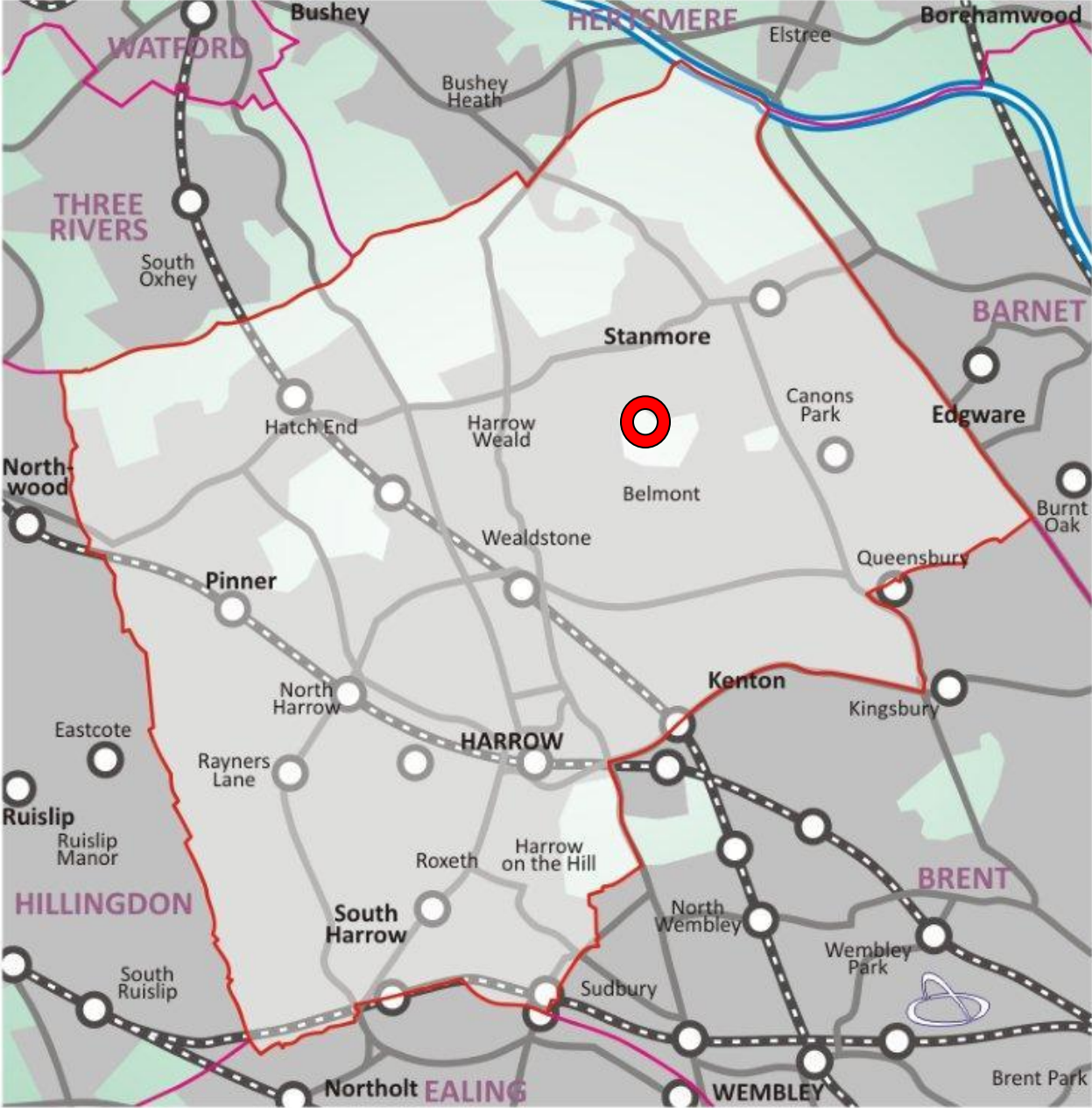
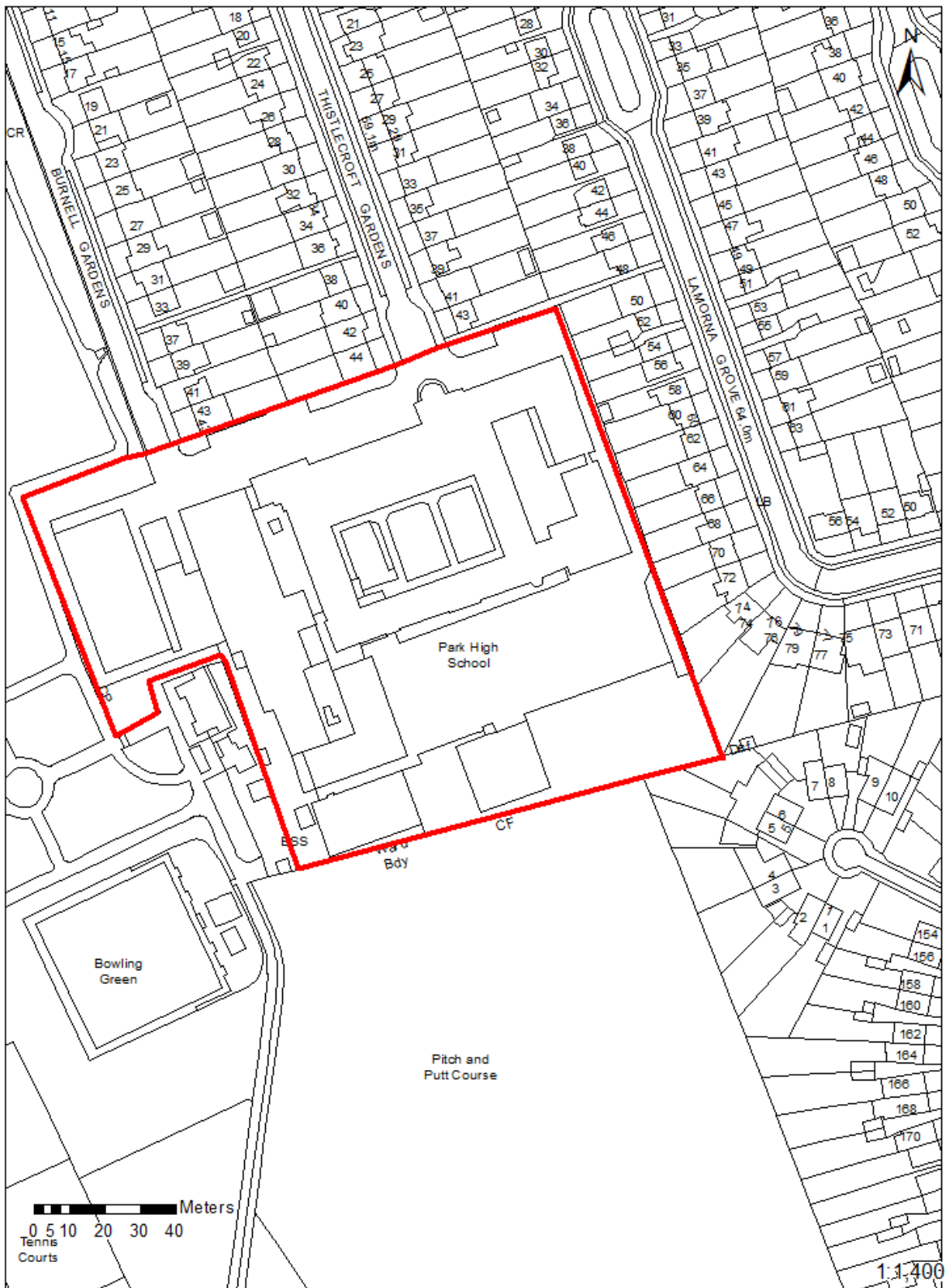


 = application site



Park High School, Thistlecroft Gardens, Stanmore	P/3674/18
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Park High School, Thistlecroft Gardens



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

12th December 2018

APPLICATION NUMBER: P/3674/18
VALIDATE DATE: 26/09/2018
LOCATION: PARK HIGH SCHOOL THISTLECROFT GARDENS
STANMORE HA7 1PL
WARD: BELMONT
POSTCODE: HA7 1PL
APPLICANT: CAROLINE SPENCE
AGENT: STREETSPACE GROUP
CASE OFFICER: FAYE MCELWAIN
EXPIRY DATE: 21/11/2018

PROPOSAL

Single Storey Infill Glazed Extension For Use As A New Library.

RECOMMENDATION

The Planning Committee is asked to:

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

REASON FOR THE RECOMMENDATION

The proposed extension of the school would provide a quality development which would improve the school's facilities for the existing pupils. The development would be appropriate in terms of character and appearance and there would be no adverse impact on the occupiers of neighbouring properties.

The decision to GRANT planning permission has been taken having regard to the National Planning Policy Framework 2018, the policies and proposals in The London Plan 2016, the Harrow Core Strategy 2012 and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

INFORMATION

This application is reported to Planning Committee as the proposed development is over 100sqm and the site is within the Council's ownership

Statutory Return Type:	Minor Other
Council Interest:	None
GLA Community	£0
Infrastructure Levy (CIL)	£0
Contribution (provisional):	
Local CIL requirement:	£0

Regulation 3 of the Town and Country Planning General Regulations 1992 [Statutory Instrument 1992/1492] provides that applications for planning permission by an interested planning authority to develop any land of that authority shall be determined by the authority concerned, unless the application is called in by the Secretary of State under Section 77 of the Town and Country Planning Act 1990 for determination by him.

The application is made by LB Harrow who intends to carry out the development on the land at Park High School, Thistlecroft Gardens, Stanmore, HA7.

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

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
- National Planning Policy Framework
- London Plan
- Draft London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	Park High School Thistlecroft Gardens Stanmore HA7 1PL
Applicant	Caroline Spence
Ward	Belmont
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	None
Other	N/A

Transportation		
Car parking	No. Existing Car Parking spaces	N/A
	No. Proposed Car Parking spaces	N/A
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	N/A
	Cycle Parking Ratio	N/A
Public Transport	PTAL Rating	1b
	Closest Rail Station / Distance (m)	Stanmore Underground Station 1.9 mi
	Bus Routes	114, 324
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	N/A

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

PART 2 : Assessment

1.0 SITE DESCRIPTION

1.1 The application site comprises of a well established school site in Stanmore. To the north and east of the site are residential dwellings.. To the south and west of the site is an area of designated open space (Centenary Park and a miniature golf course).

2.0 PROPOSAL

2.1 The application proposes to construct an infill glazed extension in the central court yard. The structure has an area of 19m by 7.5m and has a slightly sloping roof with a height of 2.7m to 3.0m.

2 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/2161/09	Two storey temporary building to provide 9 classrooms and ancillary accommodation, single storey detached building to provide sports changing accommodation and new sub station.	GRANTED 08-Dec-2009
P/0186/08	Extension of existing school to provide new 2-storey sixth form centre and additional playground area	GRANTED 18-Apr-2008
P/0850/18	Installation of a lift and ventilation ducts; extension incorporating a cold room; store rooms and refuse to east of dining room	GRANTED 19-Jul-2010

4 **CONSULTATION**

4.1 A total of 23 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 31 October 2018.

4.3 Adjoining Properties

Number of letters Sent	23
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken, together with the responses received and officer comments:

Consultee	Summary of Comments	Officer Comments
Drainage	Details of surface runoff from the glass roof and drainage layout showing surface water connections. Pre-commencement drainage conditions/informatives are acceptable.	Noted
Estates	No objections	Noted

5 **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 National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied; it is a material consideration in the determination of this application. The current NPPF was published in July 2018 and replaces the first NPPF (March 2012).
- 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 (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document was published in draft form in December 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.

6.0 ASSESSMENT

6.1 The main issues are;

- 1) Principle of the Development
- 2) Character and Appearance of the Area
- 3) Residential Amenity
- 4) Traffic and Parking
- 5) Development and Flood Risk
- 6) Equalities Implications
- 7) S17 Crime & Disorder Act
- 8) Consultation Responses

6.2 Principle of Development

- 6.2.1 Policy DM47 (b) supports the redevelopment of community and educational facilities that secure enhanced re-provision on the site.
- 6.2.2 The supporting information states that the proposed extension is sought in order to provide a new library facility to support the school's drive on improving literacy within the school. It is understood that currently the library facility is situated in a poorly lit classroom. The extension is to be located in a courtyard area which is not utilised. The expansion of the school is to support the literacy development and learning of existing children and is not expected to increase capacity.
- 6.2.3 The proposed extension is considered to be an enhancement of the existing school provision and is therefore considered to accord with the Council's policies. The development is therefore considered acceptable in principle.

6.3 Character of the Area

- 6.3.1 The National Planning Policy Framework advises that:

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

- 6.3.2 Policy 7.4B of the London Plan (2016) 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. Policy 7.6B highlights that buildings and structures should be of a proportion and scale that appropriately defines the public realm. The thrust of these policies are brought forwards into the Draft London Plan.
- 6.3.3 Policy CS1.B of the Harrow Core Strategy (2012) 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; extensions should respect their host building.
- 6.3.4 DM1 of the Development Management Policies Local Plan (2013) states that proposals should achieve a high standard of design and layout in particular regard should be taken to mass, bulk scale and height.

6.3.5 The proposed extension infills the courtyard in the centre of the building. It is to be of a light weight steel frame, glazed construction which differs in appearance from the main building. The structure would appear clearly discernible from the main building. It is considered that provided a high quality finish is achieved through the use of appropriate materials that the proposed extension would not have an unacceptable impact on the character of the building.

6.3.6 The extension will not be visible from public vantage points and it is considered that the impact on the character of the school and surrounding area is acceptable. The proposal would therefore comply with the above stated policies in terms of character and appearance.

6.4 Residential Amenity for Existing Occupiers

6.4.1 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”.

6.4.2 Policy DM1 of the DMP seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.

6.4.3 Paragraph 4.66 of the Harrow Residential Guide SPD (2010) highlights the importance of the relationship between buildings in terms of light, outlook and visual enjoyment.

6.4.4 The proposed extension is located within the existing school building and would not be visible from the residential properties in vicinity of the site. The impact on residential amenity is therefore considered to be minimal. It is therefore considered that the proposal would not have any impact on the residential amenity of nearby residential occupiers, in compliance with the above stated policies.

6.5 Traffic and Parking

6.5.1 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also contribute to wider sustainability and health objectives. It further recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. Policy DM42 of the Development Management Policies states that proposals that make on-site provision for parking should have regard to the maximum London Plan standards.

6.5.2 The proposed use of the extension is for a library to assist with the literacy levels of the existing children and would not lead to an increase in capacity. Therefore there is not expected to be any intensification of use of the site and it is expected there would not be increased parking demand or impact on the highway network as a result of the proposal.

6.6 Development and Flood Risk

6.6.1 Paragraph 163 of the NPPF (2018) states, “when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment.

6.6.2 Policy CS1U states that development will be managed to achieve an overall reduction in flood risk and increase resilience to flood events. Opportunities to enhance or re-instate the functional floodplain on previously developed sites will be sought.

6.6.2 CS1W states that DM policies set out requirements for SUDs, rainwater harvesting, flood risk assessments and surface water management.

6.6.4 Policy DM9 B of the Development Management Policies Local Plan (2013) states, “proposals that would fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.”

6.6.5 The existing courtyard is block paved therefore the development would not result in additional hardsurfacing on the site. As there would be a glass roof on the proposed extension there could be a modest impact in terms of surface water flood risk. The drainage engineer has requested that the applicant submit drainage layout drawing showing surface water connections and outfall details. The applicant has agreed to submit this detail by way of pre-commencement condition.

6.6.6 The extension is to be used by existing users of the school and there will not be an increase in the number of users or the vulnerability of users. As the site is located within a Critical Drainage Area, sustainable urban drainage [SuDs] is encouraged. An informative is attached to this effect should the application be acceptable in all other aspects.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The development would enhance the facilities for current pupils of Park High School. It is considered that the proposal would provide a good quality of structure which is appropriate in this location and will not impinge on neighbouring amenities. Accordingly, subject to compliance with the attached conditions, the development would accord with the development plan policies and is recommended for approval.

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

13302-PHS-P-LP-P; 13302-PHS-P-NE-E; 13302-PHS-P-RP-E; 13302-PHS-P-SP-P; 13302-PHS-P-WE-E; 13302-PHS-P-WE-P; 13302-PHS-P-FP-E Revision C; 13302-PHS-P-FP-P Revision D; 13302-PHS-P-NE-P Revision A; 13302-PHS-P-RP-P Revision A; 13302-PHS-P-WE-P Revision A; Design and Access Statement; Flood Maps

3 Materials to Be Approved

The construction of the building hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces of the new building have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality, in accordance with policy DM1 of the Councils Development Management Policies Local Plan 2013.

4 Disposal of Surface Water

The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority.

To ensure that the necessary construction and design criteria for the development proposals follow approved conditions according to NPPF.

The applicant should contact Harrow Drainage Section at the earliest opportunity.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework.

INFORMATIVES

1. The following policies are relevant to this decision:

National Planning Policy Framework (2018)

The London Plan (2016):

7.4 Local Character

7.6 Architecture

The Draft London Plan (2017):

D1 London's form and characteristics

D2 Delivering Good Design

Harrow Core Strategy (2012):

Core policy CS1.B

Core policy CS1U

Core policy CS1W

Harrow Development Management Policies Local Plan (2013):

DM1: Achieving a High Standard of Development

DM7: Heritage Assets

DM9: Managing Floor Risk

DM10: On Site Water Management and Surface Water Attenuation

DM47: Retention of Existing Community, Sport and Education Facilities.

Supplementary Planning Documents:

Supplementary Planning Document Residential Design Guide (2010)

2. 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.

3. Compliance with Planning Conditions

IMPORTANT: 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.

3 Liability For Damage to Highway

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 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.

4 Sustainable Drainage Systems

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

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) 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.

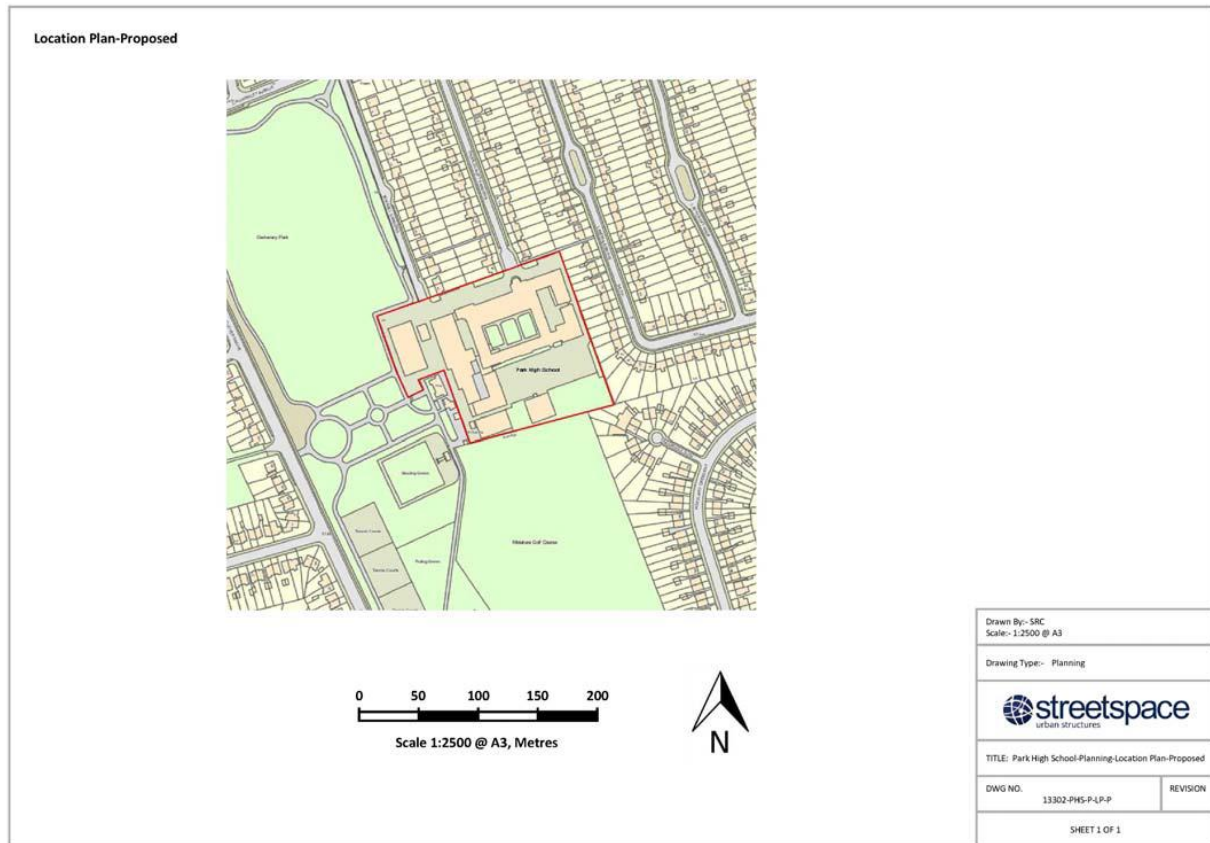
The applicant can contact Harrow Drainage Section for further information.

5 Pre-application Engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

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

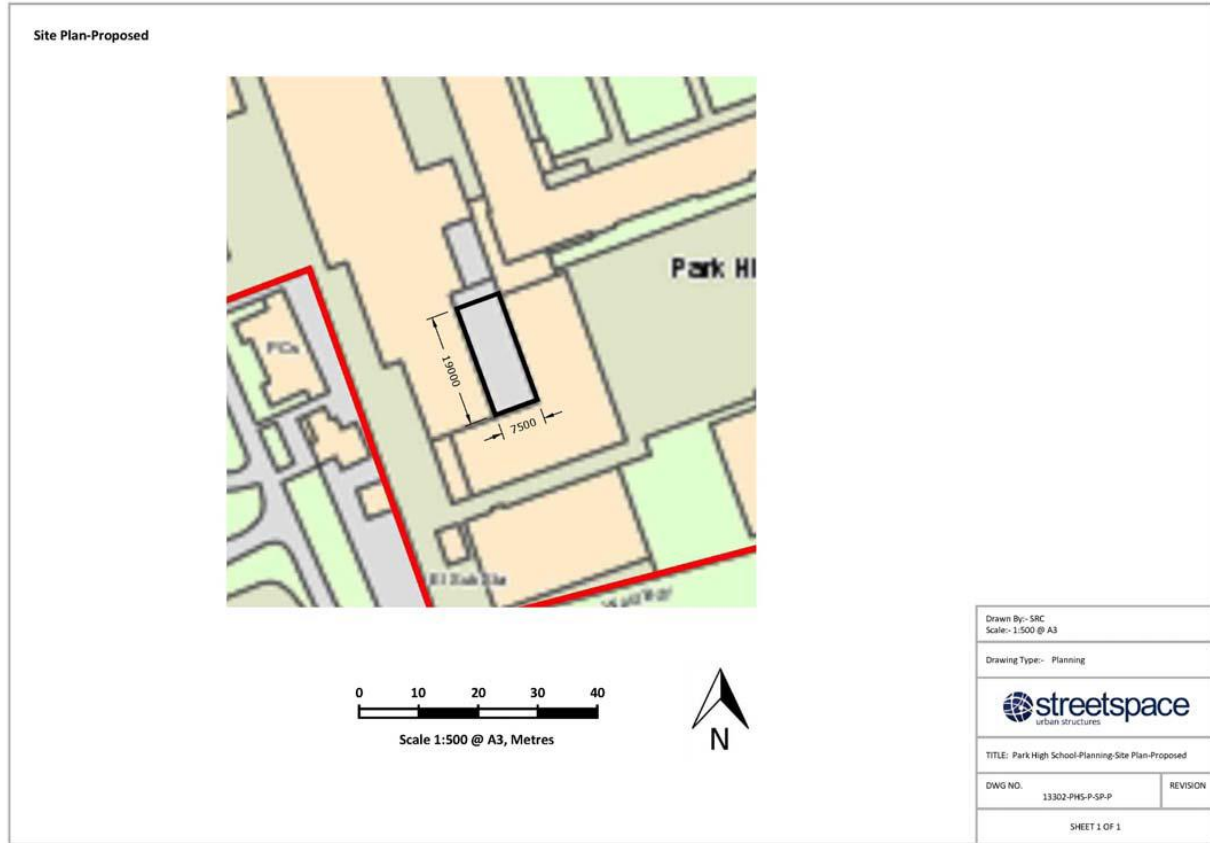
APPENDIX 2: SITE PLAN



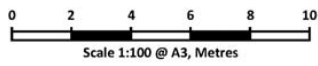
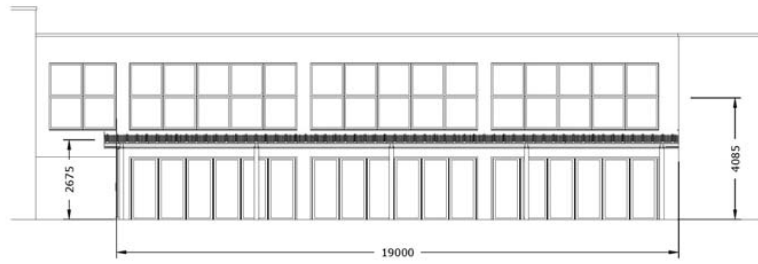
Appendix 3: Photographs



Appendix 4: Plans

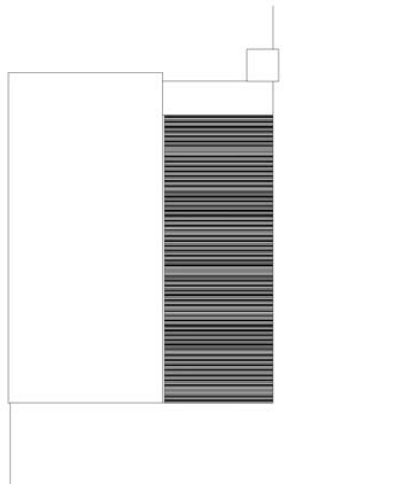


West Elevation-Proposed



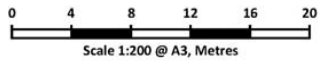
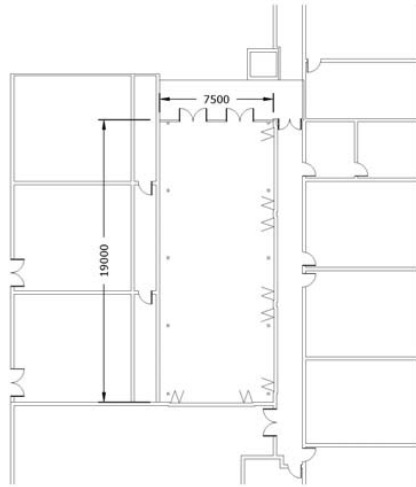
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DWG NO. 13302-PHS-P-WE-P	REVISION A
SHEET 1 OF 1	

Roof Plan-Proposed



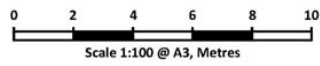
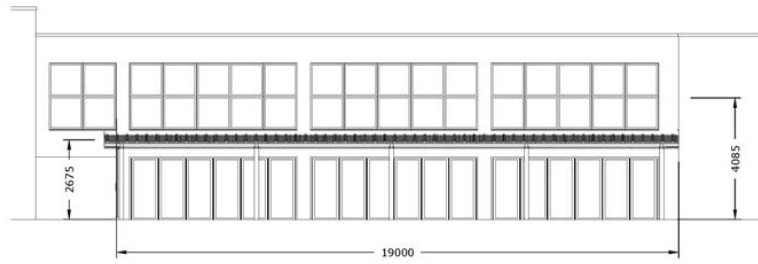
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 <small>urban structures</small>	
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DWG NO. 13302-PHS-P-RP-P	REVISION A
SHEET 1 OF 1	

Floor Plan-Proposed



Drawn By:- SRC Scale:- 1:200 @ A3	
Drawing Type:- Planning	
 streetspace urban structures	
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DWG NO. 13302-PHS-P-F-P	REVISION D
SHEET 1 OF 1	

West Elevation-Proposed



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Drawing Type:- Planning	
	
TITLE: Park High School-Planning-West Elevation-Proposed	
DWG NO. 13302-PHS-P-WE-P	REVISION A
SHEET 1 OF 1	

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