity Enhancements

Notwithstanding the approved plans the development shall not commence beyond damp proof course level, details of the provision of appropriate bird nesting boxes, bat roosting boxes/tubes and invertebrate habitat for the enhancement of biodiversity within the design of the buildings hereby permitted and the wider development area shall be submitted to, and agreed in writing by, the local planning authority. The details shall comprise:

- a) species catered for, number, location, orientation and type of bird boxes incorporated into or affixed to new buildings;
- b) number, location, orientation and type of bat boxes/tubes incorporated into or affixed to new buildings;
- c) number, location, orientation and type of bird and bat boxes affixed to appropriate trees; and
- d) location and form of invertebrate habitat i.e. log piles and stag beetle loggeries.

The development shall not be first used until the details so agreed have been implemented, and shall thereafter be retained.

REASON : To ensure that the development appropriately protects and enhances the biodiversity value of the site in accordance with Policy 7.19 of the London Plan (2016) and Policies DM 20 and DM 21 of the Development Management Policies Local Plan (2013).

19 Contamination

Notwithstanding the details within the submitted Geotechnical and Geoenvironmental

Investigation Report (March 2016), in the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 5.21 of the London Plan 2016 and Policy DM 15 of the Harrow Development.

20 Service Delivery

Prior to the occupation of the development hereby permitted, a full Delivery and Service Plan demonstrating safe vehicular access to and from the school dining hall, shall be submitted to and approved in writing by the Local Planning Authority. The Delivery and Service Plan thereby approved shall be adhered to thereafter.

REASON: To ensure that the development does not harm the safety and free flow of the routes within the development site, and safeguard the pupils from internal traffic movements, thereby according with policies DM1, DM42, DM43 and DM44 of the Harrow Development Management Policies Local Plan 2013. Details are required prior to occupation to ensure a satisfactory form of development.

21 Energy - Combined Heat and Power

The site wide heating system boiler(s) shall be installed and thereafter retained in accordance with a specification that shall first have been submitted to, and agreed in writing by, the local planning authority.

REASON : To ensure that the emissions from the combined heat and power system comply with the standards published at Appendix 7 of the Mayor of London's Sustainable Design & Construction supplementary planning document (2014) (or such appropriate standards as may supersede them) and that the development is consistent with the provisions of Policy 7.14 of the London Plan (2016).

22 Refuse Storage

The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 7.4.B of The London Plan 2016 and policy DM1 of The Development Management Policies Local Plan 2013.

23 MUGA Maintenance and Management

Prior to the use of the sports building and MUGA being brought into use, a management and maintenance scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the local planning authority. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the sports building and MUGA.

REASON : To ensure that a new facility is capable of being managed and maintained to deliver facilities which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

24 Water Connectivity

The development hereby approved shall not be used until details of the measures to make efficient use of mains water within the school building and sports hall have been submitted to, and agreed in writing by, the local planning authority. The measures shall be implemented in accordance with the details so agreed or any amendment or variation to them as may be agreed in writing by the local planning authority.

REASON: To ensure that the development makes efficient use of mains water in accordance with Policy 5.15 of the London Plan (2016) and Policy DM 10 of the Development Management Policies Local Plan (2013).

25 Energy - Post Construction Assessment

Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the first occupation of the development a post construction assessment shall be undertaken for each phase demonstrating compliance with the approved Energy Strategy and Sustainability Strategy which thereafter shall be submitted to the Local Planning Authority for written approval.

REASON: To ensure the delivery of a sustainable development in accordance with National Planning Policy Framework, policies 5.2.B/C/D/E of The London Plan 2016, policy D12 of the Harrow Development Management Policies Local Plan 2015.

26 Energy - Photo Voltaic Panels

The development hereby permitted shall not be first used until photo voltaic panels have been installed in accordance with a drawing showing the location, orientation and pitch of the photo voltaic panels that shall first have been submitted to, and agreed in writing by, the local planning authority. The panels shall thereafter be retained.

REASON : To ensure that the development makes appropriate provision for the minimisation of carbon dioxide emissions in accordance with Policy 5.2 of the London Plan (2016).

27 Energy - Emissions Savings

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be carried out in accordance with the proposals for emissions savings that are documented in the approved Planning Energy Statement - 033761 - Revision 01 (March 2016).

REASON : To ensure that the development makes appropriate provision for the minimisation of carbon dioxide emissions in accordance with Policy 5.2 of the London Plan (2016).

28 External Lighting

No external lighting shall be installed anywhere on the site until details of such lighting has been submitted and, and agreed in writing by, the local planning authority. Such details shall include:

- a) the siting, height and appearance of the proposed lighting and any associated mounting structures;
- b) the type and strength of luminance of the luminaires;
- c) isoline (lux) diagrams;
- d) times and controls of illumination;
- e) the measures proposed to reduce light pollution; and
- f) the measures proposed to ensure minimal UV light emittance of luminaires.

The external lighting shall be installed and thereafter retained in accordance with the details so agreed in writing by the Local Planning Authority.

REASON: To ensure that the development achieves a high standard of amenity in accordance with Policy 7.6 of the London Plan (2016) and Policy DM 1 of the Development Management Policies Local Plan (2013); to ensure that the development appropriately protects and enhances the biodiversity value of the site in accordance with London Plan Policy 7.19 and Local Plan Policies DM 20 and DM 21.

29 Energy - Overheating Analysis

The development hereby permitted shall not be occupied until a full overheating analysis has been to, and agreed in writing by, the Local Planning Authority and the development shall only be completed and operated in accordance with any approval.

REASON: To ensure that the development makes appropriate provision for the reduction in unwanted solar gains in accordance with Policy 5.9 of the London Plan (2016).

INFORMATIVES

1 Policies

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Local Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan 2016:

Policies 3.18, 3.19, 5.2, 5.3, 5.4, 5.9, 5.12, 5.13, 5.15, 5.18, 5.21, 6.3, 6.9, 6.10, 6.13, 7.2, 7.4, 7.5, 7.6, 7.8, 7.14, 7.17, 7.19, 7.21, 8.2.

Harrow Core Strategy: CS1 A, B, C, F, G, R, U, X; CS3 A, C, D

Harrow Development Management Policies Local Plan (2013): DM 1; DM 3; DM 7; DM 9; DM 10; DM 12; DM 15; DM16; DM 20; DM 21; DM 22; DM 42; DM 43; DM 44; DM 45; DM 46; DM 47; DM 48; DM 49, DM 50.

Supplementary Planning Documents:

Planning Obligations 2013

Harrow School 2015

2 Compliance With Conditions

Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission 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 planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

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

3 Community Safety

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

4 Groundwater Risk Management

A Groundwater Risk Management Permit from Thames water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquires should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by e-mailing wwgriskmanagement@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk/wastewaterquality.

5 Car Parking Pollutant Protections

Thames Water recommends that petro/oil interceptors be fitted in all car parking facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil polluted discharges entering local watercourses.

6 Waste Water Collection

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. It is further recommended, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

7 Considerate Contractor Code of Practice

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.

8 Disabled Access

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website.

9 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

10 Secure By Design

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the DCLG. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award. For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police

11 Pre-Application Engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This decision has been reached in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

Plan Numbers:

P.12.01A	Site Location Plan
P.12.02A	Site Plan
P.12.10A	Sports Plan - Level 0
P.12.11A	Sports Plan - Level 1
P.12.12A	Sports Plan - Level 2
P.12.13A	Sports Plan - Entrance Level to stair 2 & 3
P.12.14A	Sports Plan - Roof Level
P.12.20A	Sports Plan - Level 0
P.12.21A	Sports Plan - Level 1 - Part 1
P.12.22A	Sports Plan - Level 1 - Part 2
P.12.23A	Sports Plan - Level 2 - Part 1
P.12.24A	Sports Plan - Level 2 - Part 2
P.12.25A	Sports Plan - Roof Level - Part 1
P.12.26A	Sports Plan - Roof Level - Part 2
P.12.27A	Sports Plan - Entrance Level to stair 2 & 3
P.12.30	Science Plan - Level 3
P.12.31	Science Plan - Level 4
P.12.32	Science Plan - Level 5
P.12.33	Science Plan - Roof

P.13.01A	Site Section AA
P.13.04A	Site Section DD
P.13.20	Sports Section AA
P.13.21	Sports Section BB
P.13.22	Sports Section CC
P.13.23	Sports Section DD
P.13.24	Sports Section EE
P.13.25	Sports Section FF
P.13.30	Science section AA
P.13.31	Science section BB
P.13.32	Science section CC
P.13.33	Science section DD
P.13.35	Science section FF
P.13.50	Sports Section NN
P.13.51	Sports Section PP
P.13.52	Sports Section RR
P.13.53	Sports Section SS
P.13.54	Sports Section TT

P.14.01A	Hillside Elevation in Context
P.14.10A	North Elevation in Context
P.14.15A	East Hillside Elevation at Athletics Track
P.14.16A	East Hillside Elevation through Pool
P.14.17A	East Hillside Elevation through Sports
P.14.18	East hillside elevation at Science
P.14.25A	South Elevation in Context
P.14.26A	South Elevation in Context at Buildings
P.14.30	West hillside elevation at top of hill
P.14.31	West hillside elevation at middle of hill
P.14.32	West hillside elevation at Science
P.14.33	West hillside elevation through Science
P.14.34A	West Hillside Elevation at Sports
P.14.35A	West Hillside Elevation through Sports
P.14.40A	Sports North Elevation
P.14.41A	Sports East Elevation
P.14.42A	Sports South Elevation
P.14.43A	Sports West Elevation
P.14.44A	Sports South East Elevation
P.14.45A	Sports South East Elevation at Trackside
P.14.46	Sports Dojo True North Elevation
P.14.47A	Sports Pavilion True North Elevation
P.14.48	Sports Pavilion True South & West Elevation
P.14.49A	Sports Climbing Wall True Elevations
P.14.50	Science East Elevation
P.14.51	Science West Elevation
P.14.52	Science North Elevation
P.14.53	Science South Elevation
P.14.54	Science True North Elevation
P.14.55	Science True South Elevation
P.14.60	Hillside Elevation in Context showing mature trees
P.14.65	North Elevation in Context showing mature trees
P.14.70	South Elevation in Context showing mature trees
P.28.10	Sports Detail Section - Pool South
P.28.11	Sports Detail Section - Pool East
P.28.12A	Sports Detail Section - Sports Hall South
P.28.13A	Sports Detail Section - Climbing Wall 1
P.28.14A	Sports Detail Section - Climbing Wall 2
P.28.15	Sports Detail Section - Entrance 1
P.28.16A	Sports Detail Section – Pavilion
P.28.17	Sports Detail Section - Sports Hall West
P.28.22	Sports Detail Section - Judo Dojo
P.28.30	Science Detail Section - East 1
P.28.31	Science Detail Section - East 2
P.28.32	Science Detail Section - East 3
P.28.33	Science Detail Section - West
P.28.35	Science Detail Section - North 1
P.28.36	Science Detail Section - North 2
P.110.01	View A: From Chapel Terrace looking East

P.110.02 View B: Long view from Southern edge of Harrow Park looking North
P.110.03A View C: From Adjacent to Harrow Park Looking North
P.110.04A View D: Far Side of the Athletics Track Looking Northwest
P.110.05A View E: Far Side of the Pitches Looking Northwest
P.110.06A View F: From Near Base of Football Lane Looking Southwest
P.110.07 View G: From Capital Ring view point adjacent to the Watford Road
P.110.08A View 1: Far Corner of the Athletics Track Looking West
P.110.09A View 1 At Night: Athletics Track Looking West
P.110.10 View 2: Along new cross-route from the South
P.110.11 View 3: Along new cross-route from the North
P.110.12A View 4: Across New Piazza to Sports Building Entrance
P.110.13 View 5: From the Head Masters garden
P.110.14A View 6: Up the New Axial Route to the Chapel
P.110.15 View 7: From Moretons boarding house terrace

P.110.23 View C: From Adjacent to Harrow Park Looking North
P.110.24 View D: Far Side of the Athletics Track Looking Northwest
P.110.25 View E: Far Side of the Pitches Looking Northwest
P.110.26 View F: From Near Base of Football Lane Looking Southwest
P.110.28 View 1: Far Corner of the Athletics Track Looking West
P.110.29 View 1 At Night: Athletics Track Looking West
P.110.32 View 4: Across New Piazza to Sports Building Entrance
P.110.34 View 6: Up the New Axial Route to the Chapel

P.05.01
P.05.02
P.05.10
P.05.11
P.10.02
P.10.11
P.10.14
P.10.17
P.10.25
P.11.01

Supporting Documents:

Planning Statement by Paterson Planning (April 2016),
Design & Access Statement by Rivington Street Studio (April 2016),
Landscape Report by Rivington Street Studio & Tyrens UK (March 2016),
Visual Impact Assessment Rev A by Rivington Street Studio (September 2016),
Arboricultural Report by Arbol Euroconsulting (4 March 2016),
Transport and Servicing Assessment; Transport Assessment by David Tucker Associates (4 April 2016),
Energy Statement by Buro Happold Engineering (22 March 2016),
Sustainability Statement by Buro Happold Engineering (24 March 2016),
Heritage Statement by Rivington Street Studio (April 2016),
Archaeological Impact Assessment by Wessex Archaeology (March 2016),
Archaeological Evaluation Report by Wessex Archaeology (July 2016),
Flood Risk Assessment and Drainage Report (including surface water strategy) by JBA Consulting, (March 2016),
Statement of Community Involvement; Included within Planning Statement, Paterson Planning (April 2016),
Draft Construction Logistics Plan by Buro 4, (March 2016), BREEAM Pre-assessment

Report by Ingleton Wood (March 2016),
Sustainable Travel Statement by David Tucker Associates (25 October 2016),
Planning Application – Update by Rivington Street Studio (September 2016)
Harrow School Civil & Structural Engineering Documentation (March 2016)
Geotechnical & Geoenvironmental Investigation Report (March 2016)

APPENDIX 3: SITE PHOTOGRAPHS

Aerial View



View from dining hall toward the wider site area



View of wider site area from Harrow Park



View of location of north section of proposed Sports Building



View of location of southern area of proposed Sports Building

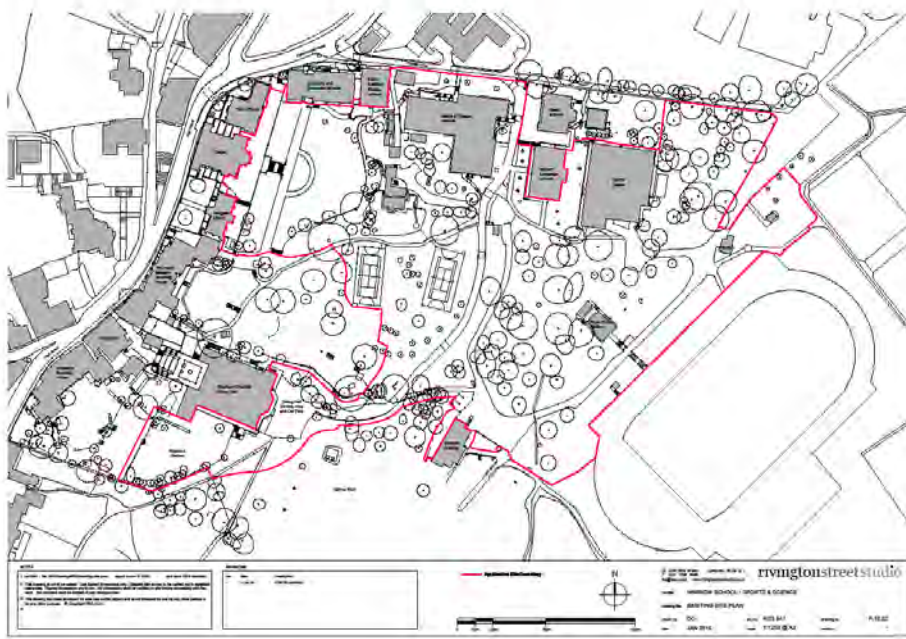


View of location of proposed Science building

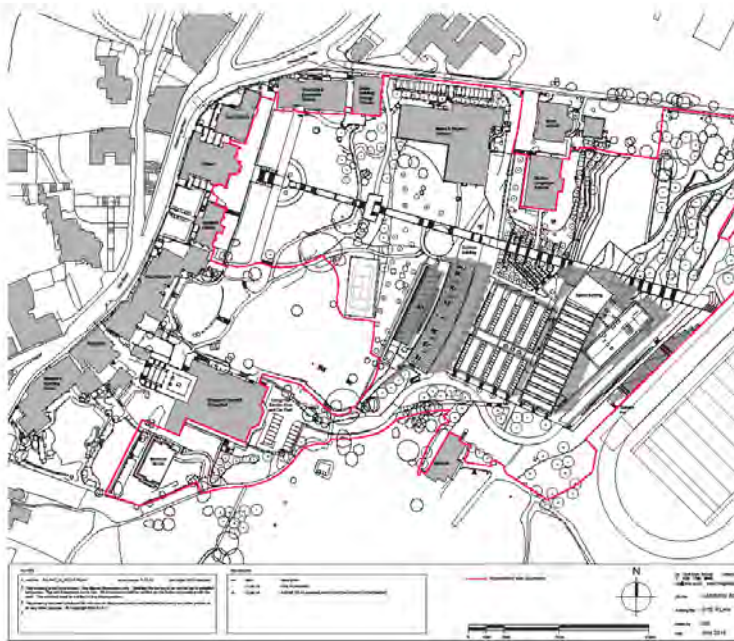


APPENDIX 4: PLANS AND ELEVATIONS

Existing Site Plan



Proposed Site Plan



Context north elevation



APPENDIX 4: Views

View from rear of Harrow school chapel



View from Harrow Park



View from Harrow School Playing fields



View from athletics track



This page has been left intentionally blank