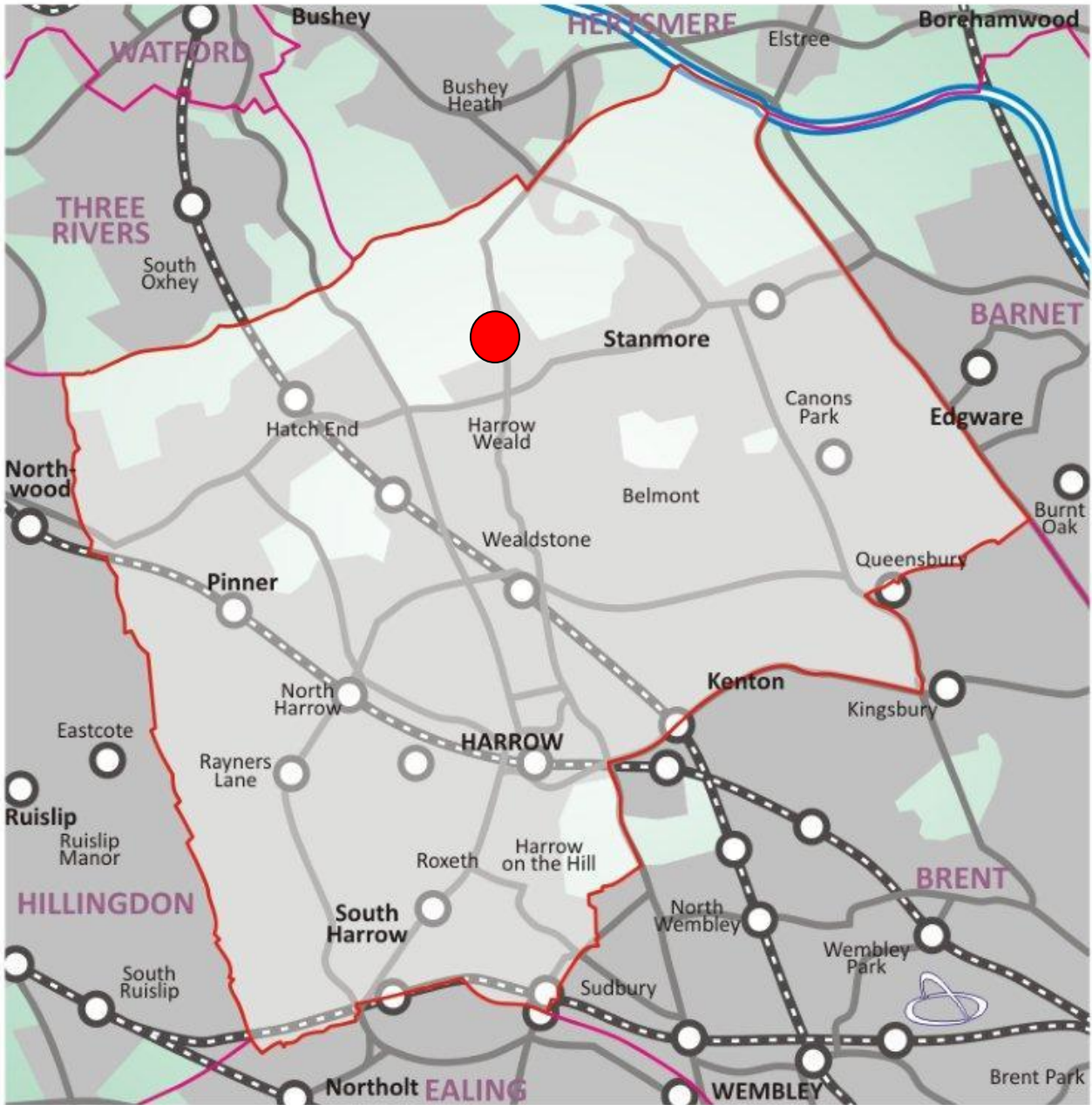
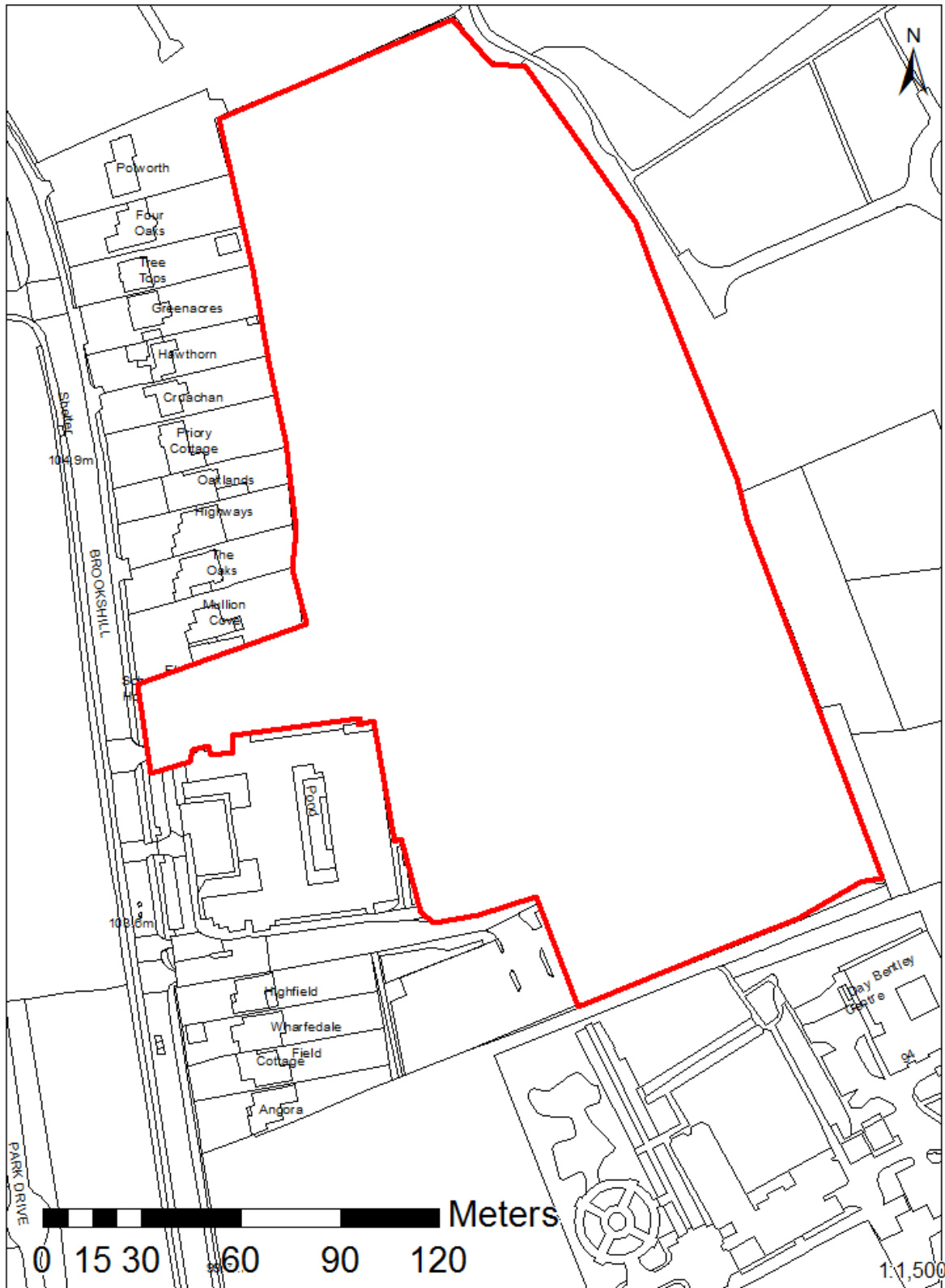


 = application site



Harrow College, Brookshill, Harrow Weald	P/2948/18
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Harrow College, Brookshill



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ONDON BOROUGH OF HARROW

PLANNING COMMITTEE

26th September 2018

Application Number: P/2948/18
Validate Date: 25TH JULY 2018
Location: HARROW COLLEGE, BROOKSHILL, HARROW
WEALD
Ward: HARROW WEALD
Postcode: HA3 6RR
Applicant: MR ROBERT DRURY
Agent: HNW ARCHITECTS
Case Officer: NICOLA RANKIN
Expiry Date: 7TH SEPTEMBER 2018 (AGREED EXTENSION:
28TH SEPTEMBER 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.

Two storey extension to North and West Elevation of Newton building; external alterations (part demolition of Newton building and storage areas)

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 would allow for the Environmental and Construction training curriculum to be located in a single location, by providing five flexible training workshops together with ancillary spaces. Further space would also be created for a multi skills work shop and staff area. The proposals will result in improvements to accessibility. The proposals will ensure the college can sustain and enhance its curriculum delivery in a more efficient manner and would make a positive contribution to education at the College and the London Borough of Harrow as whole. Moreover, the building would be sustainable and acceptable in terms of its appearance. No detrimental impacts would arise in respect of highways or residential amenity.

INFORMATION

This application is reported to Planning Committee as the proposed development exceeds 400m² of non-residential floorspace and therefore falls outside Schedule 1(d) of the Scheme of Delegation.

Statutory Return Type:	E18 Minor Development
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A. Does not apply to education facilities
Local CIL requirement:	N/A Does not apply to education facilities

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 Crime & Disorder Act

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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 **BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	Harrow College, Brookshill, Harrow Weald
Applicant	Mr Robert Drury, Harrow College
Ward	Harrow Weald
Local Plan allocation	GB2
Conservation Area	No
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	Austen Building Locally Listed
Tree Preservation Order	Yes
Other	Green Belt Area of special character

Sustainability / Energy	
BREEAM Rating	Very Good
Development complies with Part L 2013?	35% improvement over Building Regulations (This is not a policy requirement for minor development)
Renewable Energy Source / %	PV Panels

Education		
No. of Pupils	Existing	
	Proposed	No change proposed
No. of Forms of Entry	Existing	
	Proposed	No change proposed
No. of Staff	Existing	
	Proposed	No change proposed
No. of Classrooms	Existing	
	Proposed	Five
Outdoor space (m ²)	Existing	
	Proposed	No change proposed

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 There are two Harrow college campuses' within the Borough; Harrow College, Brookshill, Harrow Weald. HA3 and Harrow College, Lowlands Road, Harrow, HA1.
- 1.2 The current application relates to the Brookshill campus, which is located on the eastern side of Brookshill. The college site is approximately 3.41 hectares.
- 1.3 This Harrow College site is one of two strategic previously developed sites in the Green Belt, as defined by the Site Allocations Development Plan Document (2013).
- 1.4 The site slopes gently from east to west.
- 1.5 Planning permission was granted to demolish the Gaskell and Davis buildings and to construct a new two storey building for use as an educational facility (Class D1) under planning reference P/2080/16.
- 1.6 Bentley Day Care Centre and Steiner Training Centre are located beyond the southern site boundary.
- 1.7 Bentley Old Vicarage Nature Reserve is located beyond the eastern site boundary, and beyond this lies Harrow Weald Cemetery.
- 1.8 The site is located within the Harrow Weald Ridge Area of Special Character.
- 1.9 The application site relates to the Newton Building which occupies an area of approximately 0.18 hectares and is located to the west side of the college.
- 1.10 The Newton building is a standalone development in close proximity to the Fleming Building, with a playing field situated directly to the north.
- 1.11 The building is approached directly from Brookshill Road and contains a number of car parking bays locally to the main entrance building from the south east.
- 1.12 It comprises of a predominantly two storey structure with a 1.5 storey wing to the north elevation.
- 1.13 A large band of trees are situated to the west which are significantly taller than the building and create a screen from the adjacent residential area. This particular group of trees are not subject to a tree preservation order.
- 1.14 The existing facilities in the building include chemistry and biology labs and a double height atrium space in the centre with a refectory link.
- 1.15 There are a variety of level changes in the building, including a Mezzanine floor that sits approximately 1m above the entrance level.

2.0 PROPOSAL

- 2.1 The application seeks planning permission for a two storey extension to the Newton building together with external alterations (involving part demolition of Newton building and storage areas).
- 2.2 The existing 1.5 storey mezzanine wing and external escape stair would be removed. A new storey wing would be added to the northern and western elevations of the building using the same footprint as the 1.5 storey wing to be demolished.
- 2.3 The extension would have a flat roof which would link into the flat roof of the existing building at the same height.
- 2.4 The proposal would create a multi skills workshop and new classroom spaces through remodelling and consolidation of some of the existing spaces. Internal remodelling would include alterations to the kitchen area and the entrance foyer and café.
- 2.5 The proposal involves associated and localised landscaping works to facilitate the new wing including a new perimeter pathway and retaining wall.
- 2.6 Ecological and biodiversity enhancement is proposed outside of the application site but within the Harrow College grounds.
- 2.7 Revised Information in the current application
- 2.8 During the application the applicant have submitted revised elevation with changes to the proposed material finishes and additional supporting plans and documents in respect of ecological enhancements

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
P/2080/16	Demolition Of Existing Gaskell And Davis Buildings And Construction Of New Two Storey Building For Use As Health And Social Care Educational Facility (Class D1); Associated Landscaping; Relocation Of Polytunnel And Security Hut; New Entrance Gates And Boundary Treatment; Alterations To Vehicle Crossover; Installation Of New Street Lights;	Granted: 20th July 2016

	Photovoltaic Panels On Roof	
P/5710/16	Details pursuant to the first schedule (masterplan) of the section 106 agreement relating to planning permission P/2080/16 dated 20/10/16 for Demolition of existing Gaskell and Davis buildings and Construction of new two storey building for use as health and social care educational facility (Class D1); Associated landscaping : Relocation of polytunnel and security hut; New entrance gates and boundary treatment; Alterations to vehicle crossover ; Installation of new street light; PV panels on the roof	Granted 25 th January 2017
P/2398/17	Variation Of Conditions 2 (Approved Plans) 3 (Materials) 4 (Landscaping) 7 (Levels) 8 (Lighting) 12 (Landscape Management Plan) 13 (Arboricultural Survey Report) 14 (Disposal Of Sewage) 15 (Disposal Of Surface Water) 16 (Surface Water Attenuation And Storage Works), 18 (Bats And Birds), 19 (Reptile Habitats) And 20 (Construction And Demolition Method And Logistics Statement) Attached To Planning Application Reference P/2080/16 Dated 20 October 2016, For The `Demolition Of Existing Gaskell And Davis Buildings And Construction Of New Two Storey Building For Use As Health And Social Care Educational Facility (Class D1); Associated Landscaping: Relocation Of Polytunnel And Security Hut; New Entrance Gates And Boundary Treatment; Alterations To Vehicle Crossover ; Installation Of New Street Light; PV Panels On The Roof	Granted 30 th July 2018

4.0 **CONSULTATION**

4.1 A total of nine consultation letters were sent to neighbouring properties regarding this application.

4.5 The overall public consultation period expired on 14th September 2018.

4.6 **Adjoining Properties**

Number of letters Sent	9
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.7 **Statutory and Non Statutory Consultation**

4.8 The following consultations have been undertaken:

LBH Highways
LBH Conservation Officer
LBH Tree Officer
LBH Design
LBH Landscape Architects
LBH Drainage Engineers
LBH Biodiversity Officer
LBH Environmental Health

4.9 External Consultation

4.10 A summary of the consultation responses received along with the Officer comments are set below:

Highways Authority

No Objections

Drainage Authority

In line with our Development Management Policy 10, to make use of sustainable drainage measures to control the rate and volume of surface water runoff, to ensure separation of surface and foul water systems, make provision for storage

and demonstrate arrangements for the management and maintenance of the measures used, the applicant should submit a surface water drainage strategy.

- The applicant should submit drainage details in line with our standard requirements attached.
- The applicant can contact Thames Water developer services by email: developer.services@thameswater.co.uk or by phone: 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.

Please be informed that the requested details can be conditioned, attached are our standard drainage conditions/ informative for reference.

Landscape Architect

No objections, subject to landscape conditions and site wide landscape / biodiversity improvement proposals.

Biodiversity Officer

Further to my original comments, if you are minded to grant the application, to any permission should be applied the following **conditions**, in order to meet the requirements of the revised National Planning Policy Framework, the London Plan and Harrow Policies DM20 and DM21.

1. Demolition and construction

Habitat areas of value and, in particular any locations which birds are known to be using should be have a minimum 'no disturbance' buffer of 5 metres width and barrier screens should be employed to prevent particulates or other materials being inadvertently transferred beyond the immediate construction zone.

2. Habitat creation and enhancement

- a. Reinforcement of shrub and hedge planting with native species, particularly those producing fruits, nuts or berries to increase the foraging and habitat potential on-site; to include native climbers, e.g. honeysuckle, white bryony, traveller's joy
- b. Provision of wild flower meadow zone located to the east of the Austen Building
- c. Provision of a raised sensory garden bed in the area currently occupied by the external fire escape.
- d. Maintenance of a kitchen garden border to the east of the Newton Building, providing a mix of herbs, flowers to attract pollinators, and invertebrate predators, as well as vegetables
- e. The use of flowering shrubs as listed within the RHS 'Perfect for Pollinators' plant list to provide year-round interest for invertebrates elsewhere in college grounds;
- f. A 'College Green' to be created following demolition of the Gaskell Building

3. Wildlife shelters

- a. 4 additional woodcrete bird boxes (2 for tits, 1 for robin/redstart, 1 for starling) to be blackbird to be deployed in suitable locations across the grounds, (design appropriate to situation – tree/building)
- b. 3 additional woodcrete bat boxes to be deployed in suitable locations across the grounds, (design appropriate to situation – tree/building)
- c. 2 invertebrate shelters, providing holes and cavities to suit a range of species to be deployed in appropriate locations across the grounds

4. Lighting

Any exterior lighting across the site, should be angled down and away from surrounding trees and hedges and any bat roosts and bird boxes;

5. Implementation, Management and Monitoring

To ensure that the above deliver and maintain the required gain, the applicant should produce a plan detailing how these will be implemented (covering details as species to be planted, wildlife shelter location etc.), managed (detailing maintenance schedules, e.g. cleaning of bird boxes, cutting height and frequency for the meadow area etc.) and monitored (identifying the cycle on which these will be assessed and any remedial works or changes to management implemented). This plan should be applied for approval either before construction commences or within 3 months of commencement, according to agreement with LBH.

Informative

Additional to the above, there would be considerable merit in replacing/enhancing the plastic lined pond.

The proposals above should both add features of value for wildlife and interest for visitors and students as well as meeting net gain requirements

Design Officer

I think the existing brick is preferable to the grey. The proposed painted finish to the brick will also require ongoing maintenance, whereas brick generally improves with age and weathering. I also find the grey cladding to the new extension too industrial in appearance, it would be preferable to relate the cladding to the existing brick or something else in the context – I don't see the relationship of the grey to fenestration/roof details as being relevant and certainly can't see this in the information they've submitted.

Conservation Officer

This proposal is in the setting of the locally listed Harrow College. The local list description is enclosed.

The proposal is sited north of the local list description and as long as materials and details are conditioned to match they would preserve the setting of this locally listed building.

5.0 POLICIES

- 5.1 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 5.2 '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.'
- 5.3 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.
- 5.4 In this instance, the Development Plan comprises The London Plan 2016 [LP], the Draft London Plan (2017) 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].
- 5.5 The Draft new London Plan was published on 29th November 2017. Given, that the draft Plan is still at early stages of the formal process it holds very limited weight in the determination of planning applications. Although this weight will increase as the Draft London Plan progresses to examination in public stage and beyond, applications would continue to be determined in accordance with the 2016 London Plan. It is anticipated that the Examination in Public will commence early 2019.
- 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.
- 5.7 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

- 6.1 The main issues are;
- Principle of the Development
 - Character and Appearance
 - Residential Amenity
 - Accessibility
 - Traffic, Parking and Drainage

- Landscaping and Biodiversity
- Energy and Sustainability

6.2 Principle of Development

- 6.2.1 The National Planning Policy Framework (2018) outlines at paragraph 74 that: “It is important 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 the choice of education. Local Planning authorities should give great weight to the need to create, expand or alter schools through the preparation of plans and decision on application.
- 6.2.2 Core policy CS1 of the Harrow Core Strategy (2012) states that: “The development or expansion of physical or social infrastructure will be permitted where it is needed to serve existing and proposed development, or required to meet projected future requirements.” In addition, policy 3.18 of The London Plan (2016) seeks to ensure inter alia that development proposals which enhance education and skills provision are supported. This policy position is further emphasised in policy S3 of the Draft London Plan 92017 and policy DM46 of the Harrow Development Management Policies Local Plan (2013).
- 6.2.3 As outlined above the site is located within a strategic development site in the Green Belt. The National Planning Policy Framework outlines that the fundamental aim is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence. Policy 7.16 of the London Plan supports the aim of the NPPF and states that ‘the strongest protection should be given to London’s Green Belt...Inappropriate development should be refused except in very special circumstances.’ This is further supported by Policy CS1.F of Harrow’s Core Strategy which seeks to safeguard the quantity and quality of the Green Belt from inappropriate or insensitive development.
- 6.2.4 Planning permission P/2080/16 was granted subject to the approval of a masterplan in accordance with Part C of Policy DM 16 relating to the openness of the Green Belt which requires proposals for partial infilling or redevelopment of previously developed sites within the Green Belt to be put forward in the context of a comprehensive long term plan for the site as a whole. The masterplan was considered necessary to secure the future development of the site, without compromising the character and quality of the Green Belt.
- 6.2.5 The masterplan for the college was approved under application P/5710/16. Importantly, the masterplan ensured that once complete, that there would be an overall reduction in footprint on site, and the existing building heights would not be exceeded. Additionally the masterplan ensured the rationalization of the layout of the entire site and the replacement of existing hardstanding with soft landscaping.
- 6.2.6 The proposed extension would allow for the consolidation of the college’s construction trades training workshops in a single location. In turn this would allow for refurbishment including remodeling and a modest increase in floorspace. The

existing science classrooms would be relocated to the other campus at Harrow on the Hill. The supporting documents outline that the central aim of the college is to reorganize the current facilities to consolidate each of the specialist curriculum areas, principally science, IT, Social Care, Art Design and Construction Technology which would be consistent with the approved campus masterplan.

- 6.2.7 The application for the extension of the Newton Building would be in conformity with the approved masterplan for the site. In this regard the development would not give rise to any adverse impact on the surrounding Green Belt.
- 6.2.8 The educational use of this site is long established. The proposal would result in the provision of permanent educational facilities with a high standard of design and layout and would provide educational facilities within the existing community. This report also concludes that the proposal would not have a detrimental impact on residential amenity of neighbouring occupiers or on highway safety. On the basis of the above policy guidance, the current proposal to provide additional education facilities and is considered to be acceptable in principle.

6.3 Character and Appearance

- 6.3.1 As outlined in paragraphs 124 to 131 of the NPPF (2018), The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 6.3.2 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass. Policy 7.6 of the London Plan (2016) outlines that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the widest quality materials and design it appropriate to its context. Buildings should have complimentary building materials, be of a proportion, composition, scale and orientation which enhances and defines the public realm.
- 6.3.3 The above design considerations are echoed in Draft London Plan (2017) Policy D1.
- 6.3.4 Officers consider that the proposed scale and massing of the extension would be acceptable, given this is already established by the existing building. The existing footprint of the 1.5 storey wing would be utilised with some additional height to provide a lower ground floor. To facilitate a level floor throughout, the existing mezzanine floor would need to be removed and lowered to tie in with the lower level. The external areas would also need to accommodate this level change. As such, a perimeter pathway and retaining all is proposed adjacent to the extension which is considered to be acceptable.

- 6.3.5 The proposals would also see the demolition of the fire escape on the front elevation, opening up views across the campus and improving the appearance of the front elevation generally.
- 6.3.6 Since the application was submitted revised material proposal have been submitted in order to ensure that the extension would tie in more appropriately to the existing building and other campus buildings. The extension would be constructed using a light weight cladding system with aluminium framed doors, side screens and louvre panels. The revised proposals are considered to result in an improvement over the initial proposals and considered to be acceptable. Final details of material finishes can be secured by planning condition to ensure a high quality design is achieved. Accordingly, a suitable condition is attached to this effect.
- 6.3.7 The proposal would not be visible in views from the locally listed Newton building. As such, officer considered that no conflict would arise with policy DM 7 of the local plan which seeks to secure and preserve such heritage assets.
- 6.3.8 For the reasons outlined above, the proposal would result in an acceptable impact on the surrounding locality in accordance with the above mentioned policies.

6.4 Residential Amenity

- 6.4.1 The NPPF requires sustainable development, and as part of this developments should aim to minimise adverse effects on the local environment, which includes neighbouring properties.
- 6.4.2 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. More detailed amenity considerations are set out under policy DM 1 of the local plan.
- 6.4.3 The closest neighbouring residential properties are located to the west of the application site fronting Brookshill at a minimum distance of approximately 32 metres. The western boundary of the college site is also segregated by a dense row of mature trees. Having regard to the separation distances, presence of screening and the modest increase and scale and mass compared to the existing building, it is considered that the proposed would not give rise to any adverse amenity impacts and the development would be acceptable in this respect.

6.5 Accessibility

- 6.5.1 Local Plan Policy DM1 (Achieving a High Standard of Development) calls for all proposals to achieve a high standard of design and layout and sets out a range of relevant criteria, including (g) arrangements for safe, sustainable and inclusive access and movement to and within the site. Local Plan Policy DM2 (Achieving Lifetime Neighbourhoods) requires the location, design and layout of development, and any associated improvements to the public realm, transport and other

infrastructure, to contribute to the creation of lifetime neighbourhoods. This policy is supported by guidance in the Access for All SPD.

- 6.5.2 The application seeks to retain and improve upon the inclusive accessibility of the building by conforming to Part M of the Building Regulations. The building will have level access from all entrances and retention of existing lift access to the first floor. Corridor and circulation space throughout the proposed extension is deemed to be reasonable and would accord with the above policy requirements.

6.6 Traffic, Parking and Drainage

- 6.6.1 The NPPF sets out the overarching planning policies on the delivery of sustainable development through the planning system. It emphasises the importance of reducing the need to travel, and encouraging public transport provision to secure new sustainable patterns of transport use.

- 6.6.2 The London Plan Policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimise additional car travel, reduce trip lengths and encourage use of other, more sustainable means of travel. The Parking Addendum to Chapter 6 of The London Plan sets out maximum parking standards for new development dependent upon their use and level of public transport accessibility.

- 6.6.3 Due to the consolidation of the existing college teaching spaces, there would be no increase of either student or staff numbers resulting from this proposal. As such, inter campus travel arrangements, on-site parking provision and traffic movements will be unchanged. There are no proposed changes to the existing access arrangements for pedestrians and vehicles. The proposal would therefore not give rise to any conflicts with the development plan.

6.7 Landscaping and Biodiversity

- 6.7.1 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.

- 6.7.2 The application is accompanied by an ecological survey. The studies make a number of recommendations to improve the ecological value of the site for a range of species. The details have been reviewed by the Council biodiversity officer who considers that some additional biodiversity enhancement should be secured to offset the impact of the development proposals. This includes the creation of additional habitat areas including a wildflower meadow and wildlife shelters which would be located within the Harrow College grounds. Should planning permission be granted, appropriate planning conditions can be secured to address these issues.

6.7.3 Subject to conditions in respect of the above matters, officers consider that the ecological and aesthetic value of the area would not be harmed 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).

6.8 Energy and Sustainability

6.8.1 London Plan Policy 5.3 requires that development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. It outlines broad considerations that developments should address, including minimising carbon emissions, avoiding overheating, making the efficient use of resources, minimising pollution and the generation of waste, avoiding the impacts from natural hazards, ensuring developments are comfortable and secure, using sustainable materials and promoting and protecting biodiversity and green infrastructure. The same principles are reiterated in the local plan policy DM 12.

6.8.2 The new build element of the proposed development is being assessed under the Building Research Establishments Environmental Assessment Method (BREEAM), a nationally recognised means of reviewing and improving the environmental performance of buildings. The development is seeking a BREEAM rating of 'Very Good'. Additionally consideration has been given to a range of low and zero carbon technologies to reduce the energy demand of the building. It is proposed to install PV panels on the roof of the existing building to achieve a 35% reduction in carbon emissions over the baseline requirements. The supporting sustainability statement also addresses sustainable construction waste management and use of high performing thermal efficient materials for the cladding. In view of the above proposals, officers consider that the development is acceptable with regards to energy and sustainability.

7 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposal would allow for the Environmental and Construction training curriculum to be located in a single location, by providing 5 flexible training workshops together with ancillary spaces. Further space would also be created for a multi skills work shop and staff area. The proposals will result in improvements to accessibility. The proposals will ensure the college can sustain and enhance its curriculum delivery in a more efficient manner and would make a positive contribution to education at the College and the London Borough of Harrow as whole. Moreover, the building would be sustainable and acceptable in terms of its appearance. No detrimental impacts would arise in respect of highways or residential amenity.

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

Unless otherwise agreed in writing by the local planning authority, the development shall be carried out and completed in accordance with the following approved drawings and documents: Preliminary Ecological Appraisal Report & Preliminary Bat Roost Assessment; Project Ref: LLD1461 Rev 02 (dated 30th August 2018); 18018-HNW – V1-00-DR-A-P200 Rev P2; 18018-HNW-V1-00-DR-A-P230 Rev P5; 18018-HNW-V1-01-DR-A-P201 Rev P2; 18018-HNW-V1-01-DR-A-P231 Rev P4; 18018-HNW-V1-02-DR-02-DR-A-P202 Rev P1; 18018-HNW-V1-02-DR-A-P232 Rev P3; 18018-HNW-V1-ZZ-DR-A-P300 Rev P3; 18018-HNW-V1-ZZ-DR-A-P320 Rev P6; 18018-HNW-ZZ-ZZ-DR-A-P100 Rev P1; 18018-HNW-ZZ-ZZ-DR-A-P105 Rev P2; 18018-HNW-ZZ-ZZ-DR-A-P120 Rev P3; 18018-HNW-ZZ-ZZ-DR-A-P330 Rev P3; 18018-HNW-ZZ-ZZ-DR-A-P900 Rev P3; P800 – Design and Access Statement (dated June 2018) Rev P4; 18018-HNW-ZZ-ZZ-DR-A-P901 Rev P3;

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

3. Surface Water Drainage Strategy

No development shall take place, other than works of demolition, until details of works for the disposal of surface water, including surface water attenuation and storage, have 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, in accordance with London Policies 5.13 & 5.15 of the London Plan (2016) and built-in to the Policy DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that measures are agreed and development to manage and reduce surface water run-off.

4. Foul Surface Water Drainage Strategy

No development shall take place, other than works of demolition, until a foul water drainage strategy, has 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, in accordance with Policy 5.14 of the London Plan (2016) and Harrow Core Strategy Policy CS1, and to ensure that the development would be resistant and resilient to foul water flooding in accordance with Policy DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that measures are agreed and put in place to dispose of foul water arising from the development.

5. Materials

Notwithstanding the details shown on the approved drawings, the development shall not progress beyond damp proof course level until samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below have been submitted to the Local Planning Authority to be agreed in writing,:

- a. facing materials for the extensions
- b. windows/ doors
- c. ground surfacing

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 is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2016) and Policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

6. Habitat Creation and Enhancement

Notwithstanding the submitted details, the construction of the development hereby permitted shall not progress beyond damp proof course level, until details of the following biodiversity measures together with a plan for their implementation, monitoring and management have been submitted and approved in writing by the local planning Authority:

- a. Reinforcement of shrub and hedge planting with native species, particularly those producing fruits, nuts or berries to increase the foraging and habitat potential on-site; to include native climbers, e.g. honeysuckle, white bryony, traveller's joy
- b. Provision of wild flower meadow zone located to the east of the Austen Building

- c. Provision of a raised sensory garden bed in the area currently occupied by the external fire escape.
- d. Maintenance of a kitchen garden border to the east of the Newton Building, providing a mix of herbs, flowers to attract pollinators, and invertebrate predators, as well as vegetables
- e. The use of flowering shrubs as listed within the RHS 'Perfect for Pollinators' plant list to provide year-round interest for invertebrates elsewhere in college grounds;
- f. A 'College Green' to be created in the location of the former Gaskell Building
- g. 4 additional woodcrete bird boxes (2 for tits, 1 for robin/redstart, 1 for starling/blackbird) to be deployed in suitable locations across the grounds, (design appropriate to situation – tree/building)
- h. 3 additional woodcrete bat boxes to be deployed in suitable locations across the grounds, (design appropriate to situation – tree/building)
- i. 2 invertebrate shelters, providing holes and cavities to suit a range of species to be deployed in appropriate locations across the grounds

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

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

7. Biodiversity Safeguarding

Habitat areas of value and, in particular any locations which birds are known to be using, shall have a minimum 'no disturbance' buffer of 5 metres width and barrier screens shall be employed to prevent particulates or other materials being inadvertently transferred beyond the immediate construction zone.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

8. Lighting

Any exterior lighting installed on the development or within the college grounds shall be angled down and away from surrounding trees and hedges and any bat roosts and bird boxes;

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area in accordance with Policy 7.19 of The London Plan (2016) and Policy DM 22 of the Harrow Development Management Polices Local Plan (2013).

Informatives

1. **Polices:**

The following polices are relevant to this decision:

National Planning Policy

National Planning Policy Framework 2018

The London Plan [2016]:

3.16 – Protection and Enhancement of Social Infrastructure

3.18 – Education Facilities

5.3 – Sustainable design and construction

5.12 – Flood risk management

5.13 – Sustainable Drainage

6.3 – Assessing effects of development on transport capacity

6.9 – Cycling

6.13 – Parking

7.1 – Building London's neighbourhoods and communities

7.2 – An inclusive environment

7.3 – Designing out crime

7.4 – Local character

7.6 – Architecture

7.16 – Green Belt

7.19 – Biodiversity and Access to Nature

7.21 – Trees and Woodlands

The Draft London Plan (2017)

Policy D1 London's form and characteristics

Policy D2 Delivering good design

Policy D3 Inclusive design

Policy S3 Education and childcare facilities

The Harrow Core Strategy 2012

CS1 – Overarching Policy

CS7 – Stanmore & Harrow Weald

Development Management Policies Local Plan (2013)

DM1 Achieving a High Standard of Development

DM6 Areas of Special Character

DM7 Heritage Assets

DM9 Managing Flood Risk

DM10 On Site Water Management and Surface Water Attenuation

DM12 Sustainable Design and Layout

DM16 Maintaining the Openness of the Green Belt and Metropolitan Open Land

DM20 Protection of Biodiversity and Access to Nature

DM21 Enhancement of Biodiversity and Access to Nature

DM22 Trees and Landscaping

DM43 Transport Assessments and Travel Plans

2. Biodiversity

The applicant is advised that there would be considerable merit in replacing/enhancing the plastic lined pond.

The proposals above should both add features of value for wildlife and interest for visitors and students as well as meeting net gain requirements.

3. SUDS

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

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soakaways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

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

The applicant can contact Harrow Drainage Section for further information.

Reason: To manage, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

4. Considerate 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

5. The 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,
4. 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

6. Compliance with Planning Conditions

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

7. Pre Application Advice

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

Plan Nos: Preliminary Ecological Appraisal Report & Preliminary Bat Roost Assessment; Project Ref: LLD1461 Rev 02 (dated 30th August 2018); 18018-HNW – V1-00-DR-A-P200 Rev P2; 18018-HNW-V1-00-DR-A-P230 Rev P5; 18018-HNW-V1-01-DR-A-P201 Rev P2; 18018-HNW-V1-01-DR-A-P231 Rev P4; 18018-HNW-V1-02-DR-02-DR-A-P202 Rev P1; 18018-HNW-V1-02-DR-A-P232 Rev P3; 18018-HNW-V1-ZZ-DR-A-P300 Rev P3; 18018-HNW-V1-ZZ-DR-A-P320 Rev P6; 18018-HNW-ZZ-ZZ-DR-A-P100 Rev P1; 18018-HNW-ZZ-ZZ-DR-A-P105 Rev P2; 18018-HNW-ZZ-ZZ-DR-A-P120 Rev P3; 18018-HNW-ZZ-ZZ-DR-A-P330 Rev P3; 18018-HNW-ZZ-ZZ-DR-A-P900 Rev P3; P800 – Design and Access Statement (dated June 2018) Rev P4; 18018-HNW-ZZ-ZZ-DR-A-P901 Rev P3

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