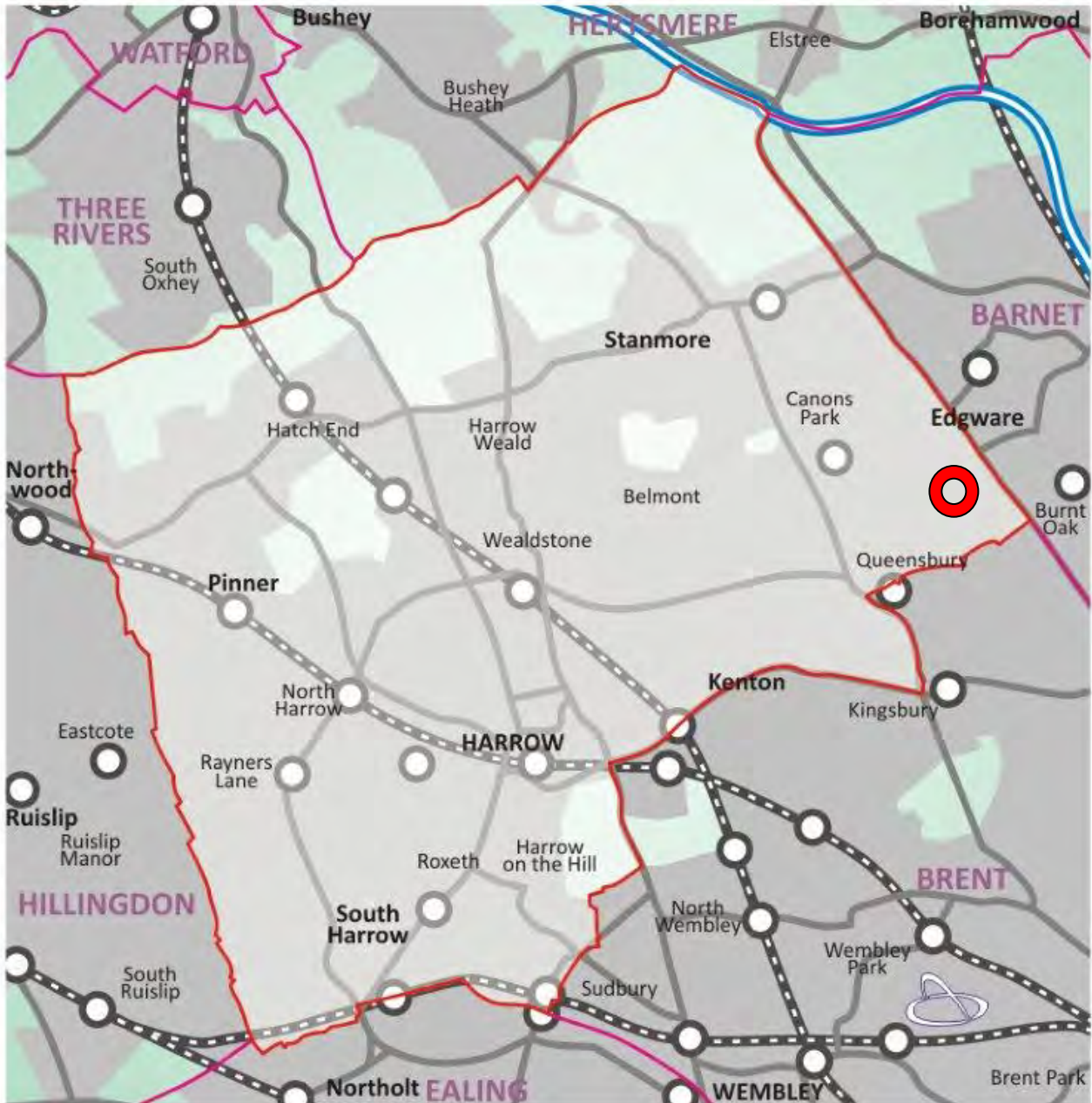
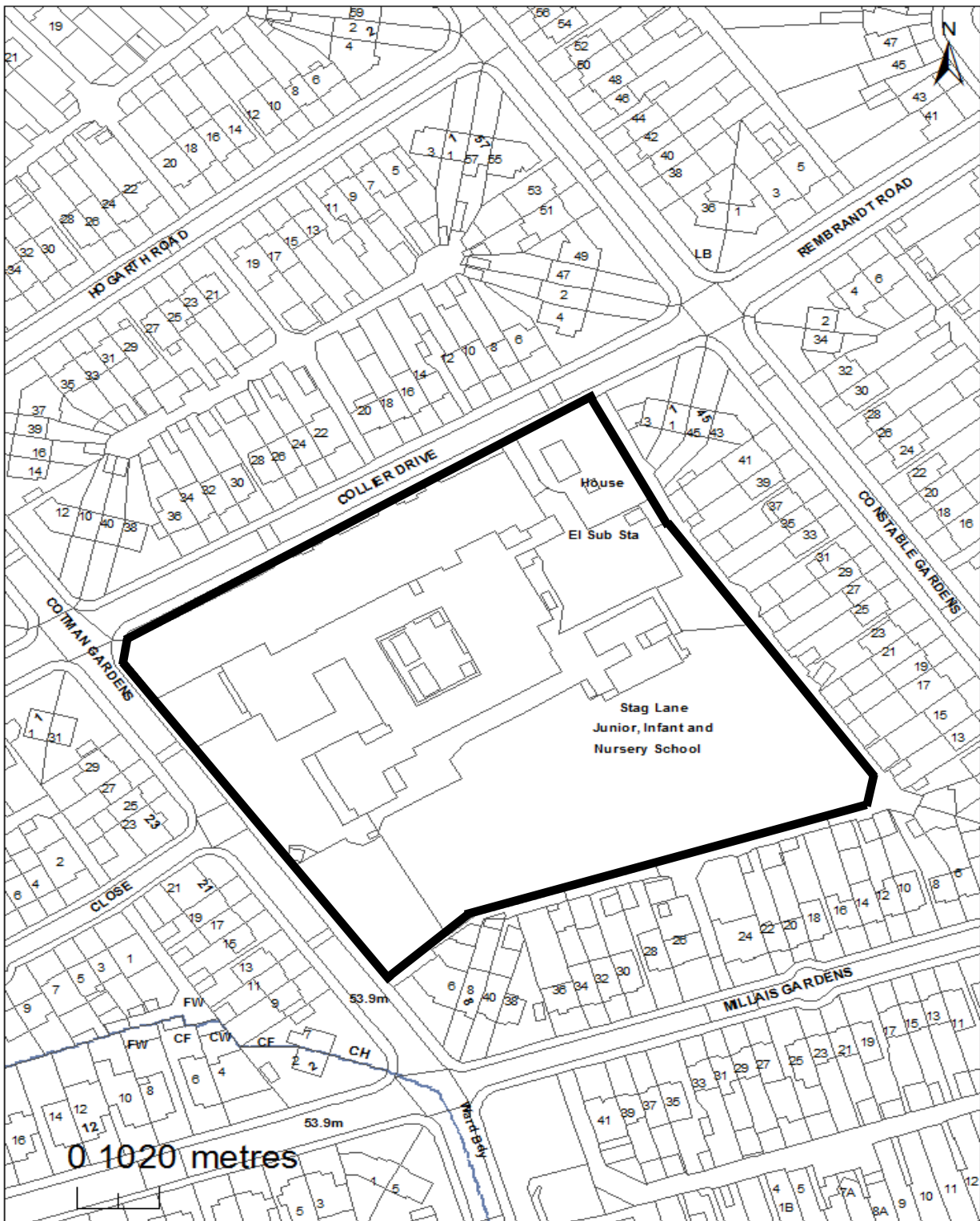


 = application site



**Stag Lane Infant and Junior School, Collier Drive,
Edgware**

P/4551/16



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.100019206. 2011. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2010)



<p>Stag Lane Infant and Junior School, Collier Drive, Edgware</p>	<p>P/4551/16</p>
--	-------------------------

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

14th December 2016

Application Number: P/4551/16
Validate Date: 13/10/2016
Location: STAG LANE INFANT AND JUNIOR SCHOOL, COLLIER DRIVE, EDGWARE
Ward: EDGWARE
Postcode: HA8 5RU
Applicant: HARROW COUNCIL
Agent: ATKINS
Case Officer: GRAHAM MANSFIELD
Expiry Date: 7TH DECEMBER 2016

PURPOSE OF REPORT/PROPOSAL

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

Two Storey Side Extension; Two Storey Rear Extension to Increase the Three Form Entry School to a Four Form Entry School; Provision of Hard Play Area; Landscaping; Additional Parking; Cycle and Bin Storage; External Alterations (Demolition of Temporary Classrooms)

RECOMMENDATION

The Planning Committee is asked to:

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

REASON FOR THE RECOMMENDATIONS

The proposed extensions to Stag Lane School are considered to have acceptable impacts in terms of character and residential amenity. Furthermore, the proposed increase in pupil numbers is considered not to impact on the surrounding highway in terms of excessive traffic movements.

The proposed development would be beneficial to accommodate the educational needs of the on-going School Expansion Scheme within the Borough.

INFORMATION

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

Delegation dated 29 May 2013.

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

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

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

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

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

BACKGROUND PAPERS USED IN PREPARING THIS REPORT:

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

- London Plan 2016
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1 : Planning Application Fact Sheet

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

Education		
No. of Pupils (Infants & Juniors)	Existing	668
	Proposed	840 (+172)
No. of Forms of Entry	Existing	Three Form Entry
	Proposed	Four Form Entry
No. of Staff	Existing	65
	Proposed	81 (+16)
No. of Classrooms	Existing	26
	Proposed	36 (+10)
Outdoor space (m ²)(soft play)	Existing	8,419sqm (Approx)
	Proposed	8,542sqm (Approx.)

PART 2 : Assessment

1.0 SITE DESCRIPTION

- 1.1 Stag Lane Infant, Junior School and nursery is a 1930's style school located on the south side of Collier Drive
- 1.2 The building comprises of two stories with a flat roof formed around a quadrangle, with previous two storey additions on both the north-west and south east elevations.
- 1.3 The application site also includes a caretaker's residence adjacent to the car park entrance, which is accessed via Collier Drive.
- 1.4 The site is bounded by Constable Gardens to the east, Millais Gardens to the south and Cotman Gardens to the west. These roads are predominately made of metroland style terraced and semi-detached dwellinghouses
- 1.5 There is are existing temporary modular buildings which houses four classrooms located to the east of the main building
- 1.6 There is a large playing field to the south of the main building which is used for soft play and is designated open space.

2.0 PROPOSED DETAILS

- 2.1 The application proposes the attachment of a two storey side and two storey rear extension to the existing school building
- 2.2 The proposed two storey side extension would be attached to the north east elevation of the main school building and would be set back from the principle elevation by 24.0m.
- 2.3 The proposed two storey side extension would be flat roofed and would be 28.0m in width and 15.0m in depth
- 2.4 The proposed two storey rear extension would infill an area on the south east elevation of the main building and would be 7.7m in depth and 9.2m in width
- 2.5 It is proposed to re-configure the existing car park to provide additional car parking, bin storage and loading bay
- 2.6 The proposed extensions to the school would facilitate an increase of pupil numbers from a three form entry to a four form entry which would result in an additional 210 pupils and 16 staff members
- 2.7 It is proposed to re-configure the play areas as part of the proposals and provide an additional hard play area to the south of the proposed two storey side extension

- 2.8 It is proposed to demolish the existing single storey side projection adjacent to the north east corner of the main school building.
- 2.9 The existing temporary modular blocks would be demolished after completion of the proposed extensions.

3.0 HISTORY

- 3.1 EAST/854/96/LA3
Single Storey Extension to Nursery and Hard Surface Play Area
Granted; 19/02/1997
- 3.2 EAST/451/01/FUL
Two Mobile Class Rooms with Covered Link to Existing Classrooms & Access Ramp
Granted; 12/06/2001
- 3.3 P/1826/08/UN
Two Storey Extension to Main Classroom Block
Granted; 03/09/2008
- P/2840/16
Three single storey modular buildings to provide five classrooms for a temporary period of 24 months (Demolition of existing two linked modular four classroom buildings)
Granted:

4.0 CONSULTATION

- 4.1 Four Site Notices were erected and a newspaper advert entered on 20th October, which expired on 17th November 2016
- 4.2 A total of 112 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 17th November 2016.

4.3 Adjoining Properties

Number of Letters Sent	112
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

- 4.4 No Objections were received in response to the consultation letters, site notices or newspaper adverts.

4.5 Statutory and Non Statutory Consultation

4.6 The following consultations have been undertaken:

LBH Highways
LBH Drainage
LBH Waste
Tree Officer
Landscape Officer
Bio-diversity Officer

4.7 External Consultation

4.8 Sports England

4.9 Internal Consultation

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

Consultee	Summary of contents	Officer Comments
LBH Drainage	No objection subject to conditions	These comments are noted
LBH Highways	Transport Statement is acceptable. Travel Plan is largely satisfactory subject to minor changes	These comments are noted
Tree Officer	No objections	A condition has been attached
Landscape Officer	No Objections, subject to conditions	Comments are noted and a condition attached
LBH Waste	No Response	Noted
Bio-diversity Officer	No Objections, subject to conditions	Comments are noted and a condition is attached

4.11 External Consultation

4.12 A summary of the external consultation responses are set out in the table below:

Consultee	Summary of contents	Officer Comments
Sports England	No Response	Noted
Environment Agency	No Response	Noted

5.0 POLICIES

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

'If regard is to be had to the Development Plan for the purpose of any

determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

- 5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

6.0 APPRAISAL

- 6.1 The main issues are:-

Principle of the Development
Regeneration
Character and Appearance of the Area
Residential Amenity
Traffic and Parking
Accessibility
Flood Risk and Drainage
Trees, Landscaping & Biodiversity

6.2 Principle of Development

- 6.2.1 Policy 3.18B of The London Plan (2016) states that “Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged. Proposals which result in the net loss of education facilities should be resisted, unless it can be demonstrated that there is no ongoing or future demand.”
- 6.2.2 Core policy CS1 of the Harrow Core Strategy (2012) states that: “The development or expansion of physical or social infrastructure will be permitted where it is needed to serve existing and proposed development, or required to meet projected future requirements.”
- 6.2.3 Policy DM 46 of the Harrow Development Management Policies Local Plan supports proposals for the provision of new education facilities provided that they are (a) located in the community which they are intended to serve; (b) subject to them being located in an area of good public transport accessibility and would not result in any adverse impacts on residential amenity or highway safety.
- 6.2.4 The educational use of this site is long established. The proposal would result in the provision of permanent educational facilities with a high standard of design

and layout to provide much needed additional school places within the existing community. It is considered that the impact on residential amenity would be acceptable and that the proposal would not be detrimental to highway safety, as outlined further in the report

- 6.2.5 Against the backdrop of existing provision, the proposed development will result in an improvement in the quality of the physical facilities on the site. The development will be constructed for educational use and it is considered to be fit for its purpose (from a planning perspective). Furthermore, Harrow has a clear, demonstrable need to create more school places to meet a growing demand for educational space identified in the development plan.
- 6.2.6 London plan policy 7.18 sets out that “The loss of local protected open spaces must be resisted unless equivalent or better quality provision is made with the local catchment area. Replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this would be appropriate.
- 6.2.7 Core Policy CS1 F of the Harrow Core Strategy outlines that Harrow’s open spaces will be managed as an interconnected, multifunctional environmental resource that contributes to biodiversity, adaptation to climate change, and to people’s health and well-being. The quantity and quality of existing open space shall not be eroded by inappropriate uses. It goes onto state that *“The reconfiguration of existing open space may be permitted where qualitative improvements and/or improved access can be secured without reducing the quantity of the open space.”*
- 6.2.8 Policy DM 18 of the Harrow Development Management Policies Local Plan outlines that *“Proposals for ancillary development on land identified as open space will be supported where a – it is necessary or would facilitate the proper functioning of the open space, b – it is ancillary to the use of the open space, c – it would be appropriate in scale and d – it would not detract from the open character of the site or surroundings”*.
- 6.2.9 Parts of the application site, primarily south of the existing buildings, are designated within the Local Plan as areas of open space. The reasoned justification for the protection of open space within the development plan explains that *“open spaces provide most of the Borough’s parks and gardens, play areas, amenity green spaces, natural and semi-natural environments, outdoor sport space and allotments which are close related to residents’ homes.”*
- 6.2.10 The proposed two storey rear extension would project onto the existing hard play area at the south of the existing building, outside of the area designed as area of open space. Notwithstanding its open nature, the same applies to the new hard play areas formed from the demolition of the existing temporary detached buildings west of the main school building. Whilst the proposed two storey side extension, would impinge into this open space partially, at 20.0m in width encroachment and 15.9m deep, and given the lack of physical bulk/buildings on this land, this is not considered to lead to a material decrease in the sense of openness on the wider site.

- 6.2.11 This is particularly so given that the proposal would remove multiple detached temporary buildings which encroach across the eastern side of the main school buildings, into a more efficient and consistent building footprint, resulting in an overall net gain of open play space of approximately 123sqm. Combined with the 'opening' up of the areas currently occupied by the detached buildings to form large expanses of open hard play space, the proposal is therefore considered acceptable in this regard.
- 6.2.12 The application proposes a partial loss of some of the soft landscaping and a replacement with a hard soft play area measuring 650sqm. Notwithstanding this the proposed extension of the hard play area would be directly associated with the education of the additional children to be taught within the school and as such would facilitate the functioning of the open space.
- 6.2.13 In conclusion, whilst the loss of open space associated with the development would conflict with development plan policies, it is very limited and considered to be offset by a reduction in building footprint, conglomeration of building/massing into a more coherent form which would allow for the creation of quality, large, open hard play areas to mitigate its impact. When these factors are also weighed alongside the significant policy support to enhance and improve schools contained in the NPPF and Local Plan, the ever-increasing pressures on local authorities to fulfil statutory obligations relating to providing educational places, the pressures of availability of other land to deliver these obligations and the localised nature of the harm arising from development on this land, officers consider that the land use principle should be supported.

6.3 Regeneration

- 6.3.1 It is considered that the current proposal to extend the existing school would form part of the wider school expansions programme which would re-generate the school to provide much needed extra school places for a growing population.
- 6.3.2 Furthermore, the proposal in terms of regeneration would meet Harrow's education needs. Harrow Cabinet agreed its school place planning strategy in February 2010 to meet the increasing demand for school places. Harrow is a congested urban borough and there is very limited effective scope to build new schools. In July 2015, Cabinet agreed on a Primary School Expansion Programme as part of the School Place Planning Strategy. The strategy aims to secure sufficient primary school places through the creation of additional permanent places, supplemented by the opening of temporary additional classes as required to meet the peak and variations in demand

6.4 Character and Appearance of the Area

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

be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.

- 6.4.2 Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2016) policies 7.4B and 7.6B and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surrounding, and should have a satisfactory relationship with adjoining buildings and spaces.
- 6.4.3 The proposed two storey side extension would be the same height as the existing school building and would add an additional footprint of 416sqm to the north east elevation of the existing building. The proposed two storey side extension would be set back 24.0m from the front principle elevation of the existing school and as such would not be readily prominent from the school frontage and main entrance off Collier Drive. It is therefore considered that the proposed two storey rear extension would be unduly bulky or prominent from the streetscene.
- 6.4.4 The proposed two storey rear extension would project from the south east elevation of the main school building. The two storey rear element would be flat roofed at the same height as the existing building. This element, due its size and limited public views would be satisfactory in terms of bulk and scale.
- 6.4.5 The design of the proposed two storey side and rear extensions would follow the horizontal lines of the host art deco building in terms of the positioning and size of the windows and doors. It is proposed to use a render for the external finishes of the extensions. Whilst materials have not been finalised at this stage, subject to a condition to require materials samples to be submitted and approved by the Local Planning Authority prior to the construction of the building, it is considered that a high quality external finish appropriate to the character, appearance and context of the host school building could be achieved.
- 6.4.6 Overall, it is considered that the proposed development is acceptable and would be in keeping with the character and appearance of the area. As such, the proposal is considered to comply with policies 7.4B and 7.6B of The London Plan (2016) core policy CS1 B of the Harrow Core Strategy (2012) and policy DM1 of the Harrow Development Management Polices Local Plan (2013).

6.5 Residential Amenity

- 6.5.1 Policy 7.6 of The London Plan (2016) states that “Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”. Policy DM 1 of the Harrow Development Management Polices Local Plan (2013) requires that: “*All development and change of use proposals must achieve a high standard of privacy and amenity of neighbouring occupiers*”. “The assessment of the design and layout of proposals will have regard to: “the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers”.

- 6.5.2 The proposed two storey side extension would project from the existing eastern side elevation by approximately 28.0m and would be 15.0m in depth. Whilst it is recognised that the proposed two storey side extension would project closer to the rear boundaries on Constable Gardens than the existing temporary buildings on site.
- 6.5.3 Notwithstanding the above, the proposed two storey side extension would maintain a satisfactory separation distance of 15.0m to the rear boundaries on Constable Gardens. As such the proposed two storey side extension would not unduly harm the occupiers of residents on Constable Gardens in terms of overshadowing, outlook and daylight.
- 6.5.4 The proposed two storey rear extension would be 7.7m in depth and 9.2m in width and would largely contained within the existing school building envelope. The southern elevation of the two storey rear extension would be over 3.0m from the rear boundaries of properties on Millais Gardens. As such, this element of the proposal would also have a satisfactory impact on residential amenity of occupiers on Millais Gardens.
- 6.5.5 For the same reasons of distance, whilst closer than existing, the windows on the school are not considered sufficiently close or intense in use (only used during school activity) to result in a degree of overlooking, or perceived overlooking, which would result in detrimental amenity impacts.
- 6.5.6 Given the minor nature of the other external alterations proposed, namely the car park expansion (adjacent to the existing school's caretaker accommodation) and increased hard landscaped areas, they are not considered to result in any material impacts on neighbouring amenity which would result in detrimental impacts.
- 6.5.7 The proposed extension would accommodate an additional form of entry with additional capacity to cater for up to 119 additional pupils (with 60 to 90 actually expected), and an additional 7 members of staff. Whilst such an increase will likely result in an increase in noise during school hours, the resulting noise and disturbance is not considered to significantly undermine residential amenity to a greater degree than the existing school use would and such impacts given the established nature of the school and its site, and retention of key outdoor hard play areas, would not outweigh the strong emphasis given to expanding schools within national planning policy and the support within the Local Plan.
- 6.5.8 In summary, the proposal would accord with policy 7.6B of The London plan (2016) and policy DM 1 of the Harrow Development Management Polices Local Plan (2013).

6.6 Traffic and Parking

- 6.6.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different polices and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. The London Plan (2016)

policies 6.3, 6.9, 6.10 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel and ensure that development proposals will not adversely impact on the transport capacity and the transport network, at both corridor and local level. This is further emphasised by core policy CS 1 R of the Harrow Core strategy (2012). Policy DM 42 of the Harrow Development Management Local Plan outlines the council's parking standards and cycle parking standards.

- 6.6.2 The school has submitted a Transport Assessment and Travel Plan as part of the current proposals. Part of the proposal would be to re-configure the existing car parking facilities located to the eastern side of the school site. The proposal would increase car parking capacity from 24 to 35 with an additional disabled parking space. The Council's Highways department have confirmed that the changes to the existing, together with the re-configuration of the loading bay would be satisfactory and as such have no concerns.
- 6.6.3 Notwithstanding the above, the transport assessment and highway officers did not raise objection to the identified capacity of surrounding street to absorb parking for the additional staff arising from the expansion.
- 6.6.4 Stag Lane School has an approved travel plan in place which sets out measures to mitigate against any impact the school expansion may have on the surrounding road network. The Travel Plan has been extended to encompass the proposed development and is considered largely acceptable by the Council's Highway Officers. Notwithstanding this, issues surrounding mitigation measures in relation to drop off's and illegal parking have been flagged. As such, a condition has been attached to deal with updates to the Travel Plan to overcome highway officers concerns.
- 6.6.5 For the reasons outlined above, and subject to conditions, the transport impacts of the proposal are considered to be acceptable, having regard to the aims and objectives of Policies 6.3, 6.9, 6.10 and 6.13 of The London Plan, Core Policy CS 1 R of the Harrow Core Strategy, and Policies DM 42 and 43 of the Harrow Development Management Policies Local Plan (2013).

6.7 Accessibility

- 6.7.1 The London Plan (2016) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policy 7.2. Policy DM 2 of the harrow Development Management Policies Local Plan (2013) seeks to ensure that buildings and public spaces are readily accessible to all.
- 6.7.2 Ramps have been provided to facilitate wheelchair access should this be required. Furthermore disabled toilets have been provided for four out of the five class room. Overall it is considered that the proposal would meet the requirements of policy 7.2 of the London Plan (2016) and policy DM 2 of the Harrow DMPLP (2013).

6.8 Flood Risk and Drainage

- 6.8.1 The NPPF (2012) outlines the need to manage flood risk from all sources (paragraph 100). Policies 5.13, 5.12 and 5.14 of The London Plan seek to address surface water management and a reduction in flood risk. Policy 5.13 of the London Plan requires that proposals should achieve greenfield run off rates and ensure that surface water is managed as close to its source as possible in accordance with the sustainable urban drainage (SUDS) hierarchy. Similarly, policy DM 10 of the Harrow Development Management Policies Local Plan (2013) requires that *“proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run off. Substantial weight will be afforded to the achievement of greenfield run off rates”*.
- 6.8.2 Part of the school site is located in a surface water flood zone. However, it is noted that the proposed extensions would not be located in an area of Flood Risk and therefore its location is not considered to give rise to undue impacts in terms of increased flood risk on or off the site and is considered to be acceptable. Notwithstanding the above, the applicant has provided a flood risk assessment and drainage details.
- 6.8.3 The documents submitted in terms of drainage have been reviewed by the drainage officers and are largely satisfactory. However, some minor details are outstanding, but drainage officers are satisfied that these could be dealt with by means of a condition should permission be granted.
- 6.8.4 Subject to the above measures being secured by condition, the proposal is considered to fulfil the objectives of the NPPF concerning managed impacts upon flood risk and would satisfy London Plan (2016) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policy DM 10 of The Harrow Development Management Policies Local Plan (2013).

6.9 Trees, Landscaping & Biodiversity

- 6.9.1 Policy 7.21B of The London Plan (2016) states that “Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of ‘right place, right tree’. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species”.
- 6.9.2 Policy DM 22 of the Development Management Policies Local Plan states that:
“A. The removal of trees subject to TPOs or assessed as being of significant amenity value will only be considered acceptable where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal.”
- 6.9.3 *B. Development proposals will be required to include hard and soft landscaping that:*
a. Is appropriate to the character of the area;
b. Is well laid out in terms of access, car parking and the living conditions of future occupiers and neighbours;

- c. Achieves a suitable visual setting for the building(s);*
- d. Provides for sufficient space for new or existing trees and planting to grow; and*
- e. Supports biodiversity.”*

- 6.9.4 A number of category C trees are proposed for removal adjacent to the north west and north east boundaries of the site. However, they are not considered or graded as particularly high value/quality specimens, and would be replaced with new heavy standard trees. A section of the new path would be constructed, according to the arboricultural report, using no-dig surfacing to avoid the root protection area of the two notable categories A trees (both willows) at T3 and T6. All other trees, including the main boundary trees (including those on neighbouring land) would be retained, with the protecting measures proposed also covering root protection areas of neighbouring properties.
- 6.9.5 The additional hard and soft landscaping proposed would impact the appearance of the site. It is considered that the impact would be limited and acceptable. Conditions have been recommended by the Council's Landscape officer which require a five year implementation period, as well as details of boundary treatments and materials. The comments also refer to the tree protection plan and method statement, which need to be adhered to, which are set out in the submitted arboricultural report, which would become an approved document, and thus requirement of the planning permission, if permission is granted
- 6.9.6 An Ecology Report has been submitted as part of the proposed development. The Council's Bio-diversity officer has raised no object to the proposals and has suggested a condition to provide bat and bird boxes as part of the works. Subject to this condition the proposed development would have an acceptable impact on local ecology.
- 6.9.7 Overall, subject conditions discussed above, it is considered that the proposal is acceptable in this regard and would be in keeping with the character and appearance of the school site and wider area. As such, the proposal is considered to comply with policies 7.4B, 7.6B, 7.21 and 7.19 of The London Plan (2016) Core Policy CS1 B of the Harrow Core Strategy (2012) and policies DM1, DM20, DM21 and DM22 of the Harrow Development Management Policies Local Plan (2013).

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. The proposed extensions to the school would be essential in supporting the ongoing school expansion programme in the borough.
- 7.2 Furthermore, subject to conditions, the proposal would have acceptable impacts on character, residential amenity and surrounding highways.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 Approved Plans

Save for the requirement of conditions 3, 4, 5, 6 & 7, the development hereby permitted shall be carried out in accordance with the approved plans: Design & Access Statement; STA-ATK-V0-00-DR-A-1001 P2; STA-ATK-V0-XX-DR-A-1000 P2; STA-ATK-V0-00-DR-A-1002 P2; STA-ATK-V0-GF-DR-A-1050 P2; STA-ATK-V0-01-DR-A-1051 P2; STA-ATK-V0-ZZ-DR-A-1052 P2; STA-ATK-V0-XX-DR-A-1100 P2; STA-ATK-V0-XX-DR-A-1101 P2; STA-ATK-V0-ZZ-DR-A-1150 P2; STA-ATK-V0-XX-DR-A-1302 P2; STA-ATK-V0-XX-DR-A-1300 P2; STA-ATK-V0-GF-DR-A-1900 P2; STA-ATK-V0-04-DR-A-1902 P2; STA-ATK-V0-XX-DR-A-1910 P2; STA-ATK-V0-XX-DR-A-1911 P2; STA-ATK-V0-DT-DR-L-111 Rev B; STA-ATK-V0-PL-DR-L-100 Rev B; STA-ATK-V0-PL-DR-L-101 Rev B; STA-ATK-V0-PL-DR-L-102 Rev B; STA-ATK-V0-PL-DR-L-103 Rev B; STA-ATK-V0-PL-DR-L-110 Rev B; STA-ATK-V0-PL-DR-L-120 Rev B; STA-ATK-V0-PL-DR-L-130 Rev B; STA-ATK-V0-XX-DR-C-0008 I1; STA-ATK-V0-XX-DR-C-0007 I1; STA-ATK-V0-XX-DR-C-0002 Rev c1; STA-ATK-V0-XX-DR-C-0004 rev P01; Statement of Community Involvement; Scoping Study; Arboricultural Survey dated 29/09/2016; Bat Survey Report dated 19/09/2016; Flood Risk Assessment; Drainage Report 5150044; Transport Report/Assessment dated 10/10/2016; Travel Plan dated 12/10/2016

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

3 Drainage

The construction of the building hereby approved shall not be commenced until proof of Thames Water consent for all connections and a SuDS Maintenance and drainage connection plans are submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained in accordance with the approved details.

Reason: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk.

4 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing

by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. measures to control the emission of dust and dirt during construction
- v. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site.

5 Travel Plan

The currently approved Travel Plan operating at the school shall be updated and amended to incorporate revised drop off methods of the expanded school hereby approved.

Reason: To provide sustainable forms of travel.

6 Materials

Notwithstanding the details shown on the approved plans and documents, details and samples of the materials to be used in the construction of the external surfaces noted below shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of any work above damp proof course level of the buildings hereby permitted is carried out.

a: the building

b: the ground surfacing

c: the external canopies

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: To safeguard the character and appearance of the locality.

7 Landscaping

The development hereby permitted shall not be occupied until details of hard and soft landscape works have been submitted to, and approved in writing by the Local Planning Authority.

Soft landscape works details shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

Reason: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

8 Landscaping 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 buildings, 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.

9 Trees

The development hereby permitted, shall be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment at Stag Lane School by A.T Coombes Associates, dated 23 September 2016. This will include that arboricultural supervision is undertaken throughout the project and the development shall be carried out in accordance with the recommendations of the Arboricultural Survey. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

10 Bio-diversity

Construction works on site shall cease immediately if evidence of bats are found within the site. A suitably qualified ecologist shall be contacted and local planning authority informed. Works shall not recommence without the written consent of the local planning authority.

Reason: To safeguard the ecology and biodiversity of the area.

Informatives

1 Policies

National Planning Policy Framework (2012)

The London Plan (2016)

- 3.16 – Protection and Enhancement of Social Infrastructure
- 3.18 – Education Facilities
- 5.2 - Minimising carbon dioxide emissions
- 5.3 – Sustainable design and construction
- 5.7 – Renewable energy
- 5.10 – Urban Greening
- 5.11 – Green roofs and development site environs
- 5.13 – Sustainable Drainage
- 6.3 – Assessing effects of development on transport capacity
- 6.9 – Cycling
- 6.10 – Walking
- 6.11 – Smoothing traffic flow and tackling congestion
- 6.13 – Parking
- 7.1 – Building London’s neighbourhoods and communities
- 7.2 – An inclusive environment
- 7.3 – Designing out crime
- 7.4 – Local character
- 7.6 – Architecture
- 7.17 – Metropolitan Open Land
- 7.18 – Protecting Open Space and Addressing Deficiency
- 7.21 – Trees and Woodlands

Harrow Core Strategy (2012)

CS1. Overarching Principles

Harrow Development Management Policies Local Plan (2013)

- Policy DM 1 – Achieving a High Standard of Development
- Policy DM 2 – Achieving Lifetime Neighbourhoods
- Policy DM 9 – Managing Flood Risk
- Policy DM 10 – On Site Water Management and Surface Water Attenuation
- Policy DM 12 – Sustainable Design and Layout
- Policy DM15 – Maintaining the Openness of the Green Belt and Metropolitan Open Land
- Policy DM 20 – Protection of Biodiversity and Access to Nature
- Policy DM 21 – Enhancement of Biodiversity and Access to Nature
- Policy DM 22 – Trees and Landscaping
- Policy DM 42 – Parking Standards
- Policy DM 43 – Transport Assessments and Travel Plans
- Policy DM 46 – New Community Sport and Educational Facilities

2 Pre-application engagement

Statement under Article 31 (1)(cc) of The Town and Country Planning

(Development Management Procedure) (England) Order 2010 (as amended)" This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3 Party Wall Act

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

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

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

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 Considerate Contractor Code

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

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

5 SUDS

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

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through

an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

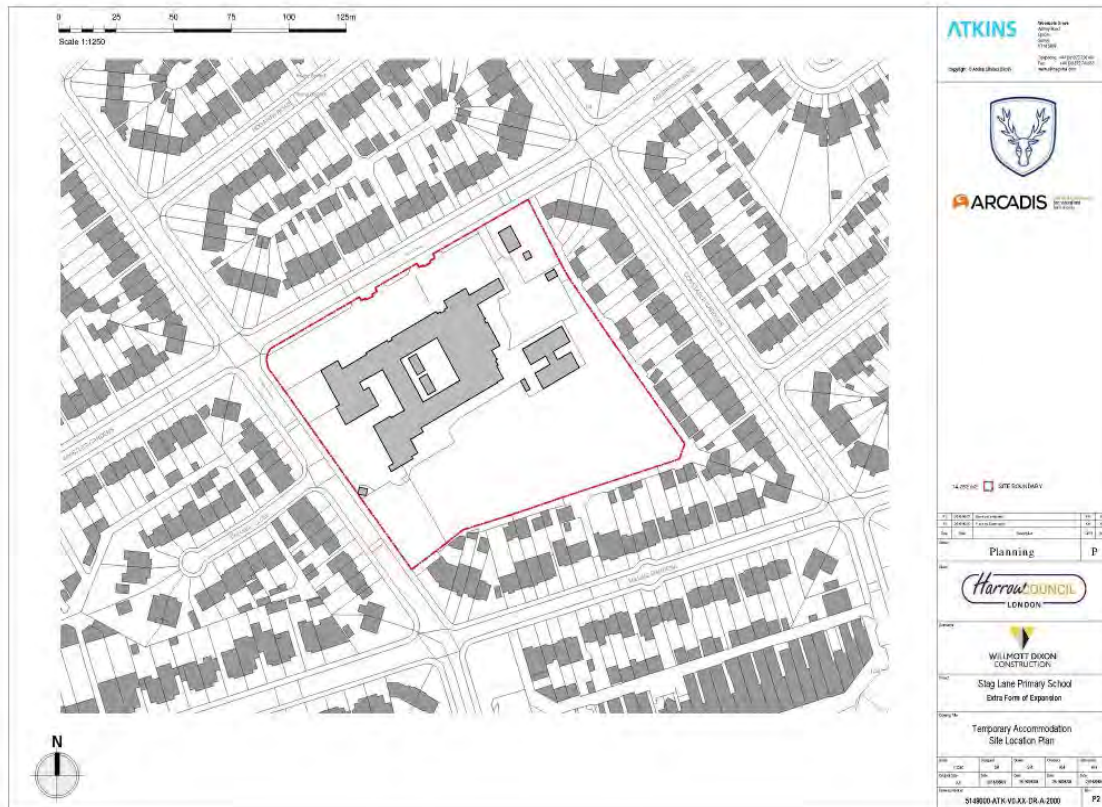
The applicant can contact Harrow Drainage Section for further information.

6 Compliance with Planning 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.

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS



Front Elevation of Main Building



Rear elevation of main building



Looking east towards boundary with Constable Gardens



Existing Modulars



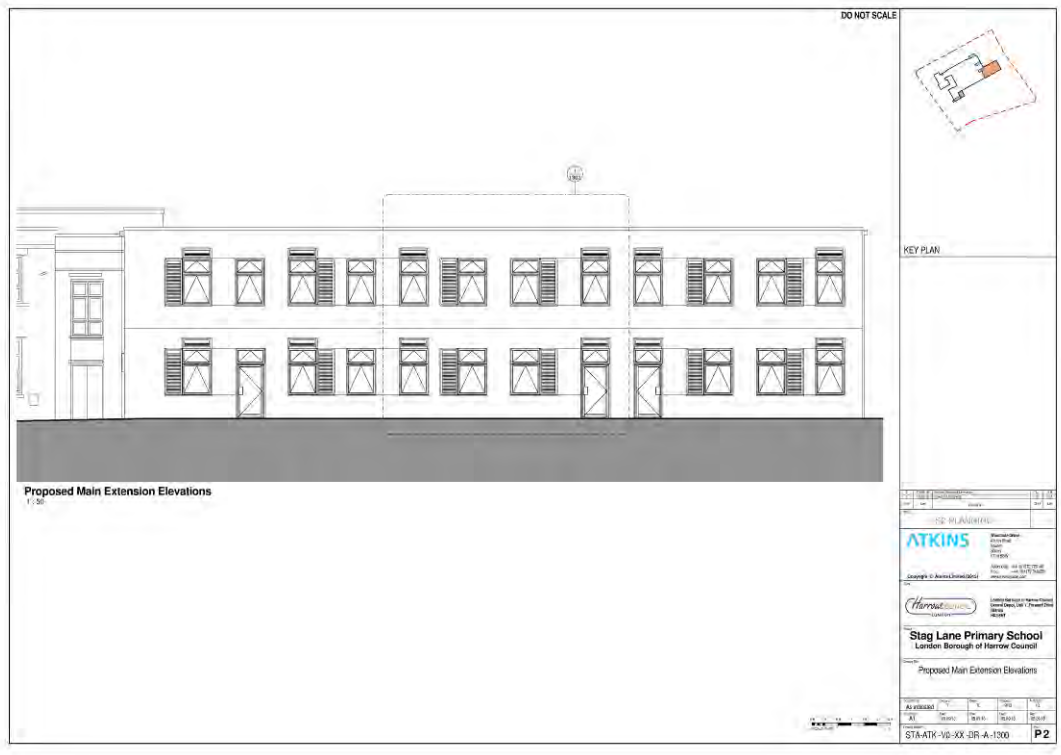
Looking south towards boundary with Millais Gardens



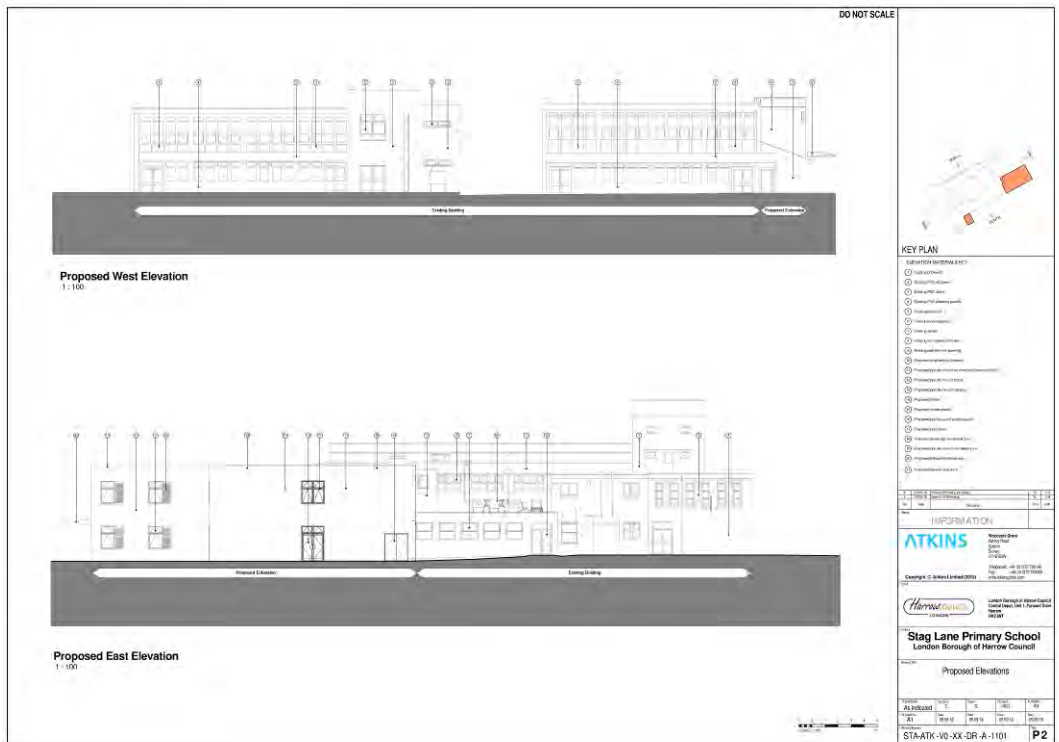
APPENDIX 4: PLANS AND ELEVATIONS



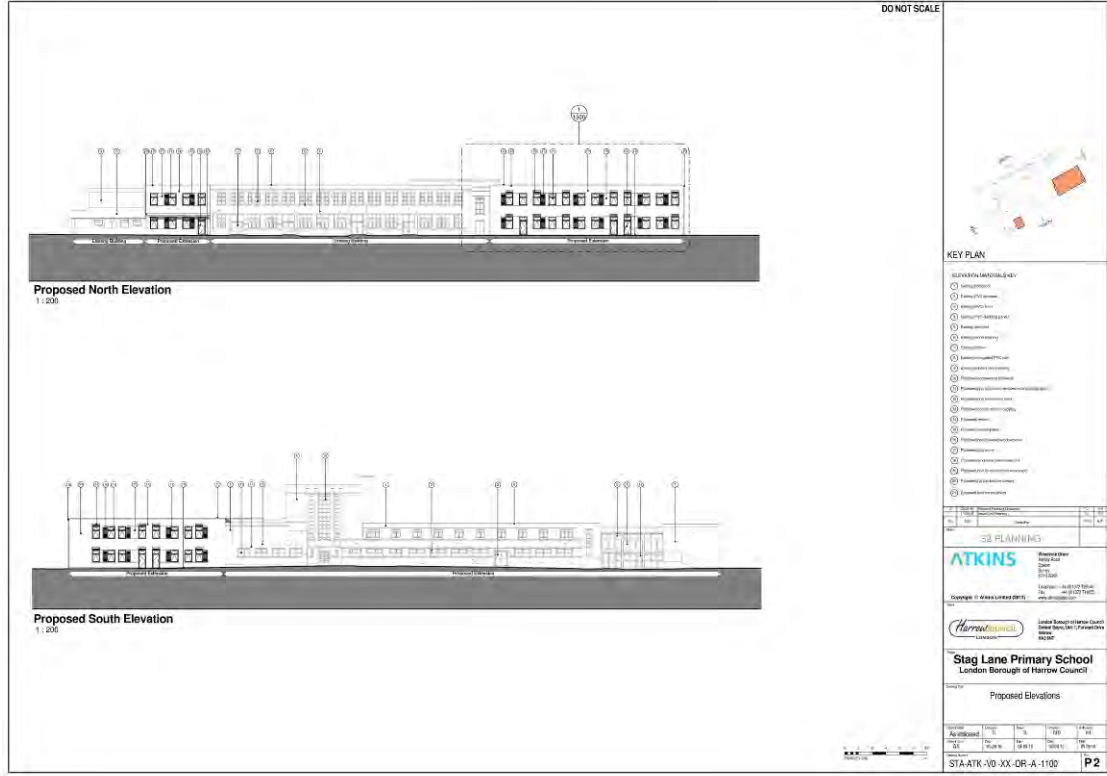
Proposed Site Plan

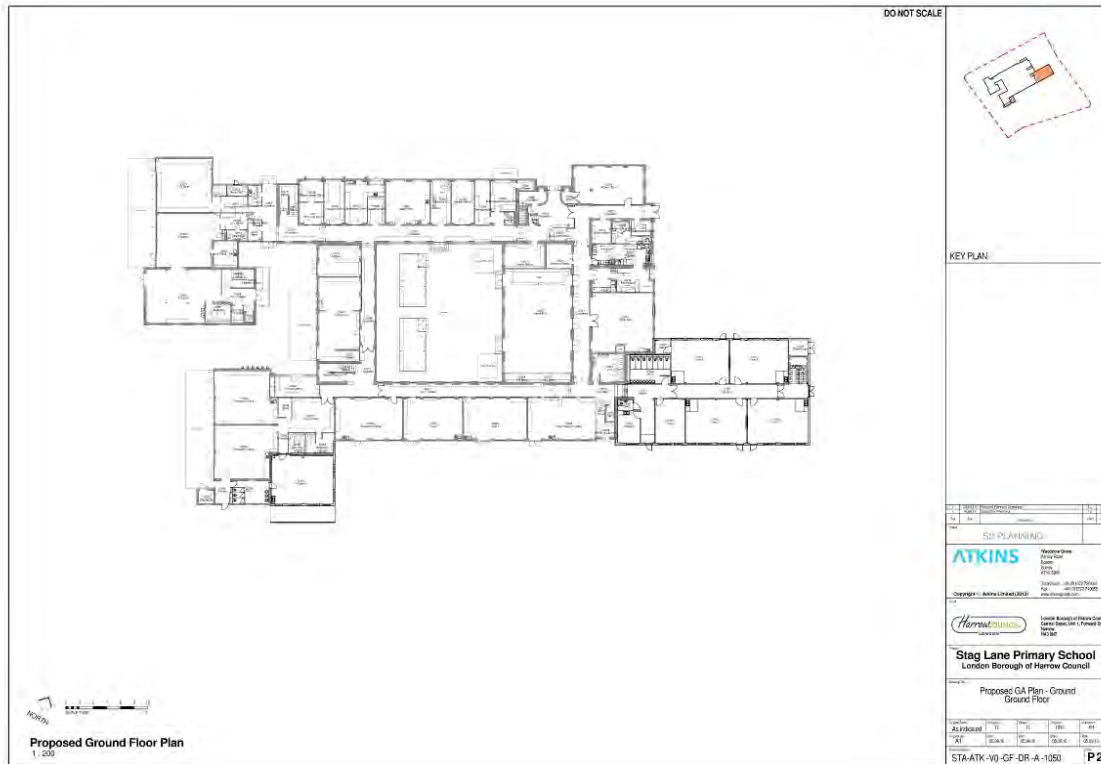


Proposed South Elevation Details

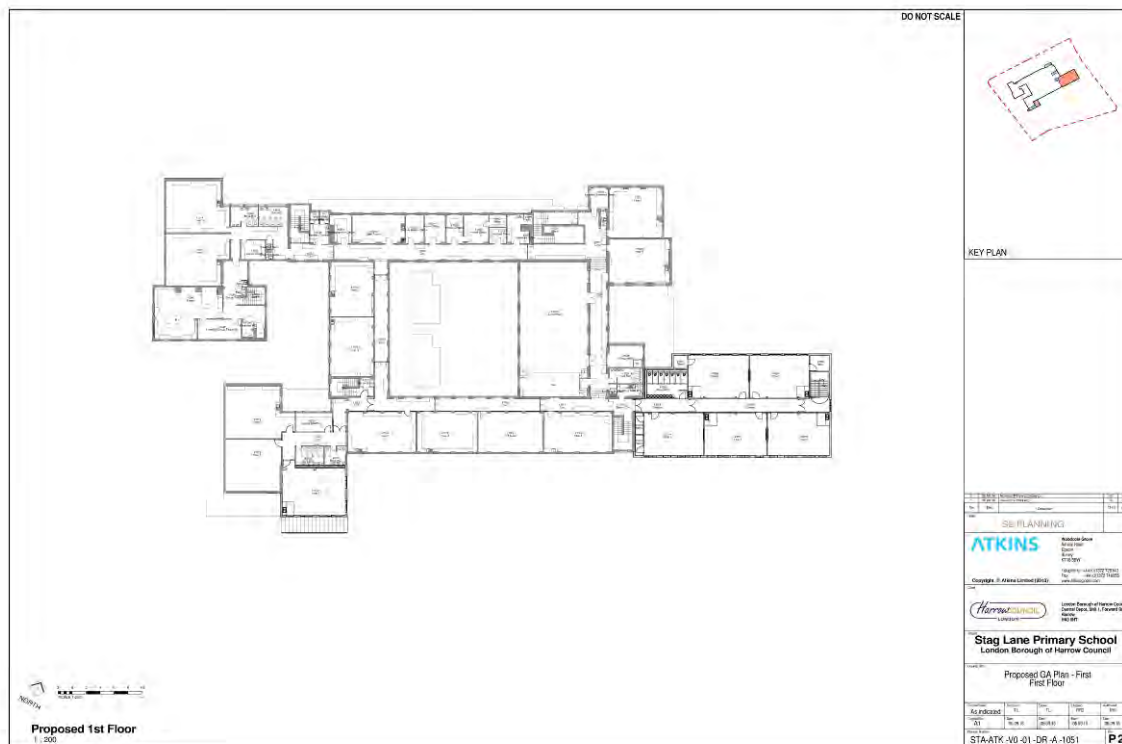


East and West Proposed Elevations





Proposed Ground Floor



Proposed First Floor

This page has been left intentionally blank