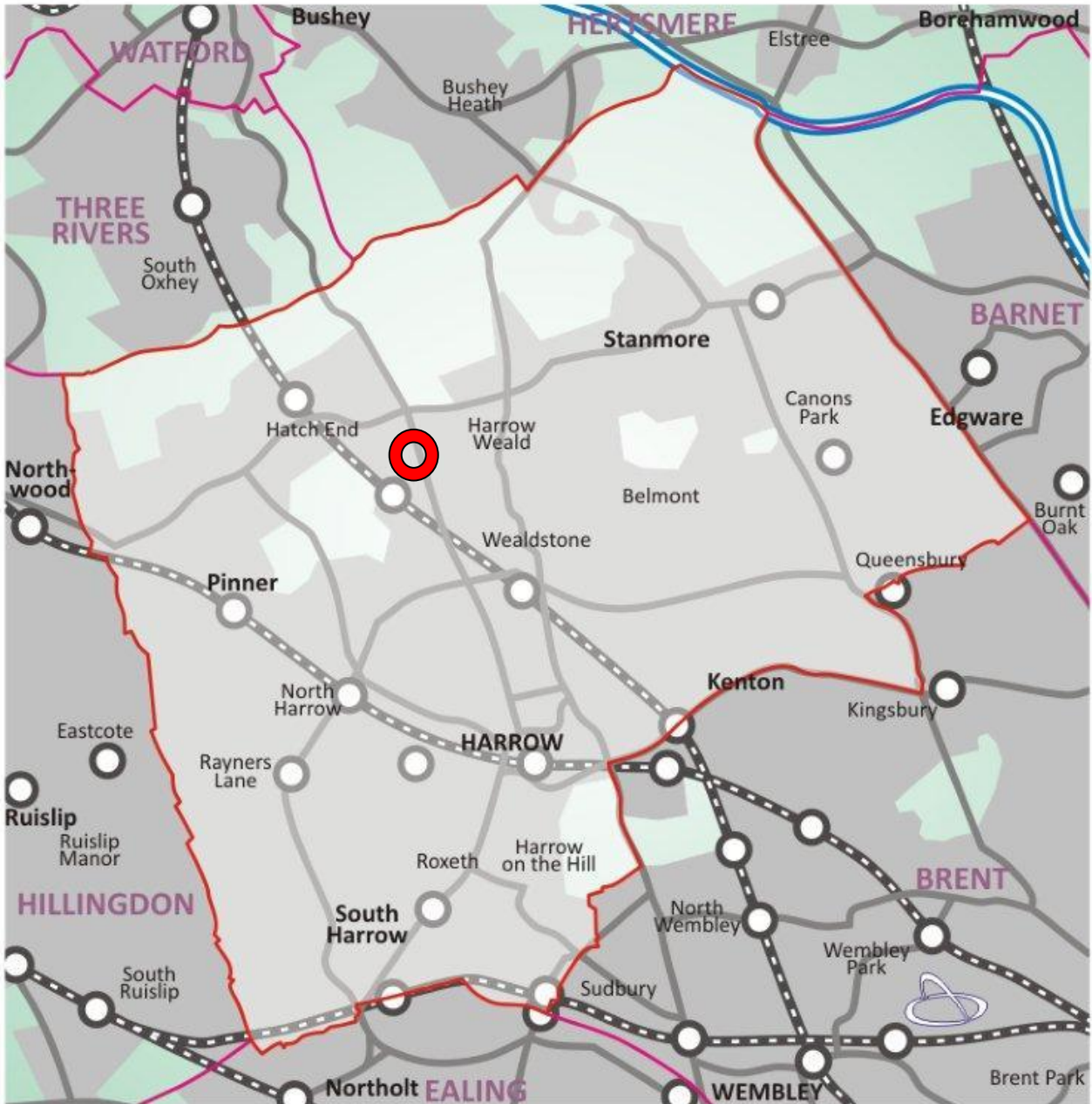


 = application site



<b>Hatch End High School, Headstone Lane, Harrow</b>	<b>P/0302/18</b>
--	------------------

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

21<sup>st</sup> March 2018

**APPLICATION NUMBER:** P/0302/18  
**VALIDATE DATE:** 26<sup>TH</sup> JANUARY 2018  
**LOCATION:** HATCH END HIGH SCHOOL, HEADSTONE LANE,  
HARROW  
**WARD:** HATCH END  
**POSTCODE:** HA3 6NR  
**APPLICANT:** MR ED FURSE  
**AGENT:** HKS ARCHITECTS  
**CASE OFFICER:** GRAHAM MANSFIELD  
**EXPIRY DATE:** 26<sup>TH</sup> APRIL 2018

### **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.

Redevelopment to provide three storey building for 8 form entry secondary school; associated ground works including provision of soft landscaping and hard landscaping (part demolition of existing single storey teaching block)

The Planning Committee is asked to:

### **RECOMMENDATION A**

- 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 proposal represents a significant investment in the education provision in Harrow, providing a high quality education and learning environment for secondary school students across Harrow and the wider area. The redevelopment at Hatch End High School would noticeably enhance the site as a social and educational hub for the community and would make a positive contribution to the built-fabric of the area removing buildings which are dated and of limited architectural merit, with buildings that would reinforce the positive aspects of local distinctiveness, enhance the character and appearance of the area.

Furthermore, officers consider that the proposal would not have a detrimental impact on the residential amenities of neighbouring occupiers or highway safety. The proposal would also have a positive environmental impact through better consideration and mitigation of drainage and flood risk on the site, sustainable design and construction, and enhancements in the landscape and biodiversity within the immediate area. 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 below, it is considered that the development is justified in this instance and the application is recommended for grant.

## **INFORMATION**

This application is reported to Planning Committee as the proposal is a Major Development and therefore falls outside Schedule 1 of the Scheme of Delegation

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

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

The re-development of the school site is being considered as part of the Government's Priority Schools Building Programme (PSBP). The PSBP was launched in July 2011 and is procured by the Education Funding Agency on behalf of the Department for Education. The PSBP aims to raise standards in education, through a combination of investment in buildings and ICT, so that young people can fulfil their potential and so that staff can use their skills to best effect. The current programme seeks to re-provide improved educational facilities by replacing buildings within educational sites which have reached the end of their life cycle.

Hatch End High School is a mixed gender secondary school with 1,494 pupils (Jan 15 census) aged 11 – 18. The school has academy status with 8 forms of entry.

## **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. The proposed site is adjoined by residential units and fronts a classified road. The school therefore receives very good levels of natural surveillance. The site will be protected by a secure line which will prevent people gaining access into the site unless through the designated entrance. An informative has been attached to encourage that the Secured by Design accreditation is obtained.

## **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
- National 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

Appendix 5 – Proposed construction phasing

## OFFICER REPORT

### PART 1: Planning Application Fact Sheet

The Site	
Address	Hatch End High School, Headstone Lane, Harrow, HA3 6NR
Applicant	Mr Ed Furse (Education and Skills Funding Agency)
Ward	Hatch End
Local Plan allocation	Playing fields to the rear are Designated Open Space
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	Located within a Critical Drainage Area

Education		
No. of Pupils	Existing	1,494
	Proposed	No Change
No. of Forms of Entry	Existing	8FE
	Proposed	No Change
No. of Staff	Existing	166
	Proposed	53 (Estimated)
No. of Classrooms	Existing (to be demolished)	39 general teaching classrooms (including a 6 <sup>th</sup> form area) 1 library 17 small offices 1 SEN office pupil WCS
	Proposed	18 General Teaching classrooms 3 ICT 2 Food Technology 1 SEN seminar room 1 1 Staff work room (departmental) 1 staff social room 4 small 4 small group rooms 4 two person offices (admin) Toilets and storage for staff and pupils

Outdoor space (m <sup>2</sup> )	Existing	Existing Hard Outdoor PE – 4510m <sup>2</sup> Existing Hard & Informal– 5091m <sup>2</sup> Existing Soft & Informal– 7950m <sup>2</sup> Habitat - 8847m <sup>2</sup>
	Proposed	Proposed Hard Outdoor PE – 4510m <sup>2</sup> Proposed Hard & Informal– 5135m <sup>2</sup> Proposed Soft & Informal– 8720m <sup>2</sup> Proposed Habitat– 4710m <sup>2</sup>

Transportation		
Car parking	No. Existing Car Parking spaces	44
	No. Proposed Car Parking spaces	Unchanged
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	Sheltered Storage
	No. Proposed Cycle Parking spaces	Unchanged
	Cycle Parking Ratio	N/A
Public Transport	PTAL Rating	3
	Closest Rail Station / Distance (m)	Headstone Lane Overground – 120m; Hatch End Overground - 1.0km
	Bus Routes	H12 & H14 (bus stop on Headstone Lane) H18 (bus stop on Long Elmes) 182 (bus stop on Uxbridge Road)
Parking Controls	Controlled Parking Zone?	Zone Z Headstone Len, Letchford Terrace and Long Elmes
	CPZ Hours	10am – 3pm Monday to Friday
	Other on-street controls	n/a
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Remains unchanged

<b>Sustainability / Energy</b>	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	N/A

## **PART 2: Assessment**

### **1.0 SITE DESCRIPTION**

- 1.1 The application site is approximately 5.1 hectares in area, located on the eastern side of Headstone Lane. The school is bounded by residential properties on Headstone Lane, Tillotson Road and Courtenay Avenue. Shaftesbury High School and St Teresa's School adjoin the site to the south.
- 1.2 Little Academy Nursery shares part of the northern edge of the site and is accessed from Tillotson Road
- 1.3 The school's existing estate dates from the early 1950's its generally made up long linear single storey teaching blocks arranged around a central hard standing playground. It's a low density layout which occupies a large site.
- 1.4 The condition of the school buildings is mixed. The west wing of the main block has recently been refurbished (under planning reference P/4990/17). The east wing is in a poor state of disrepair.
- 1.5 Other buildings on site are later additions which include the Great Hall, Round House and Sixth form block.
- 1.6 The site has little in the way of soft landscaping, being predominately occupied by hard landscaping and buildings. The playing fields which lies to the west of properties of Courtenay Avenue is designated open space.
- 1.7 The main entrance and car park is from Headstone Lane, and the school buildings are set back some 50 metres from the road.
- 1.8 The primary vehicular and pedestrian access into the site is Headstone Lane, with the on-site parking located in the western part of the site. A secondary goods access into the site is through Headstone Lane, in the southern part of the site, however, this access is only used on limited occasions for delivery/maintenance purposes and is not accessible to students or staff on a daily basis.
- 1.9 The character of the surrounding streetscene predominately consists of two storey terraced and semi-detached dwellings with industrial buildings located on the opposite side of the road from the school.

### **2.0 PROPOSAL**

- 2.1 The application proposal is for the following redevelopment:
- 2.2 Demolition of the dilapidated east-wing block (approx. 4,490sqm) (EFAA2 on the drawings), to be replaced with soft landscaping and a dedicated football pitch (approx. 5880sqm) which will increase the current sports provision on site.



- 2.3 Construction of a new 3 storey teaching block fronting headstone lane, with a ground floor library and main entrance, with teaching rooms on the ground and upper floors. (covering approximately 2,751sqm in floorspace)
- 2.4 The proposed building would be approximately 18.0m in depth and 50.5m in width, with the ground floor library element projecting forward by approximately 5.5m. In terms of height the proposed building would be 12.5m.
- 2.5 The proposed building would have a separation distance from the nearest residential dwellings at no's 239 and 245 Headstone Lane by 23.5m and 20.0m respectively.
- 2.5 An area of landscaping would be retained to the front of the building which would range in 3.0m in depth to the front of the library to 8.0m in depth towards the southern end of the building.
- 2.5 A proposed landscaping scheme would result in the creation of a new sports pitch and the planting of new trees within the school site.
- 2.6 The existing school entrance, pedestrian access route and car-park are to remain in their current arrangement. During the school day, pupils and visitors continue to arrive at the existing school entrance and reception and pass through this before gaining access to the wider site. The landscaping proposals have therefore had to consider making a direct connection back from immediately inside the school secure line, to any new building. There is no scope within the PSPB2 framework to reconfigure the existing school reception or main entrance
- 2.7 A community use agreement has been submitted with the application which seeks to maximise and ensure the use of the schools facilities for the community, with the intention to support the community in sporting, cultural and education pursuits. Facilities to be let on both weekdays and weekends include the great hall (theatre), two indoor sports hall, multi games area, specialist drama spaces, and classrooms. The buildings to be demolished are not currently available for community use. Both the proposed Learning Resource Centre (library) and new football pitch intend to be available for after school, community use

### **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/1305/08/CFU	Construction of a two storey sixth form centre to provide classrooms, IT units, a dining/social area and an extension to great hall to provide additional dance/drama facilities.	Granted: 01/07/2008

P/0483/09	Provision of A New Indoor Swimming Pool To Replace Existing Outdoor Pool.	Granted: 01/05/2009
P/2159/09	Temporary Modular Building (3 Years) to provide teaching space for additional pupils	Granted; 15/06/2012
P/0262/12	Provision of Multi-purpose games pitch to include 4 x 8.25m floodlighting columns; 1.8m high boarded fence and 3.0m high sports impact fence; provision of access ramps and security gates to east elevation	Granted; 15/06/2012
P/2827/12	Variation of condition 1 of planning permission P/2159/09 dated 15 <sup>th</sup> Jan 2010 to allow the retention for an additional three years of a temporary modular building	Granted 21/12/2012
P/4990/17	Installation of external brick slip cladding to teaching blocks	Granted 10/01/2018

#### **4.0 CONSULTATION**

- 4.1 Two site notices was erected on 29<sup>th</sup> January 2018, expiring on 19th February 2018
- 4.2 Press Notice was advertised in the Harrow Times on 1st February 2018, expiring on 22nd February 2018
- 4.3 The application was advertised as a major development.
- 4.4 A total of 487 consultation letters were sent to neighbouring properties regarding this application.
- 4.5 The overall public consultation period expired on 22nd February 2018.
- 4.6 Adjoining Properties

Number of letters Sent	487
Number of Responses Received	4
Number in Support	0
Number of Objections	4
Number of other Representations (neither objecting or supporting)	0

4.7 4 objections were received from the following residents:  
 13 Letchford Terrace, 7 West Chantry, 15 Chantry Road and Little Academy Day  
 Nursery, Tillotson Road.

4.8

<b>Summary of Comments</b>	<b>Officer Comments</b>
<p><u>Loss of Open Space</u>            Objects to the application due to:</p> <p>Loss of open green space to front of the site</p> <p>The need for a football pitch</p> <p>Building should be located at the back of the site</p>	<p>Issues relating to the principles of the development and landscaping are addressed in sections 6.2 and 6.4</p>
<p><u>Design, Scale, Massing</u>            Objections to application in relation to:</p> <p>The design and mass of the proposed building.</p> <p>Proposed building dwarfs neighbouring buildings and is out of keeping.</p>	<p>Issues relating to design and character are addressed in section 6.4</p>
<p><u>Construction Management</u>            Objects to the application in relation to:</p> <p>Disruption regarding demolition and construction.</p> <p>Noise &amp; road safety</p> <p>Deliveries and Vehicular Movements</p> <p>Dust and asbestos removal</p>	<p>A construction management plan has been submitted as part of the application and reviewed by both Environmental Health and Highways. This is largely satisfactory. These issues are covered in section 6.5</p>
<p><u>General Comments</u></p> <p>School is big enough already</p>	<p>The proposal does not seek to increase pupil numbers at the school. It is a re-provision of buildings and re-configuration of landscaping</p>

4.9 Statutory and Non Statutory Consultation

4.10 The following consultations have been undertaken:

LBH Conservation Officer
LBH Highways
LBH Travel Planner
LBH Drainage
LBH Design
LBH Environmental Health
LBH Biodiversity Officer
LBH Landscape Architect
LBH Education
LBH Waste Officer
Natural England
Environment Agency
Designing Out Crime Officer, Metropolitan Police Service
Sport England
Thames Water Authority
Affinity Water Authority

4.11 Internal and External Consultation

4.12 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 Policy	<p>The proposed development seeks to erect a replacement three storey building on the southern end of the site, located just off Headstone Lane. It is noted that from initial pre application discussions, the location of the building has moved from the designated open space on the eastern side of the site, to the non-designated land to the west. This relocation of the building location is supported. In principle, there is no objection to the building of the replacement building.</p> <p>It is disappointing to note that there is no sustainable</p>	The comments are noted.

	<p>infrastructure (to assist with flood risk / biodiversity enhancements) on the large expanse of the proposed building. It would be recommended to seek some form of sustainable infrastructure in this location, in line with the SUDs hierarchy. In saying that, I note that there is likely to be a net gain in open space on the site, and the application should provide detail as to what this balance would be. Furthermore, the removal of the older, less efficient buildings would also provide a benefit. Provided that the demolition of these buildings are secured, and retained as open play space, policy would have no objection to the replacement building on the site.</p>	
LBH Highways	<p>A travel plan is required for this application – all school developments require a travel plan.</p> <p>Long and short stay cycle parking is also required in accordance with London Plan standards.</p> <p>The times of deliveries should include an exclusion for school start and end. We would not expect HGV's to be onsite at the same time as children are going to/from school.</p> <p>We require swept path drawings for the accesses to be used by HGV's in Tillotson Road. Furthermore, engagement with our Highway Network Management team is essential; contact Frank Cannon – 020 8424 1799, email</p>	<p>The comments have been noted and the additional information has been requested/attached as a condition.</p>

	<p><a href="mailto:frank.cannon@harrow.gov.uk">frank.cannon@harrow.gov.uk</a>. He will also require a delay survey prior to commencement and details of relevant signage associated with the access of construction vehicles particularly as the entrance on Headstone Lane is close to a zebra crossing.</p>	
LBH Travel Planner	The school will need to complete an up to date travel plan	This has been included via condition
LBH Drainage	I can confirm that the drainage strategy submitted seems fine but is subject to final drainage design details Please note that we have no objections to the proposed development but our standard drainage conditions should apply	The comments have been noted and conditions are accordingly attached
LBH Environmental Health	<p>The air quality report is satisfactory. There will not be an impact on local air quality, and the development will be within the parameters for air quality neutral as required by the Mayor's SPG. However, as combustion plant is not yet specified, the assessment may need to be recalculated once such plant is specified, to ensure it does indeed meet the standards recommended in the report.</p> <p>There is the potential for dust problems during the construction phase. Therefore the dust mitigation measures in the report should be cross-referenced in detail in the CEMP, so it can be clearly seen how the report's recommendations will be implemented. However, the report shown as a CEMP makes no reference to dust control at all, which is not</p>	The comments have been noted. The condition related to contaminated land suggested by the Environmental Health Officer has been included

	<p>satisfactory.</p> <p>Also the Construction Environmental Management Plan does not set operational hours which should be 0800 – 1800 Mon – Fri and 0800 – 1300 Saturdays; and at no times on Sundays or Bank Holidays unless with prior arrangement with the Council’s environmental health department</p> <p>The noise report is satisfactory. It sets standards for environmental noise which will need to be met when plant and machinery are specified.</p> <p>There appears to be no reference to contaminated land. I would therefore request the imposition of the standard contaminated land planning condition please</p>	
<p>LBH Biodiversity Officer</p>	<p>Whilst a preliminary ecological appraisal has been undertaken this does not provide all that is to be expected (notably a bat roost assessment of the buildings identified for demolition or the trees earmarked for removal. There has been no attempt to quantify overall impact on biodiversity conservation, to appraise the value of the new trees and other plantings or the other works that are proposed.</p> <p>As proposed there will be a slight increase in soft landscaped area and a number of new trees and mixed species shrub areas planted, one pond is to be lost and the other less valuable one reinstated. Set against this will be the loss of an area</p>	<p>Conditions have been attached to protect and enhance local biodiversity.</p>

	<p>of open land and a large number of trees of mixed ages, species, sizes and composition which will have a much greater value for biodiversity than what the proposed plantings will, even 5 years later.</p> <p>Where there is no true assessment of biodiversity impact, either any mitigation works need to so clearly outweigh any impact that net benefit is inarguable or the developer will need to modify their plans in order to deliver such benefit if a proposal is to be in accordance with the NPPF, which this application all too clearly isn't.</p>	
<p>LBH Landscape Architect</p>	<p>In order to offset the loss of the existing open green landscaped, well treed and biodiverse space adjacent to Headstone Lane, a green roof should be included in the proposals. The flat roof would be ideal for this and should be proposed, to enhance the biodiversity of the area. Insufficient new trees and shrubs are proposed around the new school building block, and to offset the loss of high quality existing trees on the frontage, there is space for more new trees and new shrub planting around the new school building. There is space for new trees adjacent to the southern boundary, along the length of the new school building and more new trees to the eastern side of the building, on some of the grassed areas. The boundaries and dividing fences could be softened and</p>	<p>This is noted. Conditions have been attached.</p>



	<p>screened with new hedges, many could be native hedges and some of the dividing fences could accommodate climbing plants or hedging, to provide enclosure, enhance the biodiversity and provide street scene impact, in character with the area. Reinforced grass areas, details are required that are more subtle in finish than what appears in the DAS to be concrete / grass cells. Geogrid type cells such as 'Bodpave 85' Cellular pavers would be a suitable type of product for the reinforced grass areas, and the cells hopefully would recede into the background.</p> <p>If you are minded to approve this application hard and soft landscape conditions would be required, together with Levels, boundary treatment and landscape management conditions.</p>	
LBH Tree Officer	<p>The development would necessitate the loss of around 28 trees, including a number of B retention category (quality-good) and some lesser quality C category trees.</p> <p>Two A retention category trees would be lost to the development, which is very regrettable. In fact the majority of trees fronting the site are to be removed – these currently provide valuable screen / greening of this part of the road so the impact will be significant. The loss of A category trees is generally considered unacceptable but where it is</p>	Comments regarding tree species have been noted and reflected in a revised landscape masterplan

	<p>unavoidable, sufficient mitigation planting will be required</p> <p>For each A grade tree lost a minimum 4 x extra heavy standard trees should be provided. Large canopy species should be used wherever possible</p> <p>There is space for substantial replanting at the rear of the site, scope for new planting in suitable off-site locations also exist – the grass verge fronting the main entrance for example – other suitable sites could be identified where appropriate.</p> <p>The choice of species replacement trees on the frontage: Cox's Orange Pippin, Malus tschnoskii: these are small ('lollipop') ornamental trees and are unlikely to provide the same benefits as the existing tree cover at the front of the site – medium-sized species like Sorbus, Field Maple, Rowan might be suitable</p>	
LBH Waste Officer	No Response	
Design Officer	<p>The location of the building to the street edge of the site is supported, but the Panel and design officers have advised that the building should be employed as the secure boundary to the site in order to avoid the need for an additional, unsightly, fence. This recommendation has not been followed, and has created a particularly undesirable situation in relation to the library – there is a very narrow strip of landscaping between the building line and the fence</p>	<p>Design review is considered in section 4.13 of the report. Character impacts are discussed in section 6.4 of the report. Conditions have been attached in regards to material finishes</p>

	<p>which will be unusable and difficult to maintain.</p> <p>There are also issues surrounding the legibility and size of the entrance. There is potential to make a more generous and defined entrance to the site with this scheme, but the current proposal appears very narrow and lacks clarity. The DRP raised concerns about the location of the building entrance to the rear – the prominent library at the entrance to the site gives the impression that it is a main entrance or reception area, which is misleading. It was recommended that the entrance and library should be swapped, but this has not been addressed.</p> <p>Height and massing is generally well judged and the building sits comfortably in the context. However, as set out above, the mass should be modulated to create a clearer strategy in relation to the entrance and library. It is positive though to see that some efforts have been made to define the entrance to the building further, with the addition of a canopy and glazing to the core.</p> <p>The DRP and design officers were concerned about the colour and articulation of the window vents and prominence of rainwater goods. The colour has been changed in the application to match the bricks, but this is not considered to be an adequate response and has not addressed the design issues - the red vents still appear very heavy and</p>	
--	--	--

	dominant.	
Hatch End Association	Although we would regret the loss of green open space along this section of Headstone Lane which would further diminish the open character of the area, we accept apart from using the green field to the rear of the site, the only suitable open and easily accessible site to put the new teaching block at the moment. We consider a more varied type brick work for the new building would be preferable. We note that suitable trees will be planted along the boundary with Headstone Lane. We therefore support the proposal.	This has been noted
Environment Agency	No Objection	This is noted.
Designing Out Crime Officer	No Objection subject to conditions	This is noted.
Sport England	Holding objection, subject to clarification regarding the phasing of the development and the use of temporary units.	This has been resolved by the applicant. Awaiting final written confirmation from Sports England which will be updated by addendum.
Thames Water Authority	No Objection, subject to conditions	The relevant conditions have been included
Affinity Water Authority	No Response	This is noted.

#### 4.13 Design Review Panel

In addition to the above consultation responses, the applicant presented an earlier version of the proposed scheme to a Design Review Panel.

Following a meeting on the 4th January 2018 with Harrow Planning Department and the Harrow Design Review Panel (DRP), formal comments from the DRP were received 18th January 2018. A planning application for the scheme was submitted 22nd January 2018. The table below sign-posts the design updates or

responses to the DRP comments and references the drawings and documents submitted for the planning application.

<b>Design Review Panel Comments</b>	<b>Applicant Response</b>
<p><i>A clearer narrative is needed for the major design decisions. For the application, a clear vision needs to be demonstrated with ideas represented through iterative sketches, and design developments documented.</i></p>	<p>The background to the project and a narrative explaining key design decisions is given in the Design and Access Statement. Please refer to the following document: 137204-HKS-00-XX-RP-A-0001 - Design and Access Statement.</p>
<p><i>There currently isn't an adequate masterplan for the school. The post-development state of the site and school needs to be communicated, particularly in regard to the status of the temporary classrooms – the current proposal is only tackling part of the issue. Greater clarity of operations and users is also needed – how does everyone move around the site and how do different operations work together?</i></p>	<p>The proposed site masterplan is shown on the following drawing: 137204-FAB-90-00-DR-L-1120 Landscape Colour Masterplan. Design and Access Statement sections 2.4 "Site Adjacencies and Circulation" and 4.3 "Proposed Site Adjacencies and Massing" provide a narrative and site adjacency plans for the existing and proposed site plans. . Please refer to: 137204-HKS-00-XX-RP-A-0001 - Design and Access Statement. The principle circulation routes for the new masterplan are shown on the following drawing: 137204-FAB-90-00-DR-L-1521 Landscape Circulation Plan.</p>
<p>This is the only entrance to the school, and it is disappointing that opportunities haven't been taken to improve it. A well-defined main entrance to the building is needed.</p> <p>The paths and desire lines are currently unclear and need to be reviewed. There is an opportunity to incorporate the main entrance route (from gate to reception) into the project – this could be reorganised, and resurfaced to create a more appropriate entrance to the school.</p>	<p>The main entrance route from the existing pedestrian entrance gates to the existing main school entrance are outside of the PSBP2 scope. The proposed new paths leading to the new building have been redesigned since the proposals put forward at the DRP meeting on the 4th January 2018. These now provide a much more direct route to the new building entrance. Please refer to the following drawings for details: 137204-FAB-90-00-DR-L-1120- Landscape Colour Masterplan 137204-FAB-90-00-DR-L-1130 - Hard Landscape General Arrangement Plan Sheet 1 of 3. 137204-FAB-90-00-DR-L-1131 - Hard Landscape General Arrangement Plan Sheet 2 of 3. 137204-FAB-90-00-DR-L-1132 - Hard Landscape General Arrangement Plan Sheet 3 of 3. 137204-FAB-90-00-DR-L-1521 - Landscape Circulation Plan.</p>
<p><i>The massing appears to be well judged and</i></p>	<p>Following the DRP meeting on the 4th</p>

<p><i>sympathetic to the surroundings, but the articulation of the building is currently working against this. It is therefore not necessary to try to 'break up' the mass, and these attempts are overcomplicating the proposal.</i></p> <p><i>There are lots of negative things about the existing school, but the simple materials and details, with struck mortar joints, careful copings, and pre-cast reveals are design measures that elevate a basic and cheap building into a facility with an appropriate civic quality. This same approach to high quality materials and details needs to be taken with the proposed building. Currently, there are too many different details proposed - arbitrary horizontal banding, different coloured bricks, and different brick bonds. These embellishments are not necessary nor cost efficient, and good simple materials should be invested in e.g. one type of simple robust brick and deep window reveals</i></p> <p><i>. A simple, high quality brick building would be welcomed, but more work needs to be done to show how the brickwork will come together, including specific brick choice and mortar details. The Panel advises that the brick detailing should be simplified e.g. is it necessary to have a darker brick plinth? And extending this second brick in a vertical band appears arbitrary and overcomplicates the façade.</i></p>	<p>January, proposals for the treatment of the elevations have been revised. A narrative to the design updates is given in Design and Access Statement section 4.0 "Proposed Development" and 5.0 "Appearance and Massing". Specific responses to comments on the materials and appearance, proposed library elevational treatment, and proposed building entrance are given in sections 5.3 "DRP Comments – Materials and Appearance", 5.4 "Proposed Library Elevational Treatment" and 5.5 "Proposed Building Entrance" respectively. Please refer to: 137204-HKS-00-XX-RP-A-0001 – Design and Access Statement. 137204-HKS-20-XX-DR-A-2001 – Proposed GA Elevations. 137204-HKS-zz-XX-DR-A-9001 – 3D View 01. 137204-HKS-zz-XX-DR-A-9002 – 3D View 02. 137204-HKS-zz-XX-DR-A-9003 – 3D View 03. 137204-HKS-zz-XX-DR-A-9004 – 3D View 04. 137204-HKS-41-XX-SH-A-0001 – Schedule of External Materials.</p>
<p><i>The Panel also has concerns about the use of colour and articulation of the window vents. Colour could work in a simpler way, but in combination with the heavy frame, it appears crude. Rainwater goods also need refinement. Downpipes are currently shown as being very dominant on the façade, they should be subdued.</i></p>	<p>Colours proposed to the rainwater goods and coloured glazing have been updated following the DRP meeting on the 4th of January. A narrative to the design updates is given in Design and Access Statement section 4.0 "Proposed Development" and 5.0 "Appearance and Massing". Specific responses to comments on the materials and appearance, proposed library elevational treatment, and proposed building entrance are given in sections 5.3 "DRP Comments – Materials and Appearance", 5.4 "Proposed Library Elevational Treatment" and 5.5 "Proposed Building Entrance" respectively. Please refer to: - 137204-HKS-00-XX-RP-A-</p>

	<p>0001 – Design and Access Statement. - 137204-HKS-20-XX-DR-A-2001 – Proposed GA Elevations. 137204-HKS-zz-XX-DR-A-9001 – 3D View 01. 137204-HKS-zz-XX-DR-A-9002 – 3D View 02. 137204-HKS-zz-XX-DR-A-9003 – 3D View 03. 137204-HKS-zz-XX-DR-A-9004 – 3D View 04. 137204-HKS-41-XX-SH-A-0001 – Schedule of External Materials.</p>
<p><i>The Panel supports the general location of the building to the street, and this is well considered. However, if this strategy is to do with increasing the street presence of the school, then it needs to be made explicit in the design. It is not clear why this building line has been proposed - is it aligned with a neighbouring building?</i></p>	<p>The proposed location of the new building is explained in the Design and Access Statement section 3.1 “<i>Proposed Demolition Extents and Retained Buildings</i>”. A narrative outlining the key site constraints and the responding proposed footprint of the new building is given in Design and Access Statement sections 3.3 “<i>Immediate Site Constraints</i>” and section 4.5 “<i>Building Footprint</i>”. Please refer to: 137204-HKS-00-XX-RP-A-0001 – Design and Access Statement.</p>
<p><i>The current proposal creates a poorly defined space between the building frontage and the boundary fence, which will be difficult to maintain and use, and generates a poor street frontage.</i></p>	<p>Following the DRP meeting on the 4th of January, further details of the landscaping proposals have been prepared to demonstrate the proposed planting strategy along this boundary. A comprehensive overview of the landscaping strategy is provided in Design and Access Statement section 7.0 “<i>Developed Landscape Design</i>”. Please refer to the following: 137204-HKS-00-XX-RP-A-0001 – Design and Access Statement. 137204-FAB-90-00-DR-L-1120- Landscape Colour Masterplan.</p>
<p><i>The proposed single-storey recess doesn't provide enough articulation for a main entrance - the architecture should allow it to be easily read. It should be noted that any recess complicates the building envelope and will be costly.</i></p> <p><i>The proposed single-storey recess doesn't provide enough articulation for a main entrance - the architecture should allow it to be easily read. It should be noted that any recess complicates the building envelope and will be costly.</i></p>	<p>Following the DRP meeting on the 4th of January, a revised building entrance incorporating a projecting canopy and additional curtain wall glazing is proposed to address the panels concerns. A narrative to the design updates is given in Design and Access Statement section 5.5 “<i>Proposed Building Entrance</i>”. Please refer to: 137204-HKS-00-XX-RP-A-0001 – Design and Access Statement. 137204-HKS-20-XX-DR-A-2001 – Proposed GA Elevations. 137204-HKS-zz-XX-DR-A-9002 – 3D View 02.</p>

<p><i>The current location of the building also overlooks the potential to retain a valuable oak tree.</i></p> <p><i>Oak tree: The Panel does not support the removal of this category A tree, and every effort should be made to retain it. There appears to be space to accommodate it, and the required emergency and construction access. A mature tree is an asset and very beneficial to the space and landscape shaped by the new building.</i></p> <p><i>The building should be moved closer to the pavement edge and used as the secure boundary to the site (removing the chain-link fence) – with the entrance gate moved to the rear of the library.</i></p> <p>AYL-A-J-00-X01 Page 4 of 5</p> <p><i>The footpath between the new and existing buildings could be successfully redesigned to also benefit from the existing tree.</i></p>	<p>Following the DRP meeting on the 4th January, the building position was reviewed with an aim to keeping the oak tree. A summary of this review is given in Design and Access Statement section 4.7 “DRP Comments – Loss of the Oak Tree” and concludes that this is not possible within the other site constraints. A comprehensive tree replacement strategy is outlined in Design and Access Statement section 7.11 and 7.12 “Materials Palette – Tree Planting” including an 8m tall English Oak. Please refer to: 137204-HKS-00-XX-RP-A-0001 – Design and Access Statement. The proposed new paths leading to the new building have been redesigned since the proposals put forward at the DRP meeting on the 4th January 2018. These now provide a much more direct route to the new building entrance. Please refer to the following drawings for details: 137204-FAB-90-00-DR-L-1521 - Landscape Circulation Plan. 137204-FAB-90-00-DR-L-1130 - Hard Landscape General Arrangement Plan Sheet 1 of 3. 137204-FAB-90-00-DR-L-1131 - Hard Landscape General Arrangement Plan Sheet 2 of 3. 137204-FAB-90-00-DR-L-1132 - Hard Landscape General Arrangement Plan Sheet 3 of 3. 137204-FAB-90-00-DR-L-1521 - Landscape Circulation Plan.</p>
<p><i>It is currently unclear why the library is at the front of the building – formally this is confusing, as it reads as the main entrance to the school. There is also confusion around the main entrance and the community entrance to the library, and this is creating a tension in the architecture. A clearer strategy for the entrance to the building should be reflected in the massing, architecture, and detailing.</i></p> <p><i>A decision needs to be made about the entrance of primary importance. The Panel advise that this should be the school entrance, and this needs to be clearly articulated in the architecture. Pushing the library to the rear of the building would allow a generous and visible main entrance to the</i></p>	<p>A narrative explaining the position of the library and ground floor adjacencies is given in Design and Access Statement sections 4.1 “Strategic Vision”, 4.3 “Proposed Site Adjacencies and Massing” and 4.4 “Ground Floor Adjacencies”. Please refer to: 137204-HKS-00-XX-RP-A-0001 – Design and Access Statement. Following the DRP meeting on the 4th of January, a revised building entrance incorporating a projecting canopy and additional curtain wall glazing is proposed to address the panels concerns. A narrative to the design updates is given in Design and Access Statement section 5.5</p>



<p>street.</p> <p><i>It is also unclear how the separate community entrance through the library would work. It is not clear how the library as a community function will work. If the space has a public function then this needs to be clearly shown with interior layout and inhabitation. In order to fully understand how it will work, a full justification of the decisions in relation to this needs to be presented. However, the Panel have doubts about the suitability of the space for a community use, and recommend that it is given further thought.</i></p>	<p><i>“Proposed Building Entrance”</i>. Please refer to: 137204-HKS-00-XX-RP-A-0001 – Design and Access Statement. 137204-HKS-20-XX-DR-A-2001 – Proposed GA Elevations. 137204-HKS-zz-XX-DR-A-9002 – 3D View 02. The intended community use of the library is explained in Design and Access Statement section 10.3 <i>“Community Use”</i> and is supported by the Community Use statement submitted in support of the application. Please refer to: 137204-HKS-00-XX-RP-A-0001 – Design and Access Statement. Statement of Community Use.</p>
<p><i>The ambition for the library as a transparent space, so that it can be understood from the main entrance and street, is not realistic. The large amounts of glazing will impact on the usability of the space, and it’s likely that the occupiers will quickly modify this – they will use blinds or stick things to the windows.</i></p>	<p>Following the DRP meeting on the 4th of January, a revised proposal for the library elevations is proposed as documented in Design and Access Statement section 5.4 <i>“Proposed Library Elevational Treatment”</i>. An Overheating Analysis Report is also submitted in support of the application and demonstrates that overheating and ventilation compliance is achieved in the library space. Please refer to: 137204-HKS-00-XX-RP-A-0001 – Design and Access Statement. REP-2601190-08-GK-20171130 – Overheating Analysis Report.</p>
<p><i>The Panel is concerned that some of the circulation issues seen in the existing building might be replicated in this proposal. Circulation space should be thought of as a street. Corridors are narrow, and although they are not as long as in the existing building, they will be much more intensely used. There will be poor levels of daylight into the corridors, and the Panel advises that internal windows to the classrooms should be proposed in order to filter daylight from the classrooms through to these spaces. In addition, it would be beneficial to open up views from the corridor spaces e.g. by introducing an external window at the end of the space</i></p>	<p>Following the DRP meeting on the 4th of January, plan updates have been made to address concerns over the internal environment within the corridor spaces including the addition of new windows to the WC cores, and is documented in Design and Access Statement section 4.9 <i>“DRP Comments – Daylighting to Circulation”</i>. Please refer to: 137204-HKS-00-XX-RP-A-0001 – Design and Access Statement.</p>
<p><i>The Panel are of the opinion that further work is required in order to bring the proposal up to an acceptable level of design quality. In particular, the main entrance needs clarity. Removal of the ground floor protrusion (currently the library) should be looked at, and in favour of relocating the</i></p>	<p>Responses to comments on the main entrance clarity and position and massing of the library are given above. The main entrance route from the existing pedestrian entrance gates to the existing main school entrance are outside of the PSBP2 scope. As</p>

*main entrance to the school here, where it can be most visible and legible.*

outlined in the Design and Access Report and in the responses above, the new building is not proposed as a new entrance and reception to the school.

## **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 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2015) when adopted and forms part of the development plan for the Borough.

5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.

5.6 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.

## **6.0 ASSESSMENT**

6.1 The main issues are;

- Principle of the Development
- Regeneration
- Character and Appearance of the Area
- Residential Amenity

- Accessibility
- Traffic and Parking
- Development and Flood Risk
- Biodiversity
- Sustainability and Air Quality

## 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. With regard to the social role of the planning system, this is in supporting strong, vibrant and healthy communities by creating a high quality build environment that reflect the community needs and support its health, social and cultural wellbeing. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly.
- 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 Furthermore, on the 15/08/11 the DCLG published a policy statement on planning for schools development which is designed to facilitate the delivery and expansion of state funded schools. It states:  
*“The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state funded school places, increasing choice and opportunity in state funded education and raising educational standards.....The Government wants to enable good schools to open and new schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state funded school sector to meet both demographic needs and the drive for increased choice and higher standards”.*  
*“It is the Government’s view that the creation and development of state funded schools is strongly in the national interest and that planning decision makers can and should support that objective, in a manner consistent with their statutory obligations”*
- 6.2.4 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

- 6.2.5 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.
- 6.2.6 Hatch End High School is part of the Government's second phase of the Priority Schools Building Programme (PSBP). The PSBP was launched in July 2011 and is procured by the Education Funding Agency on behalf of the Department for Education aiming to raise the standards of teaching spaces within education. The educational use of this site is long established. The existing buildings on the site dating from the 1950's, are time served buildings, and past their intended life cycles which are in a poor state of repair. The existing buildings are poorly configured and form an incoherent sprawl on the site. Within the context of the relatively compact nature of the school site in conjunction with bordering residential land use, further expansion of the existing school to provide the quality and level of educational facilities required are limited.
- 6.2.7 The proposed school would feature a good quality, sustainable design, and would result in a significant improvement in education facilities for local people. It would feature a building which is fit for its purpose and rational in its layout, use and form, with the resulting benefits to managing the accommodation in terms of efficiencies of scale/energy use, and classroom layouts. Having regard to the very limited availability of land for new schools within the Borough against the backdrop of existing and projected demand for places, it is considered that there is a clear need for improved educational space and, as such, the proposals have strong policy support at local, regional and national level. Furthermore, the site is located within a reasonably accessible, established location, with an established pupil catchment.
- 6.2.8 It is noted that objections have been received in relation to the location of the proposed three storey teaching block on the existing open space between Headstone Lane and The Great Hall. The proposal has been reviewed by the Council's Policy officers. The proposal would be supported in principle due to the fact that the proposed building would be located on non-designated land. For example the land for the proposed building is not Green Belt, Metropolitan Open Land or Open Space. Furthermore the proposal would result in the removal of less efficient buildings which would be replaced by soft landscaping which would provide gains in soft play space for educational needs.
- 6.2.8 In summary, having regard to the above policy considerations, the principle of development is considered to be acceptable by officers. It is considered that the proposals would make a significant contribution to social and educational infrastructure within the London Borough of Harrow. The proposed development will result in a significant improvement in terms of the quality of the physical facilities on the site and the removal of poor quality facilities which has passed its life-cycle.

### 6.3 Regeneration

- 6.3.1 The proposed redevelopment of the site is part of the Government's Priority Schools Building Programme which seeks to raise standards in education, through a combination of investment in buildings and ICT, so that young people can fulfil their potential and staff can use their skills to best effect. As discussed above, the proposed development would provide a significant and much needed improvement in the quality of the physical facilities on the site (removing poor and out-dating quality facilities in the process). The proposal would make a significant contribution to social and educational infrastructure within the London Borough of Harrow and therefore be consistent with the 'social' dimension of regeneration.
- 6.3.2 In addition to the above the proposed re-development of the school site would result in improved teaching facilities internally and externally would result in a sports pitch which would support the educational need of the site and would benefit the wider community.

### 6.4 Character and Appearance of the Area

#### *Scale and Architecture*

- 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 design and layout of the replacement school buildings seeks to consolidate part of the existing single storey builds which are located centrally within the school site to a more coherent school building within a smaller area due to a conglomerated and increased massing and scale. The existing school buildings are in a general state of disrepair and their contribution to the local character is therefore very limited. The proposed redevelopment of the site therefore has the potential to significantly improve the character and appearance of the site and the surrounding environment through the provision of new buildings that would be contemporary in design, provide a better layout and configuration and utilise high quality materials.
- 6.4.5 The existing teaching blocks school have a limited public frontage from Headstone Lane. At present, the front elevation of the school consists of the two storey reception building and the blank flank wall of The Great Hall and are set back from the highway by some 50.0m. In addition, it is recognised that there is a sense of relief provided by the existing soft landscaping to the front of the site.
- 6.4.6 It is noted that objections have been received in relation to the scale and size of the building and the impact on the character of the area. The proposed three storey building would be three stories at approximately 12.5 m in height. It is noted that the proposed height of the building would be similar to that of the Great Hall, albeit closer to the highway of Headstone Lane. In terms of the character of the surrounding streetscene, it is noted that there is a mix, of two storey semi-detached and terraced dwellings. Larger industrial buildings located on Chantry Place front Headstone Lane opposite the school site.
- 6.4.7 Noting the above, it is considered that the scale of the proposed three storey building would not be out of keeping with the surrounding streetscene. Both the Council's Urban Design officer and Design Review Panel consider that the scale and location of the three storey building would be satisfactory. While it is noted that the school site to the front is flanked by two storey housing, there would be a generous separation distance between no. 239 and no. 245 Headstone Lane and the proposed three storey building. Furthermore, the proposed building would be set back from the edge of Highway land at a minimum distance of 3.0m and a maximum distance of 8.0m, with the provision of an element of landscaping to the front of the proposed building. In this context, it is considered that the proposed building would respect the established building line within the streetscene.
- 6.4.8 The final design of the proposed building has evolved in response to a series of design meetings and design review panel as highlighted in section 4.13 of the report. The proposed three storey block would have an 'L shaped' footprint at ground floor level, the doglegged portion of the ground floor would feature a library and the main entrance to the building which would face into the school site. The entrance to the building (which faces into the school site) has been modified following initial design comments and now incorporates a larger entrance with canopy. Design comments have been received in response to the

current design outlining concerns with the choice of location for the proposed entrance. However, the proposed building is not seeking to replace the existing main entrance to the school and therefore creating a new entrance to the school on front is outside the scope of the current building replacement programme.

- 6.4.9 In choosing the above massing, siting and layout of the building, the applicant considered the feasibility of a variety of options as outlined in the Design & Access Statement. Operational needs and improved internal teaching requirements, needs, efficiencies and educational standards also influenced the layout of the proposed building. Officers are therefore satisfied that the siting, scale and massing of the proposed building would be logical and would be consistent with the established and prevailing building height within the site and the surrounding area.
- 6.4.10 The proposed external finish is comprised of a considered pallet of materials to respond to the adjacent Great Hall and reception building, whilst simultaneously allowing the building to have its own identity as a new school building. Officers consider the proposed materials would respond appropriately to the site and wider area. The proposed elevational treatment and detailing and use of different brick types would provide visual interest and articulation to the elevations, in addition, the proposed window openings would feature sufficiently deep reveals. It is noted that there are concerns regarding the colour of the rainwater goods and window vents, which would be in the Hatch End School colours. It is considered that the materials for the vents (including the colour) could be addressed by a suitably worded condition. Notwithstanding the above, the external materials for the proposed building would be subject to a condition, requiring specific material samples to be submitted to the Local Planning Authority for further consideration.
- 6.4.11 Whilst officers note the concerns raised by design officers, these would not substantiate reasons for refusal. Furthermore, on balance, the educational need and the overall of benefits of the scheme in terms of increased soft play and community use would outweigh the shortfalls in terms of design. In summary, it is considered that the design of proposed development would make a positive contribution to the character of the area and would reinforce the positive aspects of local distinctiveness. In officer's opinion the re-development of the site would provide an increased sense of place, vibrancy and identity within the community and would successfully integrate into the surrounding suburban context.

### *Landscaping*

- 6.4.12 Paragraph 58 of the NPPF states that planning decisions should aim to ensure that developments are visually attractive as a result of, inter alia, appropriate landscaping. London Plan Policy 7.5 Public Realm seeks landscape treatment, street furniture and infrastructure of the highest quality and calls for opportunities for greening to be maximised. Policy DM22 Trees and Landscaping requires landscaping that: is appropriate to the character of the area; is well laid out;

achieves a visual setting for buildings; provides sufficient space for planting to grow; and supports biodiversity.

- 6.4.13 The proposed development on the school site would result in an extensive re-configuration of the soft landscaping on site. As previously discussed within the report above, it is noted that objections have been raised in relation to loss of the soft landscaping to the front of the school site. Whilst, this loss is noted the area of soft landscaping to the front of the site is not designated, nor does it contain any protected trees. The proposal would maintain an element of soft landscaping between the front elevation of the building and the common boundary with the highway. This would be 3.0m in depth in front of the library and would increase to 8.0m, officers consider this to be acceptable.
- 6.1.14 In addition to the above the proposed re-development at the school site would result in the eastern wings of the single storey teaching block. The removal of these buildings would result in a new playing field which would be marked out for soft play. In addition the proposed scheme would result in tree planting to the south of the playing pitches and to the south east corner of the school site.
- 6.1.15 A number of trees would require removal to facilitate the new teaching block. The proposal has been referred to both the Council's Landscape Architect and tree officer who has advised that the loss of the trees would be regrettable, particularly that of a category A Oak tree located between the proposed building and the Great Hall. It is also noted that it would be important to provide as many new trees as possible. Particularly, where space allows, more boundary tree and shrub planting would to be required to soften the edges with greenery and to enhance the biodiversity of the area, particularly to the front of the site.
- 6.1.16 The applicant has provided a landscape masterplan for the school site which details a tree replanting scheme across the whole site. Any trees removed as a result of the proposed development would be replaced on a one for one basis. Tree planting would be focused to the front of the site and the south of the proposed sports pitch. Additionally the south east corner of the site would be set aside for tree planting.
- 6.1.17 The Council's tree officer is largely satisfied with the details provided. However, it has been suggested that some of the trees on site are replaced with alternative medium density species. This has been agreed by the applicant and has been secured by condition. Whilst, the Council's tree officer notes that larger tree specimens should be provided to the front of the proposed building, the Metropolitan Police Secure by Design officer has requested smaller trees due to the required secure sight lines from the proposed building.
- 6.4.18 The proposed boundary treatments would be similar to what already exists on site. Chain link and weld mesh fencing would be used within the site. It is considered that the proposed boundary treatments would have an acceptable appearance on the wider area.
- 6.4.19 Whilst, it is recognised that there would be a loss of soft landscaping and trees to the front of the site, overall, there would be a net increase of the soft landscaping



provision on the school site. Subject to conditions, it is considered that the proposed landscaping would be satisfactory.

## 6.5 Residential Amenity

- 6.5.1 Policy 7.6 of The London Plan (2016) states that ‘Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate’. Policy DM 1 of the Harrow Development Management 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”.
- 6.5.2 The existing main school buildings are predominately single storey and are adjacent to common boundaries with properties on Headstone Lane, Tillotson Road and Courtenay Avenue.
- 6.5.3. The proposed three storey block would be sited adjacent to the highway with Headstone Lane, with the closest residential properties being no. 245 Headstone Lane to the north and no. 239 Headstone Lane to the south. There would be generous separation distances from the proposed flank elevations of the three storey teaching block to the common boundaries with no’s 239 and 245 Headstone Lane, 23.5m and 20.0m respectively.
- 6.5.4 Due to the circumstances highlighted above, the proposed teaching block would not interrupt a 45 degree splay from the adjacent first floor rear corners of no. 239 and 245. Therefore it is considered that the proposed three storey building would not result in undue impacts in terms of daylight, overshadowing or outlook.
- 6.5.5 With regard to the privacy impacts, it is noted that windows would be located on the ground, first and second floors of the northern flank of the proposed three storey teaching block. However, these windows would be situated approximately 25.0m from the common boundary with no. 245 Headstone Lane. As such, it is considered that no undue impacts would result in terms of privacy or perceived overlooking on no. 245. Similarly, a glazed door and two windows are proposed for ground, first and second floor south flank elevations. These opening would be located approximately 20.0m from the common boundary with no. 239 Headstone Lane. Due to the generous separation distance it is considered that impacts in terms of privacy would be satisfactory.
- 6.5.6 The site benefits from an existing use as a school which involves an element of noise generation during the school day, and to a lesser degree, by community events taking place at the school. Whilst the proposed three storey block would result in part of the school being closer to properties on Headstone Lane, it is considered that the teaching facilities within this block and uses on the ground floor would not materially increase the noise generation beyond that which is prevalent on site. Furthermore, the proposed development would not result in an overall increase of pupil numbers on site.

- 6.5.7 Further to the above, in terms of general noise generation from school activities or extracurricular activities/community uses, a suitably worded planning condition could ensure that no music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises in the vicinity of the premises. Accordingly, it is considered that whilst some increase in noise will arise as a result of the development, the additional noise and disturbance is not considered to significantly undermine residential amenity to a detrimental degree, and would not outweigh the strong emphasis given to expanding schools within the communities which they are intended to serve as set out in National Planning Policy and the support within the Local Plan.
- 6.5.8 The proposed school buildings are intended primarily for secondary education. However, it is proposed to use it for community activities during term time and holiday periods as well as some evening and weekend use. Use of the building and external play ground by the local community outside of school hours would be supported by Local Plan policy. The application is accompanied by a statement of community use which outlines the school's intentions to carry on as existing in terms of activities and use. The school wishes to continue to offer community access for groups and individuals during and outside of normal school hours. The additional facilities for the use of the local community outside of school hours will result in additional vehicular trips and some noise and disturbance to neighbouring occupiers. As such, to reduce this impact, a pre-occupation condition is recommended to be added to the permission restricting the hours of use of the building and the playing fields for community use and to request further details of such activities.
- 6.5.9 It is noted that objections have been raised in terms of potential demolition and construction disturbance. It is inevitable that noise and disturbance would increase during the construction process. However, the impacts would be temporary and can be mitigated to some extent. A detailed construction management strategy (logistics plan) has been submitted with the application which provides some detail on working practices including managing and maintaining site access routes, the site compound location, delivery times and security procedures in order to help safeguard the residential amenity of neighbouring occupiers as much as possible. The highways officer has requested additional information by way of the management of staff car parking, which can be secured by way of condition. Subject to this being satisfactory, officers consider that the management and mitigation measures submitted would be sufficient to reduce the impacts on the amenities for neighbouring occupiers during the construction phase to acceptable levels.
- 6.6 Accessibility
- 6.6.1 The London Plan (2016) requires all new development in London to achieve the highest standards of accessibility and inclusive design as outlined under policy 7.2. Policy DM 2 of the Harrow Development Management Policies Local Plan (2013) seeks to ensure that buildings and public spaces are readily accessible to all.

6.6.2 All main entrance doors into the teaching blocks will be designed to BS 8300 and be fitted with automatic or powered opening devices. Furthermore, the horizontal circulation, vertical circulation and sanitary provision would comply with the relevant building regulation standards. Each building would feature a platform lift to provide suitable wheelchair access and an interior colour scheme would create a clear and legible internal environment that acts as wayfinding around the facilities. Officers consider that these measures are acceptable to enable inclusive access for all throughout the school and would meet the requirements of policy 7.2 of the London Plan (2016) and policy DM 2 of the Harrow DMP LP (2013).

## 6.7 Traffic and Parking

6.7.1 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.

6.7.2 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

6.7.3 Having considered the transport and highways implications of the proposal, no objection was raised by the Council's highway officers, subject to, sufficient cycle parking provision, and adherence to an updated travel plan. The construction method statement could be secured by a suitable planning condition as outlined previously.

In terms of cycle parking, this must be provided in accordance with London Plan standards (2016). This requires 186 long stay spaces and 14 short stay spaces. The spaces need to be accessible, sheltered and secure. This would encourage their use in accordance with the aims of the School Travel Plan, and discourage additional vehicular traffic trips to and from the school. Whilst the total number of spaces may appear high, the acceptable form cycle provision could be considered in further detail as part of a condition which has been attached accordingly.

6.7.4 Further to the above, subject to the additional information on trip generation being reviewed and considered acceptable by the highways team and councils travel planner, a condition could ensure that approved details in the School Travel Plan are subsequently updated and thereafter implemented upon first occupation of the school, and revised in line with annual reviews to take account of and mitigate against the increased pupil numbers.

6.7.5 For the reasons outlined above the transport impacts of the proposal are considered to be acceptable, having regard to the aims and objectives of policy 6.3 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).

## 6.8 Development and Flood Risk

6.8.1 The NPPF (2012) outlines the need to manage flood risk from all sources (paragraph 100). Policies 5.13, 5.12 and 5.14 of The London Plan seek to address surface water management and a reduction in flood risk. Policy 5.13 of the London Plan requires that proposals should achieve greenfield run off rates and ensure that surface water is managed as close to its source as possible in accordance with the sustainable urban drainage (SUDS) hierarchy. Similarly, policy DM 10 of the Harrow Development Management Policies Local Plan (2013) requires that “proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run-off. Substantial weight will be afforded to the achievement of greenfield run off rates”.

6.8.2 The site lies in flood zone 1 and therefore has a low risk of fluvial flooding. However, the site does lie within a critical drainage area and as such is at risk from flooding due to surface water. As such, there are no restrictions in planning policy for constructing of a building on the site, subject to surface water management controls. The proposed details, including the submitted Flood Risk Assessment and drainage plans, have been referred to the Council’s Drainage Engineers who are generally satisfied with the proposals, subject to Thames Water consent for connection to the public sewers and final drainage design together with a management plan for disposal and attenuation for surface water disposal.  
Subject to the above details being secured by condition before the development is commenced, the development 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 CS1U of the Harrow Core Strategy and policy DM 10 of The Harrow Development Management Policies Local Plan (2013).

## 6.9 Biodiversity

6.9.1 Policies DM 20 and DM 21 seek to ensure the protection of biodiversity and access to nature. Policy DM 20 requires that “The design and layout of new development should retain and enhance any significant features of biodiversity value within the site. Potential impacts on biodiversity should be avoided or appropriate mitigation sought”. Policy DM 21 outlines that proposals should secure the restoration and recreation of significant components of the natural environment.

6.9.2 A preliminary ecological assessment has been provided with the application. The report recommends that biodiversity protection and enhancement measures should be incorporated into the landscaping scheme to maximise the ecological

value of the site. Conditions to detail protection measures prior to commencement of works, to ensure the clearance of potential nesting bird habitat is undertaken outside the breeding bird season March and August and to ensure the protection against any potential bat roosts have been attached to this permission.

- 6.9.3 The Council's Bio-diversity officer has reviewed the details provided and has stated that there would be opportunities on site to provide further bio-diversity enhancements to the site. As such conditions have been attached to address this.
- 6.9.3 Subject to conditions in respect of the above matters, officers consider that the ecological and aesthetic value of the area would be enhanced and the development would thereby comply with policies 7.21 and 7.19 of The London plan (2016) and policies DM 20, 21 and 22 of the Harrow Development Management Policies Local Plan (2013).
- 6.10 Sustainability and Air Quality
- 6.10.1 London Plan policy 5.2 'Minimising Carbon Dioxide Emissions' defines the established hierarchy for assessing the sustainability aspects of new development. This policy sets out the 'lean, clean, green' approach, which is expanded in London Plan policies 5.3 to 5.11. Policy 5.2B outlines the targets for carbon dioxide emissions reduction in buildings.
- 6.10.2 Policy DM 12 of the Harrow Development Management Policies Local Plan seeks to ensure that the design and layout of development proposals are sustainable. It states that development will need to "utilise natural systems such as passive solar design and, wherever possible incorporate high performing energy retention materials"... "Proposals should make provision for natural ventilation and shading to prevent internal overheating and incorporate techniques that enhance biodiversity". Policy DM 14 highlights that development proposals should incorporate renewable energy technology where feasible.
- 6.10.3 The building has been designed utilising passive design measures such as pursuing best practice fabric thermal performance and air permeability. A sustainable design methodology has been followed which concurs with the 'lean, clean, green' approach set out within the London Plan. This includes the use of a highly efficient gas fired boiler plant and lighting design, significantly lower specific fan powers, high efficiency heat recovery system and intelligent lighting controls. The proposed development would comply with Part L of building regulations to reduce the energy consumption and carbon emissions through the use of passive/active design measures and low/zero carbon technologies as detailed within the submitted Part L compliance report.
- 6.10.4 In accordance with the Priority Schools Building Programme, the system proposed would generate a building that achieves a BREEAM 'very good' rating and would therefore be consistent with the approach taken for the other schools that have been developed through this programme within the borough. Given the

above, it is considered that, overall, the proposal is in accordance with the aforementioned policies for sustainability.

- 6.10.5 In terms of air quality, an air quality assessment has been submitted with the application. The details have been reviewed by the Council's Environmental Health officers and it is considered that the details submitted would be satisfactory and there would not be an impact on local air quality. Overall, the proposed development would be within the parameters for air quality neutral as required by the Mayor's SPG.
- 6.10.6 Information has also been submitted in relation to noise reports, similarly the details have been reviewed by Council Environmental Health Officers and it is considered that the supporting documentation is satisfactory. Aside from the above a condition has been recommended in terms of contaminated land, should this come to light during the demolition phase of the development.

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

- 7.1 The proposal represents a significant investment in the education provision in Harrow, providing a high quality education and learning environment for secondary school pupils across Harrow and the wider area. The redevelopment and enhanced facilities at Hatch End High School would noticeably enhance the site as a social and educational hub for the community and the shared use of the school's facilities would ensure that the site will make a positive contribution to the social fabric of the area.
- 7.2 The proposed new teaching block would have a positive contribution to the built-fabric of the area replacing buildings which are dated and of limited architectural merit, with buildings that would reinforce the positive aspects of local distinctiveness and make a positive contribution to the character and appearance of the area. Officers consider that the proposed redevelopment would not have an unduly harmful impact on the residential amenities of the adjoining occupiers.
- 7.3 For the reasons considered above and weighing up the Development Plan policies and proposals and other material considerations, this application is recommended for grant.

## **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

Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing Block EFAA Photo Survey 137204-HKS-00-XX-RP-A-0004; Existing School Layout Plan 33814-A-HE08; Location Plan 137204-HKS-91-XX-DR-A-4000; Existing Site Block Plan 137204-HKS-91-XX-DR-A-4001; Proposed Site Block Plan 137204-HKS-91-XX-DR-A-4002; Proposed GA Plan - Primary Elements, Ground Floor 137204-HKS-20-00-DR-A-1000; Proposed GA Plan - Primary Elements, First Floor 137204-HKS-20-01-DR-A-1000; Proposed GA Plan - Primary Elements, Second Floor 137204-HKS-20-02-DR-A-1000; Proposed GA Plan - Primary Elements, Roof Floor 137204-HKS-20-RF-DR-A-1000; Proposed GA Elevations 137204-HKS-20-XX-DR-A-2001; Proposed GA Sections 137204-HKS-20-XX-DR-A-3001; 3D View 01 137204-HKS-zz-XX-DR-A-9001; 3D View 02 137204-HKS-zz-XX-DR-A-9002; 3D View 03 137204-HKS-zz-XX-DR-A-9003 3D View 04 137204-HKS-zz-XX-DR-A-9004; Schedule of external materials 137204-HKS-41-XX-SH-A-0001; Landscape Colour Masterplan 137204-FAB-90-00-DR-L-1120; Landscape Access and Boundaries Plan 137204-FAB-90-00-DR-L-1520; Landscape Circulation Plan 137204-FAB-90-00-DR-L-1521; Hard Landscape General Arrangement Plan Sheet 1 of 3 137204-FAB-90-00-DR-L-1130; Hard Landscape General Arrangement Plan Sheet 2 of 3 137204-FAB-90-00-DR-L-1131; Hard Landscape General Arrangement Plan Sheet 3 of 3 137204-FAB-90-00-DR-L-1132; Soft Landscape General Arrangement Plan Sheet 1 of 3 137204-FAB-94-00-DR-L-1300; Soft Landscape General Arrangement Plan Sheet 2 of 3 137204-FAB-94-00-DR-L-1301; Soft Landscape General Arrangement Plan Sheet 3 of 3 137204-FAB-94-00-DR-L-1302; BB103 area analysis plans – Existing D137204-FAB-90-00-DR-L-1530; BB103 area analysis plans – Proposed D137204-FAB-90-00-DR-L-1531; Site sections 137204-FAB-90-00-DR-L-3410; Design & Access Statement 137204-HKS-0-XX-RP-A-0001; Planning Statement 137204-HKS-0-XX-RP-A-0002; Preliminary Ecological Appraisal Survey RT-MME-127027-01 (PEA); Arboricultural Survey Tree Identification Plan Hatch End\_BS5837 Arboricultural Survey\_Appendices; Arboricultural Survey Report Hatch End\_BS5837; Arboricultural Survey\_Report Arboricultural Development Report tf 1068 treefabrik - arboricultural development report; Air Quality Assessment REP-AQA-10012018-ES-Hatch End-R2(f); Part L Compliance Report REP-2601190-08-GK-20171212; Overheating Analysis

Report REP-2601190-08-GK-20171130; External Lighting Assessment REP-2601190-08-NW-180122; Schematic Drainage Layout 1 of 2 464817-PEP-00-XX-SK-C-1800; Schematic Drainage Layout 2 of 2 464817-PEP-00-XX-SK-C-1801; Flood Risk Assessment 464817-PEP-00-XX-RP-C-6200; BB93 Specification Report RP 171124; Environmental Noise Assessment NS 170915; Site Waste Management Plan; Construction Method Statement Hatch End Rev B; Statement of Community Use Hatch End High School

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

3. 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 the Local Planning Authority before the commencement of any works above damp proof course level of the building(s) hereby permitted is carried out.

a. the buildings

b. the ground surfacing

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, this is a PRE-COMMENCEMENT CONDITION

4. Levels

The development hereby approved shall not commence, until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to the Local Planning Authority in writing for approval. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement, this is a PRE-COMMENCEMENT CONDITION.

5. Surface Water Drainage and Attenuation

Notwithstanding the details provided, no development shall take place until details of works for the disposal of surface water, including surface water attenuation and storage, has first been submitted to the Local Planning Authority in writing to be agreed. The submitted details shall include measures to prevent water pollution and details of SuDS and their management and maintenance. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.



Reason: To ensure that the development achieves an appropriate greenfield run-off rate in this critical drainage area and to ensure that sustainable urban drainage measures are exploited, this is a PRE-COMMENCEMENT CONDITION

6. Drainage 2

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

REASON: To ensure that sewerage infrastructure is safeguarded from potential damage in the interests of flood risk management and reduction, this is a PRE-COMMENCEMENT CONDITION

7. Foul Water Drainage

No development shall take place, until a foul water drainage strategy, detailing any on and / or off site works that may be needed to dispose of foul water from the development and to safeguard the development from foul water flooding, has first been submitted to the Local Planning Authority in writing to be agreed. The development shall not be occupied until the agreed drainage strategy has been implemented.

REASON: To ensure that there would be adequate infrastructure in place for the disposal of foul water arising from the development, this is a PRE-COMMENCEMENT CONDITION

8. Landscaping

Notwithstanding the approved plans, the development hereby approved shall not progress beyond 150mm above ground level until a revised scheme for the hard and soft landscaping of the development, to include details of the planting, hard surfacing materials, final scheme of replacement trees, including replacement of any loss category 'a' trees with 4 heavy standard trees, external seating and play equipment, has been submitted to, and agreed in writing by, the local planning authority. Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer. The scheme shall also include details of the following: Tree planting and fixing details and details of minor artefacts and structures (such as furniture, lighting and play equipment) The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity, this is a PRE-COMMENCEMENT CONDITION

9. Landscaping Management Plan

The development hereby approved shall not be occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the development, to include a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The Landscape Management Plan shall be carried out in a timely manner as approved.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity.

10. Planting

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.

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

11. Demolition and Construction Method Statement

The demolition and construction of the building(s) on site shall be carried out in accordance with the approved documents Hatch End High School Construction Method Statement Rev B and Site Waste Management Plan Hatch End High School.

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network.

12. Travel Plan

The Hatch End High 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. 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.

13. Cycle Storage

Notwithstanding the details shown on the approved plans, the development hereby approved shall not be occupied until details of cycle storage on the site (14 short stay and 186 long stay) have been submitted to the Local Planning Authority in writing for approval. The cycle storage thus approved shall be carried out and implemented in full on site for the sole use of the school in accordance with the approved details and shall be retained for the duration of this educational use on the site

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport.

14. Biodiversity 1

Prior to first occupation of the development hereby approved, details of 3 Schwegler swift boxes to be incorporated into the fabric of the new building, with 3 bat bricks positioned here and/or 3 Schwegler bat boxes to be attached to the main retained building in the east field 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 ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity

15. Biodiversity 2

If the development hereby permitted commences during the bird breeding season (March to August) inclusive, trees and buildings in the vicinity of the site shall be examined for nests or signs of breeding birds. Should an active bird's nest be, activities (e.g. tree felling / vegetation clearance / building dismantling / demolition) should cease and an appropriate buffer zone should be established. This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

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

16. Biodiversity 3

Notwithstanding the details provided in the Preliminary Ecological Appraisal dated January 2018. No demolition of the existing buildings shall commence until a survey of potential bat roosts are undertaken. Results of the survey shall be submitted to the local planning authority for approval. Works shall not recommence without the written consent of the local planning authority.

REASON: To safeguard the ecology and biodiversity of the area, this is a PRE-COMMENCEMENT CONDITION.

17. Biodiversity 4

The development hereby permitted shall not be occupied until a bio-diversity management plan has been submitted and approved in writing by the local planning authority. The management plan shall include how biodiversity enhancements will be met within the school grounds and details for the provision of a wildlife pond. The management plan shall be implemented in accordance with the approved details, and shall be retained as such thereafter.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity

18. Trees

The development hereby permitted, shall be undertaken in accordance with the recommendations of the Arboricultural Development Report at Hatch End High School by Fabrik , dated January 2018. 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 retained trees represent an important amenity feature which the local planning authority considers should be protected.

19. Community Use agreement

The use of the development hereby approved shall not commence until a community use agreement and management strategy has been submitted to the Local Planning Authority in writing for approval. The scheme shall include access by non-educational establishments, details of activities/events and the

numbers of persons attending including a mechanism to record usage, details of pricing policy, hours of use, management responsibilities, and a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved community use agreement and management strategy and it shall be kept updated to reflect changing usage of the building/external spaces and shall be made available at any time for inspection upon request by the local planning authority.

REASON: To secure well managed and safe community access to the facilities provided in accordance with policy DM 46 of the Harrow Development Management Policies Local Plan (2013) and to ensure that the community use would not give rise to adverse detrimental impacts on the residential amenities of the surrounding neighbouring occupiers in accordance with policy 7.6B of the London Plan (2016) and policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

20. 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 Policies Local Plan (2013).

21. Sustainability

The development hereby approved shall be carried out in accordance with the proposals for emissions savings that are documented in the approved Part L Report (ref. REP-2601190-08-GK-20171129) dated November 2017.

REASON: To ensure that the development makes appropriate provision for the minimisation of carbon dioxide emissions.

22. Noise

The level of noise emitted from the new building services plant shall be lower than the existing background level by at least 10dB. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with BS 4142. Following installation but before the new building services plant comes into operation a report demonstrating compliance with the above condition must be submitted to the Local Planning Authority in writing for approval before the plant comes into operation.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

23. Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the Local Planning Authority in writing to be agreed.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24. Air Quality

The development hereby permitted shall be carried out in accordance with the air quality mitigation measures, as submitted in REP-AQA-10012018-ES-Hatch End-R2(f) and shall thereafter be retained.

REASON: To ensure that the proposal does not result in adverse air pollution impacts

## 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, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.10, 5.12, 5.13, 5.18, 6.3, 6.9, 6.10, 6.13, 6.11, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.8, 7.13, 7.15, 7.19, 7.21

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 DM12, Policy DM14, Policy DM20, Policy DM21, Policy DM22, Policy DM23, Policy DM42, Policy DM43, Policy DM44, Policy DM45, Policy DM 46,

### 2. Thames Water

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

### 3. Pre-application engagement

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

### 4 Compliance with conditions

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

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

#### 5 Contractor Code of Practice

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

#### 6. 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,

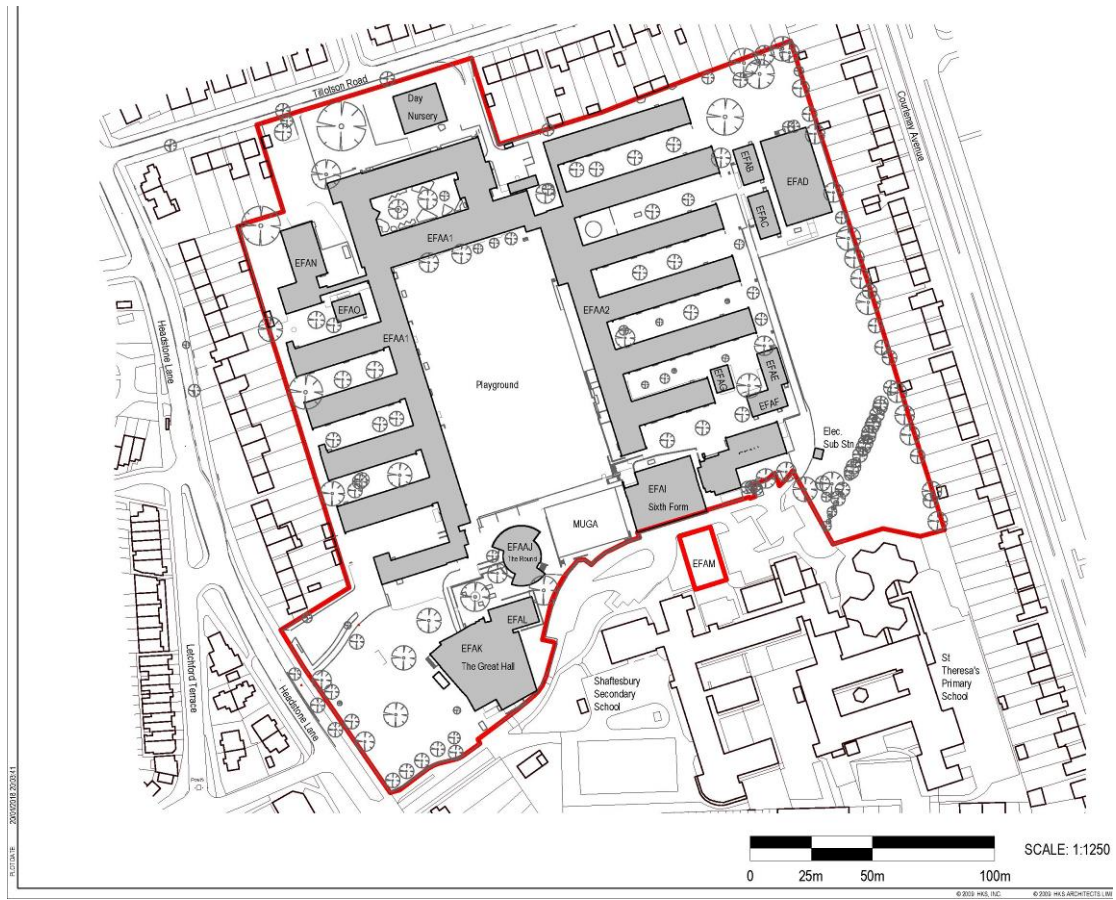
and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO 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)



## APPENDIX 2: SITE PLAN



### **APPENDIX 3: SITE PHOTOGRAPHS**







## APPENDIX 4: PLANS AND ELEVATIONS

DISCLAIMER: THE USE OF THIS DATA BY THE RECIPIENT ACTS AS AN AGREEMENT OF THE FOLLOWING STATEMENTS: DO NOT USE THIS DATA IF YOU DO NOT AGREE WITH ANY OF THE FOLLOWING STATEMENTS: 1. ALL DRAWINGS ARE BASED UPON SITE INFORMATION SUPPLIED BY THIRD PARTIES AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. ALL FEATURES APPROXIMATE AND SUBJECT TO VARIATION BY A CHANGED TOPOGRAPHICAL SURVEY. 2. STATUTORY BORDERS, ENCLAVES AND COMPARTMENTS OF THE LOCAL AUTHORITIES. 3. DO NOT SCALE THE DRAWINGS. 4. USE POLYLINE OR POLYLINE IN ALL CASES. 5. THE CLASH OF DIMENSIONS ON SITE. 6. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECTS LIMITED BRAYDON PROCEEDINGS.

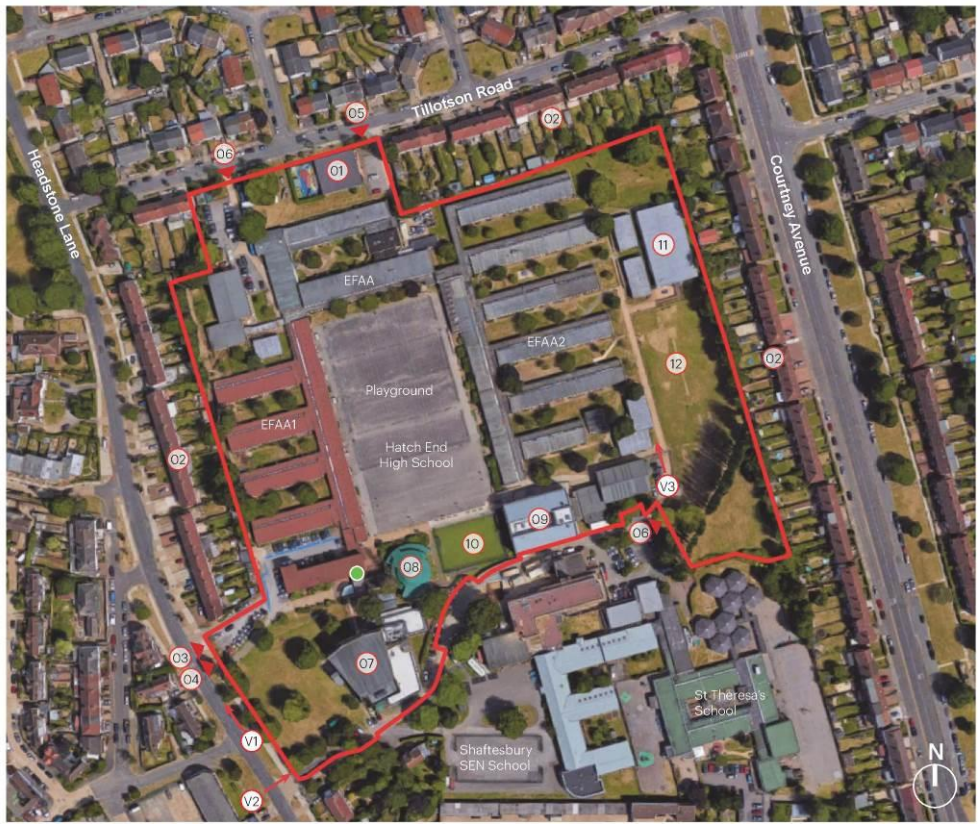


DISCLAIMER: THE USE OF THIS DATA BY THE RECIPIENT ACTS AS AN AGREEMENT OF THE FOLLOWING STATEMENTS: DO NOT USE THIS DATA IF YOU DO NOT AGREE WITH ANY OF THE FOLLOWING STATEMENTS: 1. ALL DRAWINGS ARE BASED UPON SITE INFORMATION SUPPLIED BY THIRD PARTIES AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. ALL FEATURES APPROXIMATE AND SUBJECT TO VARIATION BY A CHANGED TOPOGRAPHICAL SURVEY. 2. STATUTORY BORDERS, ENCLAVES AND COMPARTMENTS OF THE LOCAL AUTHORITIES. 3. DO NOT SCALE THE DRAWINGS. 4. USE POLYLINE OR POLYLINE IN ALL CASES. 5. THE CLASH OF DIMENSIONS ON SITE. 6. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECTS LIMITED BRAYDON PROCEEDINGS.









- 01 = The Little Academy Nursery and Pre-School.
- 02 = Immediate residential neighbours.
- 03 = Existing Hatch End High School vehicle entrance and carpark.
- 04 = Existing Hatch End High School pedestrian entrance.
- 05 = Shared vehicle access for Hatch End High School and Little Academy Nursery.
- 06 = Secondary access points to Hatch End High School.
- 07 = Great Hall.
- 08 = Round House.
- 09 = Sixth Form Block.
- 10 = MUGA sports facilities.
- 11 = "Near 7 Village".
- 12 = Playing field.
- V1 = Primary entrance route from Headstone Lane.
- V2 = Shared access road entrance from Headstone Lane.
- V3 = Maintenance access from shared road.
- = Main school entrance.

137204-HKS-00-XX-RP-A-0001 - Design and Access Statement