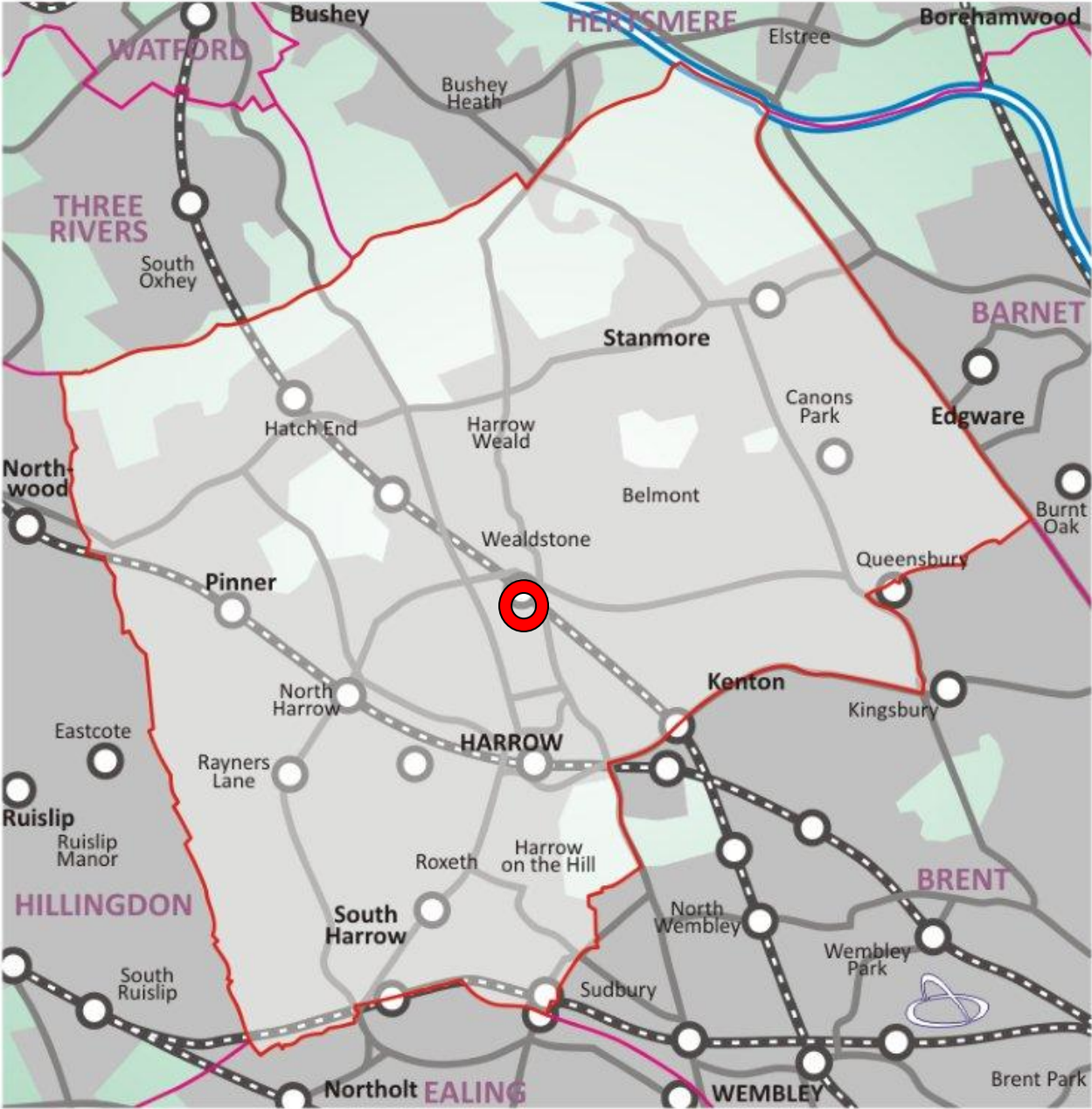
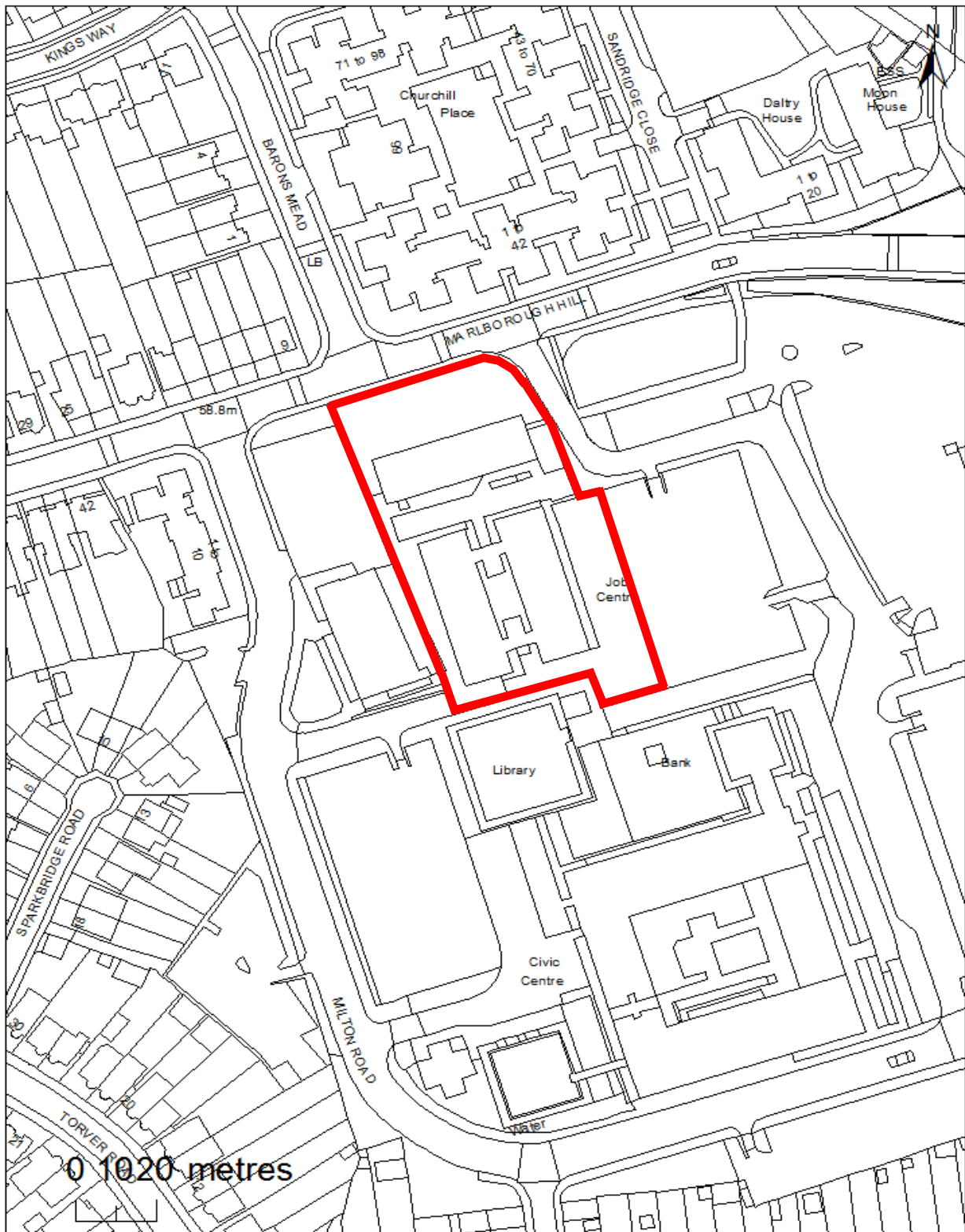


 = application site



Civic 5, Civic Centre, Station Road, Harrow	P/3924/17
--	------------------



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)



Civic 5, Civic Centre, Station Road, Harrow	P/3924/17
--	------------------

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd November 2017

APPLICATION NUMBER: P/3924/17
VALIDATE DATE: 06/09/2017
LOCATION: CIVIC BUILDINGS, HARROW CIVIC CENTRE
WARD: MARLBOROUGH
POSTCODE: HA1 2XY
APPLICANT: HARROW COUNCIL
AGENT: ATKINS
CASE OFFICER: GRAHAM MANSFIELD
EXPIRY DATE: 27/10/2017 (EXTENDED EXPIRY: 29/11/2017)

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.

Change of use of Office buildings Civic 3 - 6 (use class B1) to school (use class D1) to provide temporary home for Pinner Wood Primary School; Installation of two temporary single storey kitchen blocks on southern elevation (Retrospective)

The Planning Committee is asked to:

RECOMMENDATION

- 1) agree the reasons for approval as set out in this report, and
- 2) **GRANT** temporary planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

The development makes use of vacant Council property to enable the continuing function of an education facility whilst crucial building works are undertaken at the Pinnerwood School site. The development has an acceptable impact on the surrounding area in terms of character, residential amenity and highway impacts.

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 have carried out the development on the land at Harrow Civic Centre, Station Road, Harrow, HA1 2XY

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

Statutory Return Type: 18 (Minor Development)
Council Interest: Harrow Council is the landowner
Additional Floor Area: 3,075sqm
GLA Community
Infrastructure Levy (CIL)
Contribution (provisional): N/A for Educational uses
Local CIL requirement: N/A for 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
- 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	Civic Buildings 3-6 Harrow Civic Centre, Station Road, Harrow
Applicant	Harrow Council
Ward	Marlborough
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

Transportation		
Car parking	No. Existing Car Parking spaces	N/A
	No. Proposed Car Parking spaces	N/A
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	N/A
	Cycle Parking Ratio	N/A
Public Transport	PTAL Rating	5
	Closest Rail Station / Distance (m)	Harrow & Wealdstone Station (Bakerloo line, London Overground, London Midland & Southern Rail Services) 1,330.00m
	Bus Routes	Station Road – 30m Routes
Parking Controls	Controlled Parking Zone?	N/A
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	As per existing

Education		
No. of Pupils (Infants & Juniors)	Existing	570
No. of Forms of Entry	Existing	Three Form Entry
No. of Staff	Existing	Approx 60
Outdoor space (m2)(soft play)	Existing (Approx)	809sqm

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is located to the north west corner of the Harrow Civic Centre site.
- 1.2 The existing buildings are two storey flat roofed buildings which were largely constructed in the 1970's. The buildings numbered Civic 3 to 6 were formerly used as offices as part of the function of the Civic Centre (Use Class B1).
- 1.3 The buildings outlined above have been converted for the use of Pinnerwood School whilst urgent repairs are carried out on the original school site in Pinner, following subsidence issues (Use Class D1).

2.0 PROPOSAL

- 2.1 The application seeks retrospective planning permission for the change of use of Civic buildings 3-6 from Use Class B1 to Use Class D1, including an ancillary Class D1 use within two adjacent flat roofed buildings (kitchen facilities).
- 2.2 The main access for pupils and staff is to the north east of the site close to the vehicular exit of the civic site.
- 2.3 There is an additional pedestrian access to the south west of the site which is reached via Milton Road

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/3602/14	P/3602/14 – Notification of a 1 Year State Funded School (Part 4, Class C) Harrow Council Civic Centre, Buildings 3, 4, 5 & 6 for use as a state-funded school for Marlborough Primary School from 08 Sept 2014	Notification of Permitted Development received on 18/09/2014
P/3936/14	Provision of one temporary mobile building for use as classroom	Granted: 23/12/2014

4.0 **CONSULTATION**

4.1 Two site notices were erected to advertise the development.

4.2 A total of 185 consultation letters were sent to neighbouring properties regarding this application.

4.3 The overall public consultation period expired on 4th September 2017.

4.4 **Adjoining Properties**

Number of letters Sent	185
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.5 No consultation responses were received from adjoining residents or in response to the site notice or newspaper advert.

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

Consultee	Summary of Comments	Officer Comments
LBH Highways	No objections, there is an agreement between the school and the Council in relation to drop offs and pick ups.	Noted
LBH Drainage	No objections.	Noted
LBH Environmental Health	No response received	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].

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
Residential Amenity
Traffic, Parking and Drainage

6.2 Principle of Development

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

Regeneration

- 6.2.5 It is considered that the development regenerates the use of existing vacant Council accommodation to maintain a crucial educational service whilst Pinnerwood School remains out of action for urgent repairs. The continued education of the Borough’s children has positive future regenerative impacts.

6.3 Character and Appearance of the Area

- 6.3.1 Policy DM1 of the DMP gives advice that “all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.” This is in line with the design objectives of policy 7.4B of the London Plan and Core policy CS1.B of the Core Strategy.
- 6.3.2 The development largely relates to the use of the existing civic building 3 to 6. No external alterations have been undertaken as part of the project to re-accommodate Pinnerwood School on site. Therefore the character of the civic centre site is maintained.
- 6.3.3 The subject application also seeks retrospective permission for two single storey temporary building which are in use to provide ancillary kitchen facilities whilst Pinnerwood School is using the Civic Centre site.

- 6.3.4 The temporary buildings have limited architectural merits. However, they are considered to be acceptable in terms of appearance within the context of the site. Given the need to maintain the educational services for the Borough, it is considered that the temporary period for the modular buildings is satisfactory. Nevertheless in the interests of the character and appearance of the locality, a condition is recommended to ensure the temporary buildings are removed following the return of Pinnerwood School to their original site in 2018.
- 6.3.5 Overall, it is considered that the development is acceptable and in keeping with the character and appearance of the area. As such, the development complies 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 Policies Local Plan (2013).

Residential Amenity

- 6.3.6 The London Plan policy 7.6B states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing. Policy DM1 (sub-sections C and D) of the Development Management Policies Local Plan (2013) requires all development to achieve a high standard of privacy and amenity. The adopted SPD 'Residential Design Guide' elaborates upon policy DM1 with detailed guidance aimed at balancing the right of a landowner to develop their property with the need to protect adjoining occupiers from development that would unduly harm their residential amenities.
- 6.3.7 The closest residential property lies to the north on Marlborough Hill and is approximately 100m away from the civic buildings, and this distance is considered more than adequate to negate any harm to neighbouring residential properties.
- 6.3.8 Civic 3 to 6 are positioned to the north of Harrow's Civic Centre 1 and former Library building, and whilst the intensity of use of the site has increased, this is not considered to result in any harmful levels of disturbance to the workers of those buildings. Furthermore, the use of civic 3 – 6 by Pinnerwood School has been in use since April 2017 with no reports of disturbance to neighbouring residential occupiers. It is also noted that the site has been previously used for D1 (educational purposes) whilst the redevelopment of Marlborough school took place in 2014/2015.
- 6.3.9 Overall, the development complies with policy 7.6 of the London Plan (2016), policy DM1 of Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010) in terms of residential amenity.

6.4 Traffic & Parking

- 6.4.1 Policies DM1 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

- 6.4.2 The London Plan and the adopted Core Strategy encourage and advocate sustainable modes of travel and requires that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided.
- 6.4.3 The development results in a small increase in the intensity of use of the site. However, such an increase has not resulted in detrimental impacts in terms of parking or highways safety, particularly as the use of the site as a school takes place between the hours of 9am to 5pm and the site will only be in education use for the remainder of the school year.
- 6.4.4 In addition to the above, there is a travel agreement in place between Pinnerwood School and the Council in terms of pick up and drops offs. There is a parking management strategy within the civic centre site for the parking of dedicated coaches which ferry pupils between Pinner Green and the temporary school at civic centre.
- 6.4.5 The Council's Highway's team has not objected to the development in light of the above arrangements. Any disruption as part of the pick and drop offs is temporary and will cease when Pinnerwood School return to site in early 2018.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The development makes use of redundant council buildings whilst maintaining the borough's educational needs. Furthermore, it is considered that the development and associated use does not have any harmful impacts on the character of the area or neighbouring residential amenity. Accordingly, the development is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

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

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

2 Approved Drawing and Documents

The development hereby permitted shall be retained in accordance with the following approved plans and documents; PWS-ATK-V0-GF-DR-A-1050 P1; PWS-ATK-V0-01-GF-DR-A-1051 P1; PWS-ATK-V0-XX-DR-A-1900 P1; PWS-ATK-V0-XX-DR-A-1901 P1; PWS-ATK-V0-XX-DR-A-1001 P2; PWS-ATK-V0-01-DR-A-1051 P2

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

3. Use

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

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

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016)

3.16 Protection and enhancement of social infrastructure

3.18 Education facilities

7.4 Local Character

7.6B Architecture

Harrow Core Strategy (2012)

CS1.B Local Character

Harrow Development Management Policies Local Plan (2013)

DM1 Achieving a High Standard of Development

DM42 Parking Standards

DM46 New Community, Sport and Educational Facilities

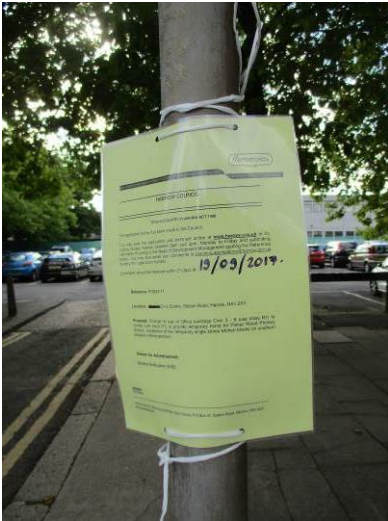
Supplementary Planning Documents

Supplementary Planning Document: Residential Design Guide (2010)

2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 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 3: SITE PHOTOGRAPHS







Temporary units for kitchen facilities





Milton Rd Entrance



Front entrance



Coach stops

This page has been left intentionally blank