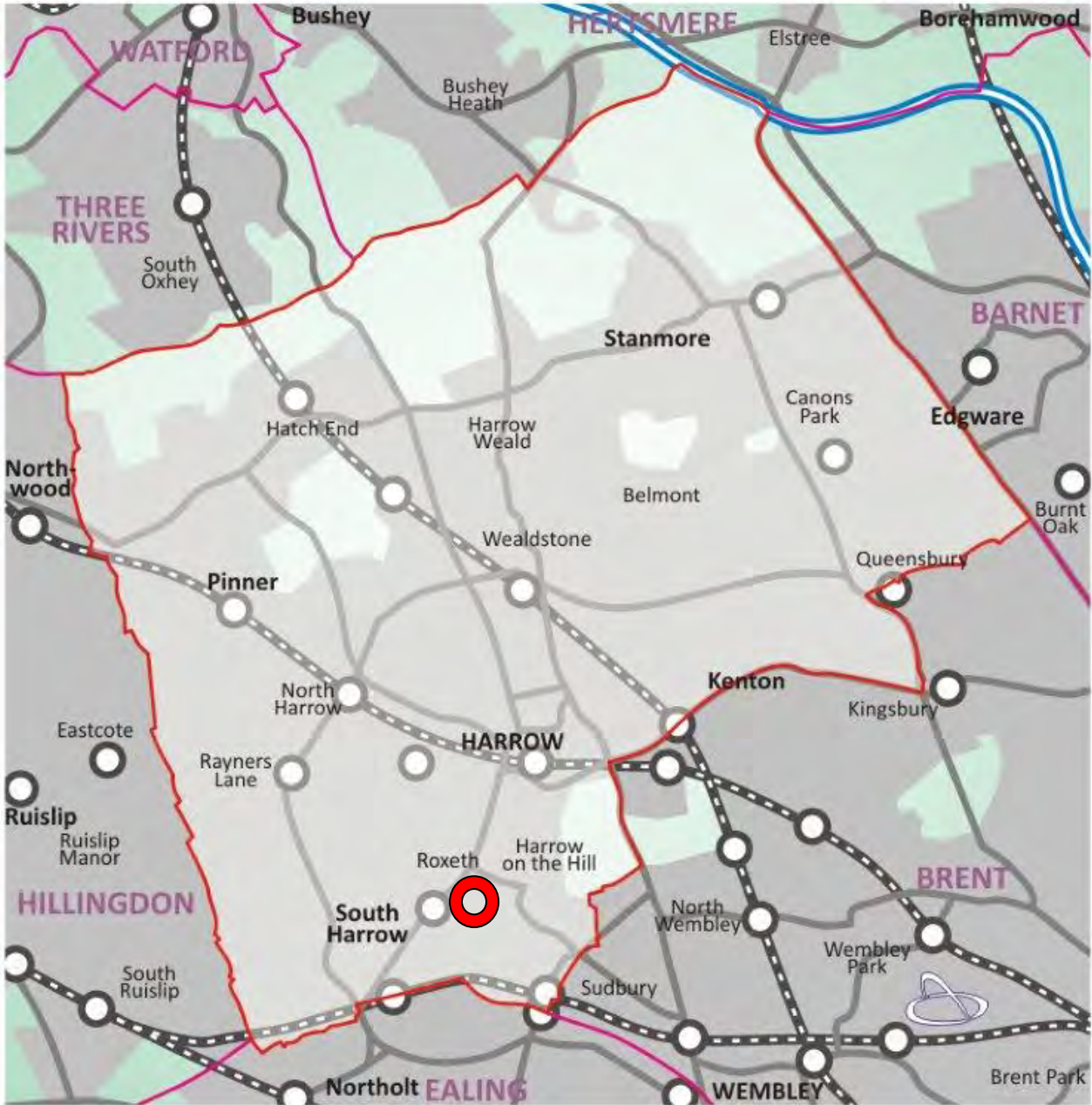
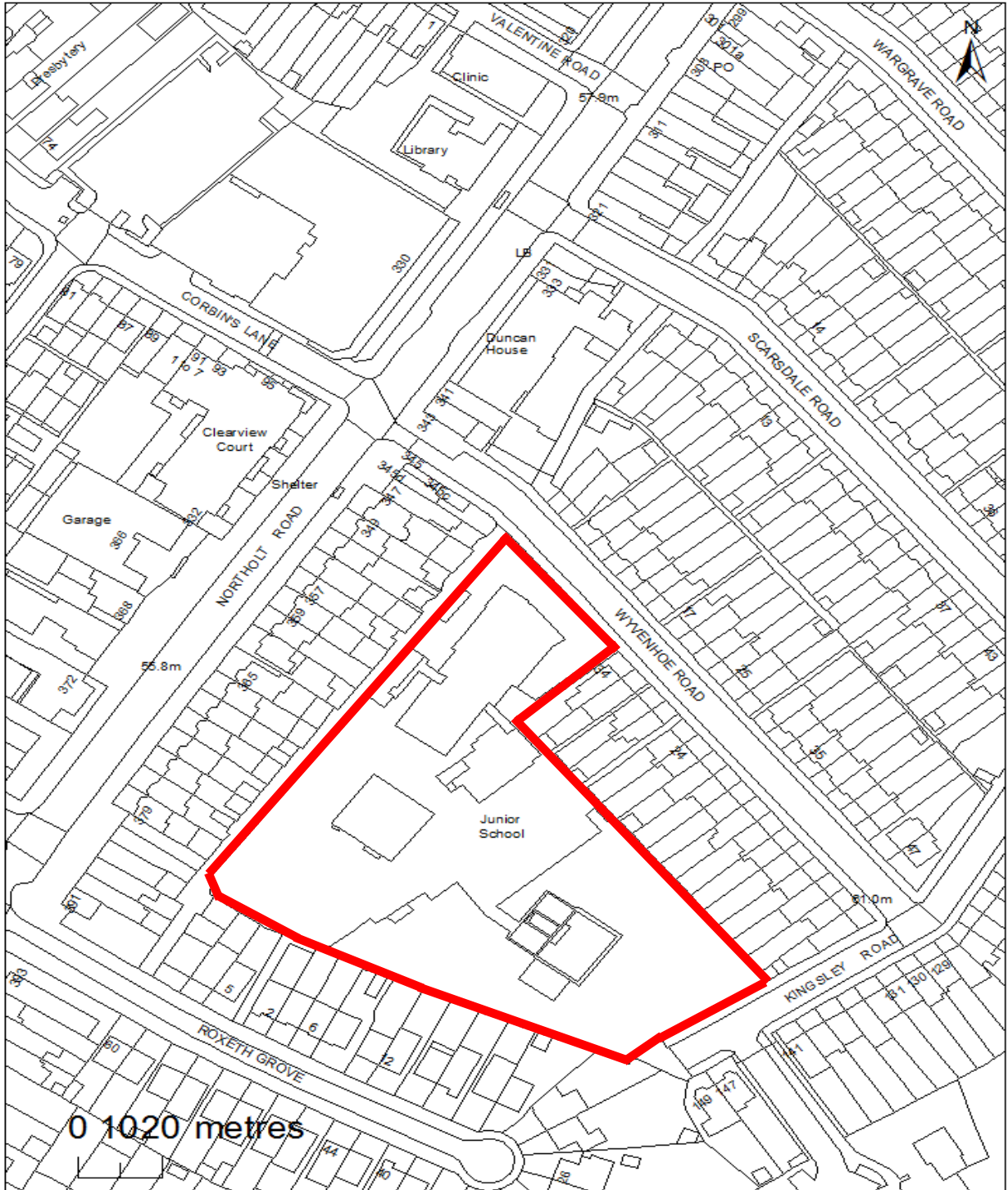


 = application site



<b>Welldon Park Junior School, Wyvenhoe Road, Harrow</b>	<b>P/4193/17</b>
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<b>Weldon Park Junior School, Wyvenhoe Road, Harrow</b>	<b>P/4193/17</b>
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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

14<sup>th</sup> December 2017

**APPLICATION NUMBER:** P/4193/17  
**VALIDATE DATE:** 12/10/2017  
**LOCATION:** WELLDON PARK JUNIOR SCHOOL, WYVENHOE ROAD, SOUTH HARROW  
**WARD:** ROXETH  
**POSTCODE:** HA2 8LS  
**APPLICANT:** HARROW COUNCIL  
**AGENT:** ATKINS  
**CASE OFFICER:** GRAHAM MANSFIELD  
**EXPIRY DATE:** 04/12/2017

### **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.

*Part single part two storey building to provide increase from a two form entry school to a three form entry school; provision of hard play area; landscaping (demolition of existing hall and kitchen blocks).*

The Planning Committee is asked to:

### **RECOMMENDATION**

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

### **REASON FOR THE RECOMMENDATIONS**

The proposed developments at Welldon Park Junior 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 100m<sup>2</sup> 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 Welldon Park Junior School, Wyvenhoe Road, South Harrow, HA2 8LS

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:	sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A for Educational uses
Local CIL requirement:	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 Polices 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	Welldon Park Junior School, Wyvenhoe Road, South Harrow, HA2 8LS
Applicant	Harrow Council
Ward	Roxeth
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	Proposal is located adjacent to a locally listed building
Tree Preservation Order	N/A
Other	N/A

Education		
No. of Pupils (Infants & Juniors)	Existing: 420	Proposed: 630
No. of Forms of Entry	Existing: Two Form Entry	Proposed: Three Form Entry
No. of Staff	Existing: 19	Proposed: 10
Outdoor space (m2)(soft play)	Existing: (Hard) 1,147sqm (Soft) 2,383sqm	Proposed: (Hard) 1,562sqm (Soft) 3,001sqm

## **PART 2: ASSESSMENT**

### **1.0 SITE DESCRIPTION**

- 1.1 The application site consists of a long established educational facility made up of a number of two storey buildings which form Welldon Park Junior School.
- 1.2 The existing buildings on site consist of a group of locally listed Victorian buildings which make up the original buildings to the school, these buildings front onto the south west of Wyvenhoe Road.
- 1.3 There are two 1970's flat roofed buildings on site, one in the centre of the playground which is condemned and the other to the south east which serves as kitchen facilities.
- 1.4 The site is largely bound by residential properties with Roxeth Grove to the south west , Kingsley Road to the south east, Wyvenhoe Road to the north east and Northolt Road to the north west.
- 1.5 There is a notable change of levels from the south east to the north of the site where ground levels fall away. The site is also located below that of the rear gardens of Wyvenhoe Road.
- 1.6 The school site has a mixture of hard play (located to the north west of the site) and soft play (to the south east) which is designated open space.
- 1.7 The main entrance of the school is to the north east off Wyvenhoe Road where there is a small staff car park and cycle parking.
- 1.8 Another site entrance exists from Kingsley Road to the south east of the site.

### **2.0 PROPOSAL**

- 2.1 The application seeks to construct a part single/part two storey building which would accommodate a school hall and teaching facilities.
- 2.2 The proposed building would be located adjacent to the south east of the existing Victorian building and to the south west of the rear boundary of properties on Wyvenhoe Road.
- 2.3 The single storey element would be set off the common boundary with Wyvenhoe Road by approx. 2.5m and the first floor element set back by approx. 9.2m. The proposed building would be 2.9m in depth and 18.5m in width.
- 2.4 The proposed two storey building would be flat roofed in design with a max height of 9.2m at two storey level and 4.8m at single storey level.
- 2.5 The proposed two storey building would accommodate a double height hall, kitchen, toilet facilities and three classrooms.

2.6 It is proposed to demolish the two existing flat roofed buildings to the south of the original school buildings which would result in increases in hard and soft play areas.

### 3.0 **RELEVANT PLANNING HISTORY**

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

<b>Ref no.</b>	<b>Description</b>	<b>Status and date of decision</b>
P/5735/15	Single Storey Side to Rear Extension and Single Storey Extension to Kitchen/Dining Building; Landscaping to Increase School from a Two Form Entry to a Three Form Entry	Withdrawn – 11/02/2016

### 4.0 **CONSULTATION**

4.1 Three site notices were erected to advertise the development

4.2 A total of 67 consultation letters were sent to neighbouring properties regarding this application on the 12<sup>th</sup> October 2017.

4.3 The overall public consultation period expired on 7<sup>th</sup> November 2017.

#### 4.4 Adjoining Properties

Number of letters Sent	67
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.



#### 4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

<b>Consultee</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
LBH Highways	No objections subject to a condition requiring the review and update of the approved school travel plan.	Noted. Traffic impacts are assessed in section 6.5 of the report
LBH Drainage	No objections, subject to standard conditions	Noted.
LBH Bio-diversity	No objections, subject to conditions	Noted and addressed in section 6.6
LBH Conservation	No objections, subject to a material condition	Noted, see section 6.3
LBH Tree Officer	No Objections, subject to tree protection conditions	Noted. Trees and Landscaping addressed in section 6.6
LBH Landscaping	No objections, subject to conditions	Noted
LBH Design	Concerns regarding: Scale, siting and overall design of proposed building. Proposed building would impact on existing teaching spaces.	Noted Impacts on amenity are assessed in terms of neighbouring residential amenities. Character issues are addressed in section 6.3 of the report.
Sports England	No objections	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  
Landscaping, Trees & Bio-diversity  
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 The educational use of the 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, including the provision of increased hard and soft play space. 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.

### Regeneration

- 6.2.5 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.
- 6.2.6 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

### 6.3 Character and Appearance of the Area

- 6.3.1 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.
- 6.3.2 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.

### 6.3.3 Impact on the Locally Listed Building

The main building of Welldon Park Juniors is a group of purpose built Victorian buildings, and these are registered within the Council as a locally listed building owing to its architectural interest.

6.3.4 The proposed two storey building would be located adjacent to the original school buildings highlighted above, with a separation gap between the two buildings of approximately 6.0m. At a height of 8.0m, the proposed building would be set at a lower maximum height than the neighbouring Victorian building. The Council's Conservation officer has been consulted as part of the application and has stated the impact on the host locally listed building would be acceptable subject to the use of similar building materials.

### 6.3.5 Scale and Design

However, the Urban Design officer has noted some reservations regarding the scale of the building and its location and proximity to the locally listed building. While concerns regarding the location of the building are noted, the Council's Conservation officer as noted in the paragraph above has stated that the impact of the proposed building on the locally listed building would be acceptable.

6.3.6 The proposed two storey building would be replacing two existing buildings on site which would result in both a consolidated building footprint and an increase in play space for the school. The proposed single and two storey building would be located to the south east of the main school building, with the two storey element set off the boundary with Wyvenhoe Road by 9.2m.

6.3.7 It is considered that the two storey nature of the building would be acceptable. Furthermore, the flat roof design would ensure that the proposed building is sited below that of the original Victorian school building located to the north west. Combined with its flat roof and scale which would, where visible, clearly read as subordinate to the height of the main school building's adjacent two storey components, the resultant mass and bulk is considered to read as subordinate to the original school building.

6.3.8 In addition to the above, the proposed two storey building 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 Wyvenhoe Road. It is therefore considered that the proposed two storey rear extension would not be unduly bulky or prominent from the streetscene.

6.3.9 It is proposed to use a part brick part timber for the external finishes of the school building. 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.

- 6.3.10 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

- 6.4.2 Policy 7.6 of The London Plan (2016) states that “Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”. Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) requires that: “*All development and change of use proposals must achieve a high standard of privacy and amenity of neighbouring occupiers*”. “The assessment of the design and layout of proposals will have regard to: “the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers”.
- 6.4.3 The closest residential properties to the proposed development are located to the north east on Wyvenhoe Road. The proposed single storey element would be set off the common boundary with the properties on Wyvenhoe Road by 2.5m. The total back to back distance of approx. 21m from the north east flank of the single storey element to the rear elevation of properties on Wyvenhoe Road would ensure that no undue impacts would result in terms of overshadowing, outlook and daylight.
- 6.4.4 The proposed first floor element would be set off the common boundary by a greater separation distance of 9.3m and therefore have an approximate back to back distance from the rear of properties on Wyvenhoe Road by approximately 27m.
- 6.4.5 Owing to the separation distances described above, together with the fact that the proposed building would sit at lower ground level than the properties on Wyvenhoe Road would ensure satisfactory impact in terms of residential amenities.
- 6.4.6 The proposed building would be located approximately 43.0m from the north west boundary of the site and 33.0m from the south west boundary of the site. As such, it is considered that there would be little impacts in terms of residential amenity on the occupants of properties on Northolt Road and Roxeth Grove respectively.

- 6.4.7 The proposed first floor of the building partly accommodates a double height area for the school hall. There are no windows proposed for the north east elevations and therefore the privacy of properties on Wyvenhoe Road would be maintained. Due to the separation distances highlighted in the above paragraph, it is considered that there would be little impacts in terms of privacy impacts on properties located on Northolt Road and Roxeth Grove.
- 6.4.8 The proposed building would accommodate an additional form of entry with additional capacity to cater for up to 119 additional pupils 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.
- 6.4.9 In summary, the proposal would accord with policy 7.6B of The London plan (2016) and policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

## 6.5 Traffic & Parking

- 6.5.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. The London Plan (2016) policies 6.3, 6.9, 6.10 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel and ensure that development proposals will not adversely impact on the transport capacity and the transport network, at both corridor and local level. This is further emphasised by core policy CS 1 R of the Harrow Core strategy (2012). Policy DM 42 of the Harrow Development Management Local Plan outlines the council's parking standards and cycle parking standards.
- 6.5.2 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.
- 6.5.3 The Transport Assessment (TA) submitted in support of the application was undertaken by an independent travel consultant. The details and recommendations of the TA have been referred to the Council's Highways Authority to consider the potential impact of the development and this is discussed in detail below.

- 6.5.4 The site is located in a suburban residential area and is bordered by residential housing on north, south and west boundaries with the main access from Wyvenhoe Road. The schools are within walking distance of South Harrow and Northolt Park Railway Stations. The streets surrounding the school are relatively quiet residential roads, although the nearby Northolt Road is a busy shopping area. The school is accessed from the south west side of Wyvenhoe Road.
- 6.5.5 There are no proposed changes to the existing car parking arrangements at the school site. As such, the worst case scenario of additional 10 staff car parking spaces would be expected to be absorbed within the surrounding area. The Council's Highways officer consider that the conclusions of the Transport Assessment seem sound and that the total car trip generation is too small to have a significant impact and the on-street parking situation can accommodate the additional pupil drop off.
- 6.5.6 In addition to the above Welldon Park 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. Subject to a condition which requires a review and update of all approved travel plan documents held on record by the school.
- 6.5.7 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).
- 6.6 Trees, Landscaping & Biodiversity
- 6.6.1 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".
- 6.6.2 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."
- 6.6.3 *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.”*

- 6.6.4 To facilitate the construction works of the proposed development six category C trees are proposed for removal adjacent to the south east 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 other trees to remain on site, 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.
- 6.6.5 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,. 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.
- 6.6.6 An updated 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.
- 6.6.7 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 Polices Local Plan (2013).



## 6.7 Flood Risk and Drainage

- 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 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.
- 6.7.3 The documents submitted in terms of drainage have been reviewed by the drainage officers and are. 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.
- 6.7.4 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).

## 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 development to the school would be essential in supporting the on-going 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 Drawing and Documents

The development hereby permitted shall be retained in accordance with the following approved plans and documents; Design Access & Heritage Statement; Arboricultural Impact Assessment at Welldon Junior School by A.t. Coombes dated 29<sup>th</sup> August 2017; Noise Survey PC-15-0151-RP3; Welldon Park Junior School Expansion Drainage Strategy dated 8<sup>th</sup> September 2017; WPJ-ATK-V0-GF-DR-A-1901 Rev P2; WPJ-ATK-V0-01-DR-A-1902 Rev P2; WPJ-ATK-V0-XX-DR-A-1000 Rev P2; WPJ-ATK-V0-XX-DR-A-1002 Rev P2; WPJ-ATK-V0-XX-DR-A-1408 Rev P2; WPJ-ATK-V0-XX-DR-C-1001 Rev P03; WPJ-ATK-V0-XX-DR-L-9002 Rev P03; WPJ-ATK-V0-XX-DR-L-9101 Rev P03; WPJ-ATK-V0-XX-DR-L-9102 Rev P03; WPJ-ATK-V0-01-DR-A-1051 Rev P3; WPJ-ATK-V0-GF-DR-A-1051 Rev P3; WPJ-ATK-V0-RF-DR-A-1052 Rev P3; WPJ-ATK-V0-XX-DR-A-1100 Rev P3; WPJ-ATK-V0-XX-DR-A-1101 Rev P3; WPJ-ATK-V0-XX-DR-A-1102 Rev P3; WPJ-ATK-V0-XX-DR-A-1150 Rev P3; WPJ-ATK-V0-XX-DR-A-1408 Rev P3; WPJ-ATK-V0-XX-DR-A-1912 Rev P3; WPJ-ATK-V1-XX-DR-A-1910 Rev P3; WPJ-ATK-V1-XX-DR-A-1911 P3; Welldon Park Primary School – School Travel Plan dated 11<sup>th</sup> September 2017; Welldon Park Schools Expansion Transport Assessment dated 5<sup>th</sup> October 2017; Welldon Park Junior School Update Preliminary Ecological Appraisal dated November 2017.

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. Details are required prior to commencement of development to ensure a satisfactory form of development.

#### 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. Details are required prior to commencement of development to ensure a satisfactory form of development.

#### 5 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. Details are required prior to commencement of development to ensure a satisfactory form of development.

#### 6 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.

7 Trees

The development hereby permitted, shall be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment at Welldon Junior School by A.T Coombes Associates, dated 29 August 2017. 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.

8 Travel Plan

The Welldon Park School Travel Plan shall be implemented in accordance with the approved details prior to the first occupation of the development hereby approved. Thereafter a Travel Plan review shall be undertaken and a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority annually and not later than June of each year of the expansion of the school. A gold accreditation shall be obtained by the time the school is at full capacity. The mitigation measures identified in the Travel Plan shall be implemented for the duration of the development.

Reason: To promote sustainable transport and reduce the impact of the development on the surrounding road network.

9 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

10 Bird & Bat Boxes

Prior to first occupation of the development hereby approved, details of bat and nest boxes to be provided within the site shall be submitted to, and approved in writing by the Local Planning Authority. The bat roosts and nest boxes shall be installed in accordance with the approved details, and shall be retained as such thereafter.

Reason: To mitigate and enhance the impact of development on local ecology and in the interests of site ecology, in accordance with saved policy 7.19 of The London Plan and policy DM20 of the Development Management Policies Local Plan 2013.

## 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.

### 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](mailto: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

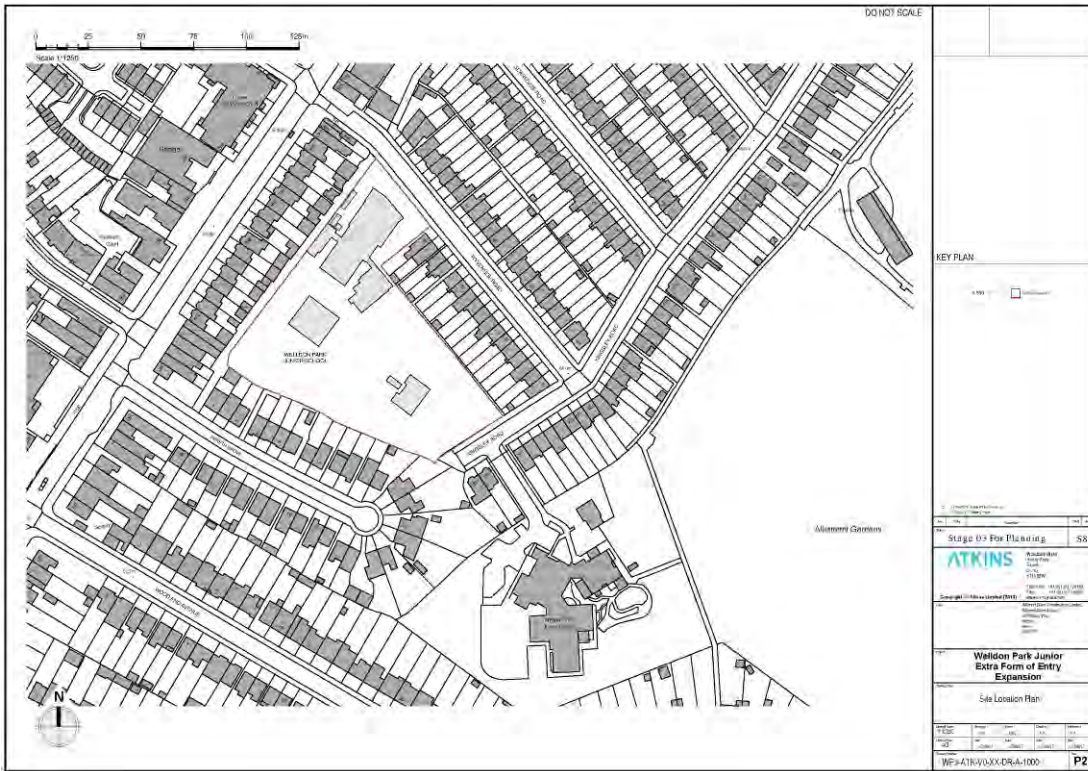
#### 6 Compliance with Planning Conditions

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



Rear of original building



Proposed Site





Looking towards existing kitchen building and houses on Roxeth Grove



Block above and below to be demolished





Looking north west



Looking north east



Wyvenhoe Road Entrance



Looking up hill towards Kingsley Road

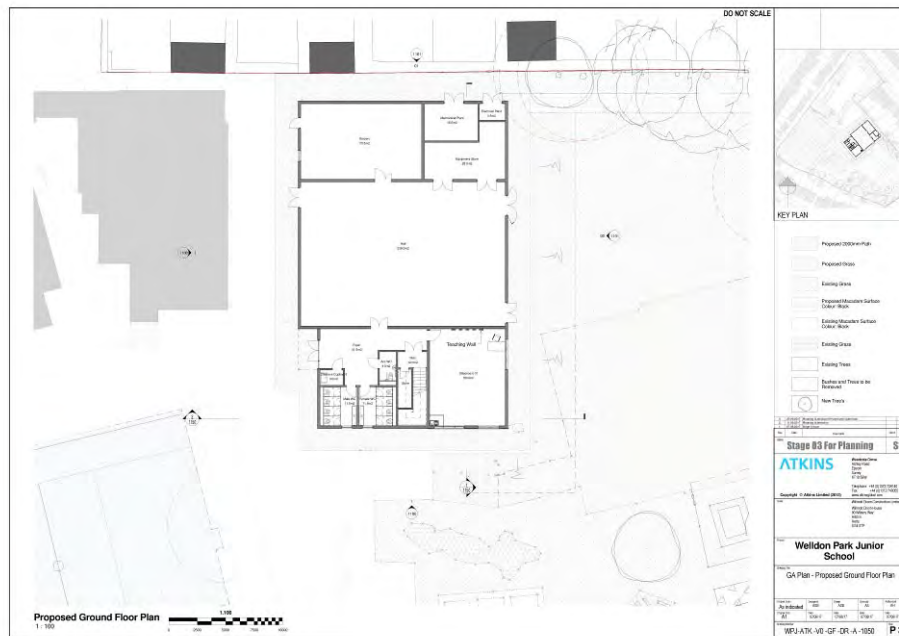


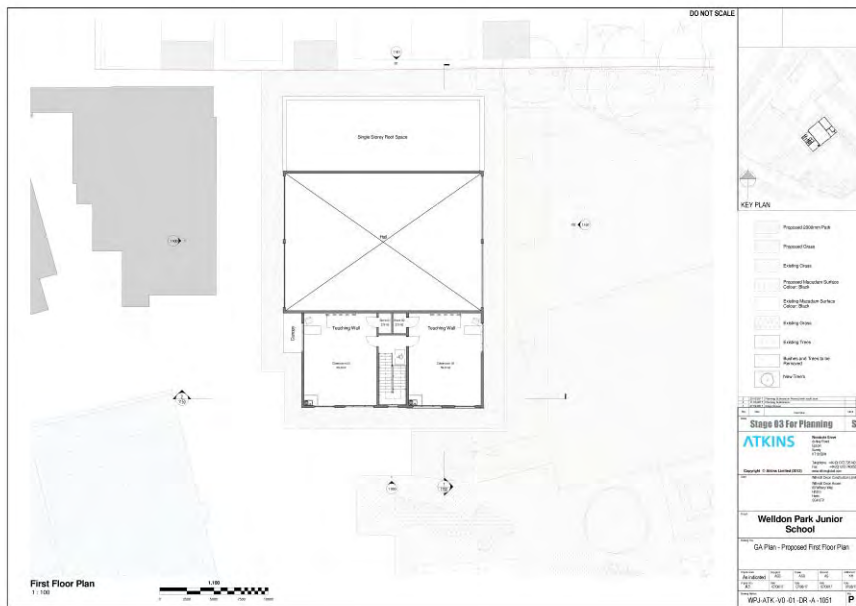




Boundary of school adjacent to Kingsley Road

# APPENDIX 4: PLANS AND ELEVATIONS





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