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**Priestmead School, Hartford Avenue, Harrow** **P/0312/17**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

22<sup>nd</sup> March 2017

APPLICATION NUMBER: P/0312/17  
VALIDATE DATE: 2<sup>ND</sup> FEBRUARY 2017  
LOCATION: PRIESTMEAD PRIMARY SCHOOL AND NURSERY,  
HARTFORD AVENUE, HARROW  
WARD: KENTON WEST  
POSTCODE: HA3 8SZ  
APPLICANT: MR ED FURSE (EDUCATION FUNDING AGENCY)  
AGENT: TP BENNETT LLP  
CASE OFFICER: NABEEL KASMANI  
EXPIRY DATE: 28<sup>TH</sup> MARCH 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.

Temporary use of original school building for up to 300 year 7 to year 9 pupils for a period of 2 years; parking and landscaping

The Planning Committee is asked to:

### **RECOMMENDATION A**

- 1) agree the reasons for approval as set out in this report, and
- 2) Under Regulation 3 of the Town and Country Planning General Regulations 1992, grant planning permission subject to;
  - i. referral to the Secretary of State should Sport England's holding objection not be withdrawn;
  - ii. the Conditions listed in Appendix 1 of this report.

### **REASON FOR THE RECOMMENDATIONS**

The proposed temporary use of the original Priestmead building by up to 300 Year 7 – 9 Student from Salvatorian College would enable the phased redevelopment of the Salvatorian College site and therefore significantly enhance the quality of education and learning environment in the Borough. Officers consider that the increased occupation of the Priestmead site and occupation of the original Priestmead building would not have an unduly harmful impact on character and residential amenity or on the functioning and safety of the highway network. Subject to conditions which require the original school building to be vacated after two years, officers are satisfied that the

occupation would not prejudice the completion of the planning permission for the redevelopment of the Priestmead site in accordance with the approved plans. For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, it is considered that the temporary use of the original Priestmead building by up to 300 students from Salvatorian College is justified in this instance and the application is recommended for grant.

## **INFORMATION**

This application is reported to Planning Committee as the Council is the landowner and the proposal is a Major Development (by virtue of the site area) and therefore falls outside Schedule 1 of the Scheme of Delegation.

## **LEGAL COMMENTS**

Regulation 3 of the Town and Country Planning General Regulations 1992 [Statutory Instrument 1992/1492] provides 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 Priestmead Primary School And Nursery, Hartford Avenue, Harrow, HA3 8SZ.

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

Statutory Return Type:	Major Development
Council Interest:	The Council is the landowner
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	n/a
Local CIL requirement:	n/a

## **BACKGROUND (Priority Schools Building Programme)**

Harrow Council has a statutory responsibility to provide sufficient school places for its area. Like most London Boroughs, Harrow is experiencing a significant increase in demand for school places. The increasing demand is primarily birth rate driven but is complicated by other factors such as migration, household occupancy, size of families, etc. The main pressure on school places is currently in the primary sector, though pressure is also being experienced in the special educational needs sector and will be experienced in the secondary sector when the additional pupil numbers progress through to the high schools.

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.

Planning permission was granted on 23<sup>rd</sup> October 2015 for the redevelopment of the site to provide a new purpose built school building with the demolition of the existing primary school (reference P/3562/15). The new school building has been occupied and the old school has been vacated.

Planning permission is sought for the redevelopment of the Salvatorian College site as part of the Government's Priority Schools Building Programme which is under consideration (planning application reference P/0112/17). Owing to existing site constraints and logistical considerations, the proposed redevelopment of the Salvatorian site would need to be phased. In order for the new build to commence on the Salvatorian site, years 7 – 9 would need to relocate to temporary accommodation to release part of their existing teaching accommodation for demolition. Priestmead School has recently been provided with a newly constructed teaching facility to serve their current and future needs and the existing (original school) building set to be demolished. The Education Funding Agency have therefore identified the original Priestmead School building as a suitable temporary accommodation for the Salvatorian year 7 – 9 Students for a period of up to two years while the Salvatorian Site is being redeveloped. The original Priestmead school building will thereafter be demolished in accordance with the planning permission (P/3562/15).

### **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
- London Plan
- 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	Priestmead Primary School and Nursery, Hartford Avenue, Harrow, HA3 8SZ
Applicant	Nr Ed Furse (Education Funding Agency)
Ward	Kenton West
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	Part of the site falls within designated open space

Education – Salvatorian Student		
No. of Pupils	Existing (at Priestmead)	758 (increasing to 818 by 2018/19)
	Proposed	300 students from Salvatorian College until March 2019
No. of Forms of Entry	Existing (at Priestmead)	Three form increasing to four form
	Proposed	Years 7 – 9 of Salvatorian College (five form).
No. of Staff	Existing	79
	Proposed	99

Transportation		
Car parking	No. Existing Car Parking spaces	49
	No. Proposed Car Parking spaces	81
Cycle Parking	No. Existing Cycle Parking spaces	30
	No. Proposed Cycle Parking spaces	30
	Cycle Parking Ratio	1:10
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	Harrow and Wealdstone Station
	Bus Routes	H9, H10, H18, H19, 114,

		186
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	n/a
	Other on-street controls	Traffic Management Orders near the school entrances
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	As existing



## **PART 2: ASSESSMENT**

### **1.0 SITE DESCRIPTION**

- 1.1 The application site relates to Priestmead Primary School and Nursery which is located between Ivanhoe Drive to the north, Kenton Lane to the east and Hartford Avenue to the south. The primary access into the site is via Hartford Avenue.
- 1.2 The original school building dates from the 1950's and 1960's, with subsequent ad-hoc in-fill extensions and temporary buildings constructed since then. It is two to three storeys in height and comprises of a long linear building which serves as the main façade and entrance to the school with blocks of buildings behind. The primary materials are red brick and white aluminium framed windows.
- 1.3 Planning permission was granted (application reference P/3562/15) for a new single, two and three storey school building located to the north of the original school building with an 'L-shaped' footprint. This building has been constructed and is occupied by Priestmead School. As part of that approved planning permission, the original school building would be demolished. On the occasion of the site visit, works were underway on the construction of the sports pitch.
- 1.4 The application specifically relates to the original school building including some surrounding hard/soft play areas located in the southern and eastern part of the site.

### **2.0 PROPOSAL**

- 2.1 The application proposes the temporary use of the original school building for up to 300 year 7 to year 9 pupils from Salvatorian College for a period of 2 years in conjunction with the proposed redevelopment of the Salvatorian College site (application reference P/0112/17). The original Priestmead school building would be retained for 24 months after which it would be removed so that the Priestmead Planning permission can be fully completed in accordance with the approved drawings (i.e with the removal of the existing original building)
- 2.2 A temporary car park would be provided to the north of the application site. The total number of on-site parking spaces would increase from 49 to 81 spaces.
- 2.3 The proposal also involves some alterations to the landscaping, including improvements to the existing vehicular and pedestrian access from Hartford Avenue. The proposed temporary boundary fences between the Priestmead and Salvatorian elements of the site would be undertaken as Permitted Development under Part 2 Class A of The Town and Country (General Permitted Development)(England) Order 2015 (but are included in the drawings for completeness).

### 3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
P/3562/15	Redevelopment to provide a single, two and three storey building for new four form of entry primary school and nursery; associated landscaping to include hard and soft play areas, multi-use games area (MUGA), growing garden, farm area; boundary treatment; parking and cycle storage; replacement scout hut; demolition of existing primary school, nursery buildings and scout hut	Granted: 23-10-2015
P/5496/15	Details pursuant to condition 4 (levels) and condition 5 (demolition and construction method statement) of planning permission no. P/3562/15 dated 21.10.2015	Approved: 16-01-2016
P/5856/15	Details pursuant to condition 3(materials) of planning permission P/3562/15 dated 18.12.2015	Approved: 18-02-2016
P/1105/16	Details pursuant to condition 15 (biodiversity) of planning permission P/3562/15 dated 18.12.2015	Approved: 17-10-2106
P/4977/16	Details pursuant to condition 9 (landscaping) 12 (boundary treatment) and 13 (cycle storage)of planning permission P/3562/15 dated 23.12.2015	Withdrawn
P/4997/16	Details pursuant to conditions 16 (management strategy) and 18 (revised travel plan) of planning permission P/3562/15 dated 23.12.2015	Withdrawn
P/5675/16	Certificate of lawful development (proposed): use of existing school building to accommodate up to 300 Y7-9 pupils from Salvatorian college	Withdrawn

Salvatorian College Redevelopment		
P/0112/17	Redevelopment to provide two x two and three storey buildings for a 900 place secondary school; hard surface social areas; refuge storage; cycle parking and car parking; associated works (demolition of existing school buildings)	Under Consideration (expires 26 <sup>th</sup> April 2017)

#### 4.0 **CONSULTATION**

- 4.1 A Site Notice was erected on 8<sup>th</sup> February 2017, expiring on 1<sup>st</sup> March 2017.
- 4.2 Press Notice was advertised in the Harrow Times on 9<sup>th</sup> February 2017, expiring on 2<sup>nd</sup> March 2017.
- 4.3 The application was advertised as a major application.
- 4.4 A total of 309 consultation letters were sent to neighbouring properties regarding this application.
- 4.5 The overall public consultation period expired on 23<sup>rd</sup> February 2017.

#### 4.6 **Adjoining Properties**

Number of letters Sent	309
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

- 4.7 To date, no objections have been received from adjoining properties in relation to the proposed development.

#### 4.8 **Statutory and Non Statutory Consultation**

- 4.9 The following consultations have been undertaken:

LBH Highways
LBH Travel Planner

LBH Drainage
LBH Tree Officer
LBH Landscape Architect
LBH Waste Officer
Environment Agency
Designing Out Crime Officer, Metropolitan Police Service
Sport England
Thames Water Authority
Affinity Water Authority

4.10 External Consultation

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

<b>Consultee</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
LBH Highways	The overall effect of this proposal is likely to result in increased vehicle and pedestrian movements. There is also likely to be an increase in bus use on the routes nearest to the school. This is to be expected as the number of pupils and staff is to grow. The proposed mitigation in the form of measures implemented with a robust travel plan with collaboration from both schools should ensure that the increases do not have a significant adverse impact on the surrounding highway network for the duration of the site sharing. The provision of good quality cycle storage, increased car parking (for staff and visitors) together with active parking enforcement on-street will also contribute to minimising the effects of the decant. Additional up to date information has been requested to fully assess the impact of the proposal.	The additional information has been requested and a condition has been included to ensure the Travel Plan is implemented

LBH Travel Planner	Both schools will need to ensure they adhere to the action plan within the submitted travel plan for the 2 year period.	A condition has been attached to address this
LBH Drainage	Proposals are satisfactory	The comments have been noted
LBH Tree Officer	No Response	
LBH Landscape Architect	No Response	
LBH Waste Officer	No Response	
Natural England	No Objection	This has been noted
Environment Agency	No Response	
Sport England	Holding Objection further to the submission of more information	This has been noted and the recommendation has been amended accordingly
Thames Water Authority	No Response	
Affinity Water Authority	No Response	

## 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].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

## **6.0 ASSESSMENT**

6.1 The main issues are;  
Principle of the Development  
Regeneration  
Character and Appearance of the Area and setting of Listed Building  
Residential Amenity  
Traffic and Parking  
Development and Flood Risk

### 6.2 Principle of Development

6.2.1 The National Planning Policy Framework outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It emphasises that paragraphs 18 to 219 of the NPPF should be taken as a whole in defining what amounts to sustainable development. Economic, social and environmental considerations form the three dimensions of sustainable development.

6.2.2 The National Planning Policy Framework (2012) outlines at paragraph 72 that: “The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Local Planning authorities should give great weight to the need to create, expand or alter schools

6.2.3 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.” Policies 3.16 and 3.18 of The London Plan (2016) seek to ensure inter alia that development proposals which enhance social infrastructure, education and skills provision are supported

6.2.4 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.

- 6.2.5 The proposal relates to the temporary use of the original existing Priestmead School building by up to 300 Year 7 – 9 pupils from Salvatorian College while the Salvatorian College site is redeveloped as part of the Government's Priority School Building Programme. A planning application has been submitted for the redevelopment of Salvatorian College (planning reference P/0112/17) and has been presented to this planning committee with a recommendation for Grant.
- 6.2.6 As a result of the existing site constraints and logistical considerations, the proposed redevelopment of the Salvatorian site would need to be phased. In order for the new build to commence on the Salvatorian site, years 7 – 9 would need to relocate to temporary accommodation to release part of their existing teaching accommodation for demolition. Priestmead School has recently been provided with a newly constructed teaching facility to serve their current and future needs and the existing (original school) building set to be demolished. The Education Funding Agency have therefore identified the original Priestmead School building as a suitable temporary accommodation for the Salvatorian year 7 – 9 Students for a period of up to two years while the Salvatorian Site is being redeveloped.
- 6.2.7 The original Priestmead school building was constructed in the 1950s and the site therefore has an established and historical educational use (Class D1). In this regard, it is considered that the proposed temporary use of the original school building for educational purposes would be consistent with the lawful use of the site, subject to further planning considerations as detailed within this report.
- 6.2.8 The temporary retention of the original Priestmead building would delay the completion of the planning permission for the redevelopment of the Priestmead site (P/2562/15), which requires the removal of the old school building and a detailed landscaping plan to be implemented. However, officers consider that the proposed temporary retention of the original school building would not jeopardise the functioning of the primary school as the pupils would have a new fit for purpose building and sufficient soft/hard play areas. Furthermore, there would be fencing to delineate the play spaces of the two schools during the temporary decant.
- 6.2.9 Furthermore, a condition restricting the temporary use of the original school building for a maximum of two years (by which time the redevelopment of the Salvatorian College site would have been completed) will ensure that the planning permission of the Priestmead site can then be completed in accordance with the approved plans. Under these circumstances, officers consider that the principle of the temporary change of use is acceptable.
- 6.2.10 The proposed temporary car park which would be sited within part of the agreed playing field. The application was referred to Sport England who have raised a holding objection to the application on the basis of insufficient information and as it appears the proposed temporary car park could be relocated which would reduce the loss of playing field and informal play areas. In the event that Sport England do not remove their holding objection and members of the planning committee resolve to grant planning permission, the application will need to be

referred to the National Planning Casework Unit for comment before a decision may be reached

### 6.3 Regeneration

6.3.1 The proposed temporary use of the original Priestmead building would facilitate the redevelopment of the Salvatorian College site as applied for under planning application P/0112/17. Consequently, the proposal would contribute towards the enhancement of the social and educational infrastructure within the London Borough of Harrow and therefore be consistent with the 'social' dimension of regeneration.

### 6.4 Character and Appearance of the Area

6.4.1 The National Planning Policy Framework emphasises that in the pursuit of sustainable development, proposals which would replace poor design with better design and would provide positive improvements in the quality of the built environment should be encouraged (Paragraph 9). The NPPF makes it very clear that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making better places for people.

6.4.2 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.

6.4.3 Core Policy CS(B) states that 'All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.' 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 surroundings and should have a satisfactory relationship with adjoining buildings and spaces.

6.4.4 The original Priestmead building dates back to the 1950/60's and has been extended over time in an ad-hoc manner. The proposal seeks the occupation of the original school building by up to 300 pupils from Salvatorian Collage in conjunction with associated temporary parking and landscaping. As no external works are proposed to the existing building (with the exception of the temporary



car park and landscaping), it is considered that the proposal would not have a detrimental impact on the character and appearance of the site or the locality.

- 6.4.5 In order for the planning permission for the Priestmead site to be completed in accordance with the approved drawings, the original building would need to be demolished. The need for a new purpose built school building for Priestmead was detailed within the committee report (under planning reference P/3562/15) presented to members of the Planning Committee on Wednesday 21<sup>st</sup> October 2015 with planning permission being granted. The need for additional primary school places, in conjunction with the poor quality and layout of the existing school were driving factors for a new school building which would provide a fit for purpose facility that would be rational in its layout, use and form. The layout of the site, including the demolition of the original building, was therefore factored into the design of the redeveloped Priestmead site and the removal of the existing building provided further setting space and a soft play space for the new school building.
- 6.4.6 The proposed use of the original school building for a temporary period of two years would delay the completion of the redevelopment of the Priestmead site by virtue of the original building not being removed from the site and the landscaping scheme not being fully implemented. However, the need for the temporary use of the school has already been discussed earlier in the report. The temporary use of the original school building would not hinder the functionality of the newly constructed school buildings which would still benefit from secure access routes/way finding and would feature designated soft and hard plays areas for the pupils. The presence of the original school building would not therefore be detrimental to the overall useability and functionality of the new school building. Under these circumstances, officers consider that a condition restricting the use of the original building for a period of two years (by which Salvatorian College would have then vacated the site) would ensure that the redevelopment of the Priestmead site can be completed in accordance with the approved drawings thereafter.
- 6.5 Residential Amenity
- 6.5.1 Paragraph 123 of the NPPF (2012) states that planning decisions should aim to: “avoid noise from giving rise to significant adverse impacts on health and quality of life arising from noise from new development”. The proposal would result in a material increase in the number of pupils from 672 to 878 (including nursery and ASD). As such some additional noise and disturbance is likely to arise as a result of the intensified use.
- 6.5.2 The proposed temporary use of the original Priestmead school building by up to 300 Year 7- 9 pupils from Salvatorian College would increase the intensity of occupation (of students within the Priestmead site) from 758 to 1,118 until March 2019. This includes the additional intake of 60 pupils for Priestmead School within that time.
- 6.5.3 It is acknowledged that the increased occupation of the site will have an impact on the general disturbance/noise, which are expected to increase. However,

The National Planning Policy Framework places particular emphasis on meeting the need for school places. Within urban areas, the growth of school places will result in some additional impacts upon nearby residential properties. The NPPF nevertheless requires that particular weight be applied to the need to expand and provide new schools. In this context, the proposed occupation by Salvatorian College would be temporary, lasting for two years while the Salvatorian College site is redeveloped. The additional noise and disturbance that would be generated would be limited to daytime hours and given the historical and established educational use of the site, it is considered that the additional noise and disturbance generated would not significantly undermine residential amenity to a detrimental degree.

6.5.4 Inevitably, given that the students would be required to travel a further distance to the school, there would be additional vehicular movements associated with the proposed temporary location. The submitted Transport Assessment estimates that 10% of students who currently walk would shift to car or car share to make the school journey. However, given the multiple access routes to the school in conjunction with the on-site parking controls, it is considered that the additional car-based trips could be accommodated without having an unacceptable adverse impact on the residential amenities of the adjoining occupiers.

## 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 policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

6.6.2 Policies 6.3, 6.9, 6.10 and 6.13 of The London Plan (2016) 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 CS1R 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

6.6.3 A Transport Assessment has been submitted in support of the application. At its peak, there would potentially be 1078 pupils on the site. A proposed school access diagram has been submitted and shows that Salvatorian pupils will access the site from the eastern-most entrance, while Priestmead pupils would access the site from the main entrance and the two access points from the adjoining recreation ground. The Priestmead school staff would park in the temporary parking space with access from the adjoining service road to the east while Salvatorian staff would park in the main car park via Hartford Avenue. It is considered that the dispersed access points into the site would serve to avoid congestion within the surrounding road.

- 6.6.4 The results of the parking surveys undertaken in April 2016 indicate a higher parking demand in the afternoons. While there is a large amount of kerbside parking capacity in the roads surrounding the school, most parents park in close proximity to the entrance, particularly along the eastern end of Hartford Avenue. It is likely that parking pressure will increase with the introduction of more pupils. However this will be for short periods each day and only for two years.
- 6.6.5 A travel plan has been provided in support of the application. It is considered that the travel plan objectives and targets should reduce the impact with modal shift to more sustainable travel options. Subject to a condition to ensure the action plan within the travel plan is adhered to, the proposal is considered to be acceptable in this regard.
- 6.6.6 The Council's highways officer has advised that the proposed mitigation in the form of measures implemented with a robust travel plan (with collaboration from both schools) should ensure that the increases in pedestrian and vehicular movements do not have a significant adverse impact on the surrounding highway network for the duration of the site sharing. The provision of cycle storage, increased car parking together with active parking enforcement on-street will also contribute to minimising the effects of the proposal. Further information has been requested by the Highways authority to provide an accurate representation of the expected change in mode of travel and whether the local bus network has the capacity to absorb the proposed modal shift. The applicant is in the process of obtaining this information which will be reported to members of the planning committee by way of an addendum.

## 6.7 Development and Flood Risk

- 6.7.1 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".
- 6.7.2 A surface and foul water drainage strategy has been provided in relation to the temporary decant of Years 7 – 9 from the Salvatorian College site to the Original Priestmead building. There would be a small increase in impermeable surfaces on the site during the temporary use. However, through attenuation measures, the Harrow target flow rates can be achieved within the critical drainage area. The Council's drainage engineer is satisfied with the information submitted.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposed temporary use of the original Priestmead School building by up to 300 Year 7 – 9 students from Salvatorian College would enable the phased redevelopment of the Salvatorian College site. This would therefore significantly enhance the quality of education and learning environment in the Borough. Officers consider that the increased occupation of the Priestmead site and occupation of the original Priestmead School building would not have an unacceptable harmful impact on character and residential amenity or on the functioning and safety of the highway network. Subject to conditions which require the original school building to be vacated after two years, officers are satisfied that the occupation would not prejudice the completion of the planning permission for the redevelopment of the Priestmead site in accordance with the approved plans. For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, it is considered that the temporary use of the original Priestmead building is justified in this instance and the application is recommended for grant.

## **APPENDIX 1: Conditions and Informatives**

### **Conditions**

#### **1 Timing and Occupation**

The use of the original Priestmead School building by up to 300 year 7 – 9 students from Salvatorian College hereby permitted shall only be occupied until 1<sup>st</sup> April 2019. The Priestmead school building shall thereafter be vacated and demolished and the temporary parking and boundary treatment removed from the site

Reason: To reflect the particular circumstances of the application and to ensure the planning permission for the redevelopment of the Priestmead site under application P/3562/15 is fully completed in accordance with the previously plans to to safeguard the character and appearance of the area and the amenity of neighbouring residents in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

#### **2 Approved Drawing and Documents**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: D2451.SPM.L.100 Revision B, D2451.SPM.L.102 Revision B, D2451.SPM.L.110 Revision A, D2451.SPM.L.111 Revision A, D2451.SPM.L.210 Revision A, D2451.SPM.L.211 Revision A, D2451.SPM.L.220 Revision A, D2451.SPM.L.221 Revision A, D2451.SPM.L.400 Revision A, MX0427-HKS-SP-ZZ-DR-A-2000 Revision 1, MX0427-HKS-SP-ZZ-DR-A-2020 Revision 1, MX0427-HKS-SP-ZZ-DR-A-2001 Revision 3, MX0427-HKS-SP-ZZ-DR-A-9001 Revision 2, 455716 – PEP – 00 – ZZ- DR – D – 1200 Revision P01, 455716 – PEP – 00 – ZZ- DR – D – 1102 Revision P01, 455716 – PEP – 00 – ZZ- DR – D – 1101 Revision P01, 455716 – PEP – 00 – ZZ- DR – D – 1100 Revision P02, MX0427-HKS-SP-ZZ-RP-XX01 (design and access statement dated 20.01.2017), Transport Assessment by Robert West (revision B dated 25.05.2016), Salvatorian and Priestmead Travel Plan, Hard and Soft Landscape Specification (January 2017), Flood Risk Assessment (version 2.0 dated 19<sup>th</sup> May 2015), Surface Water Drainage Design Philosophy (issue no. P1 dated January 2017), Planning Statement (dated January 2017)

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

#### **3 Restricted use**

The proposed temporary use hereby permitted shall only be permitted for Year 7 – 9 students of Salvatorian College while the Salvatorian College site is redeveloped, unless otherwise agreed in writing by the Local

Planning Authority.

Reason: To prevent an over-intensive use of the site, in line with the requirements of polices DM 46 and 47 of the Harrow Development Management Polices Local Plan (2013).

4 Travel Plan

Unless otherwise agreed in writing by the local planning authority, the action plan and mitigation measures identified in the approved Travel Plan shall be adhered to and implemented for the duration of the temporary use of the original Priestmead school building by up to 300 year 7 – 9 students of Salvatorian College.

Reason: To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan polices 6.1 and 6.3 and policy DM 42 of the Harrow Development Management Polices Local Plan (2013).

5 Hours of operation

The temporary use hereby permitted shall not be open to Salvatorian College students outside the following times:-  
0700 hours to 2000 hours, Monday to Fridays,  
0800 hours to 1300 hours, Saturdays  
Closed, Sundays and Bank Holidays  
without the prior written permission of the local planning authority.

Reason: To safeguard the amenity of neighbouring residents in accordance with policy DM1 of the Harrow Development Management Policies Local Plan (2013)

6 Music and Amplified Sound

No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

Reason: To ensure that the proposed development does not give rise to undue noise nuisance to neighbouring residents, in accordance with policy 7.6B of the London Plan (2016) and policy DM 1 of the Harrow Development Management Polices Local Plan (2013).

## Informatives

### 1 Policies

The following policies are relevant to this decision:

National Planning Policy:

National Planning Policy Framework (2012)

The London Plan (2016):

3.16, 3.18, 5.12, 5.13, 6.3, 6.9, 6.10, 6.13, 6.11, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.13, 7.15,

Harrow Core Strategy (2012)

CS1B/Q/R/T/U

Harrow Development Management Policies Local Plan (2013):

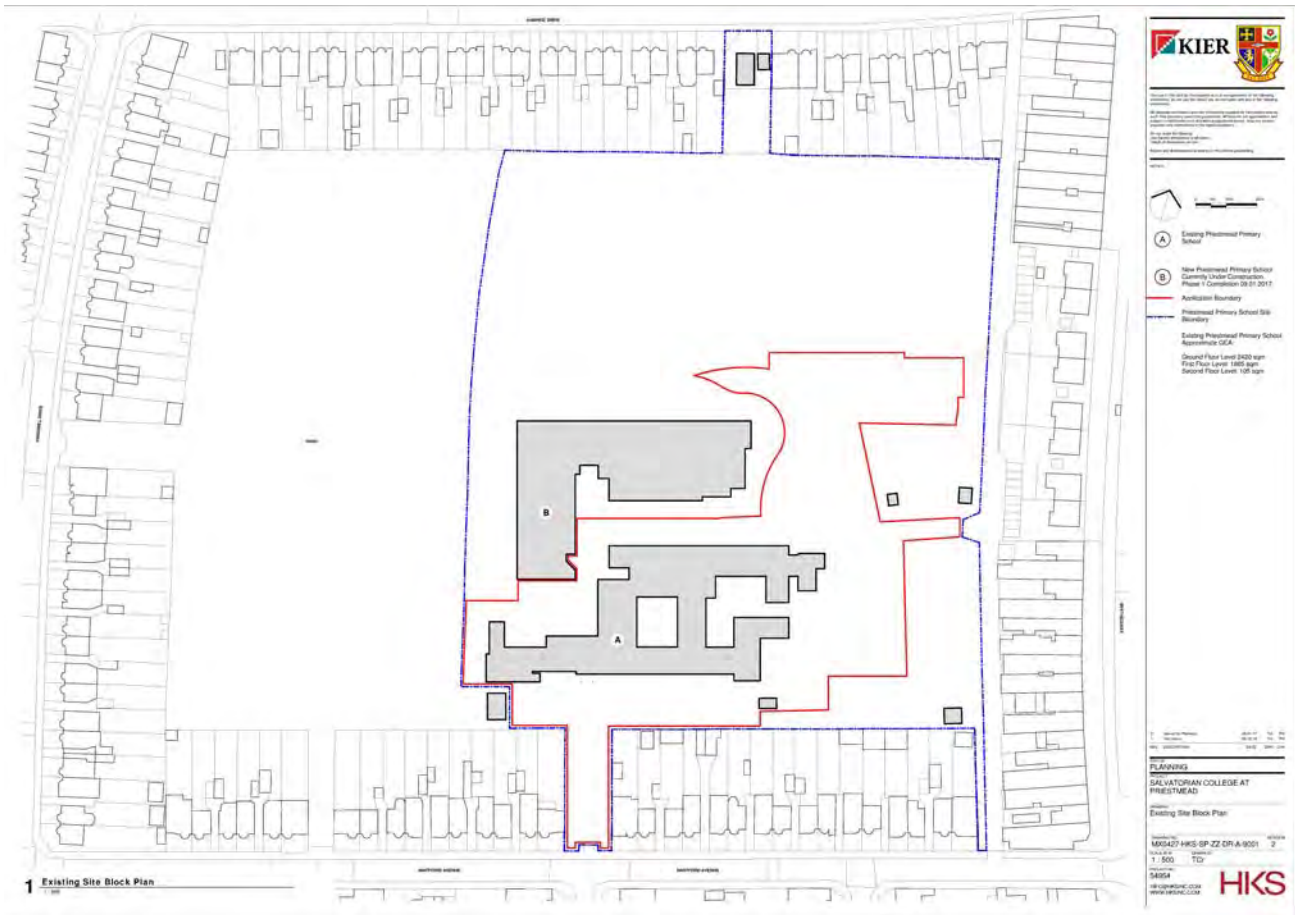
Policy DM1, Policy DM2, Policy DM9, Policy DM10, Policy DM42, Policy DM43, Policy DM44, Policy DM45, Policy DM 46,

### 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

# APPENDIX 2: SITE PLAN





**APPENDIX 3: SITE PHOTOGRAPHS**





















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