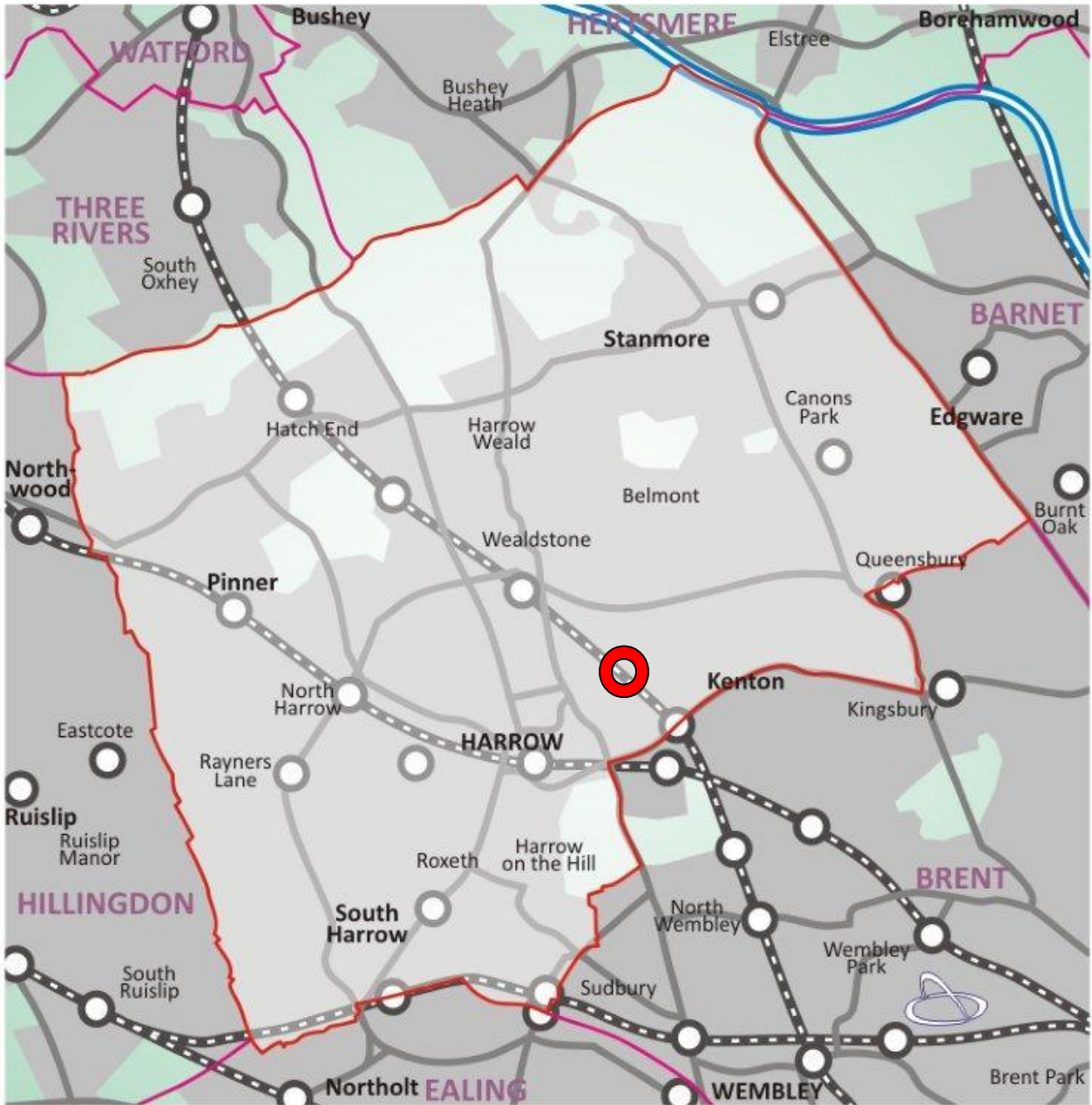
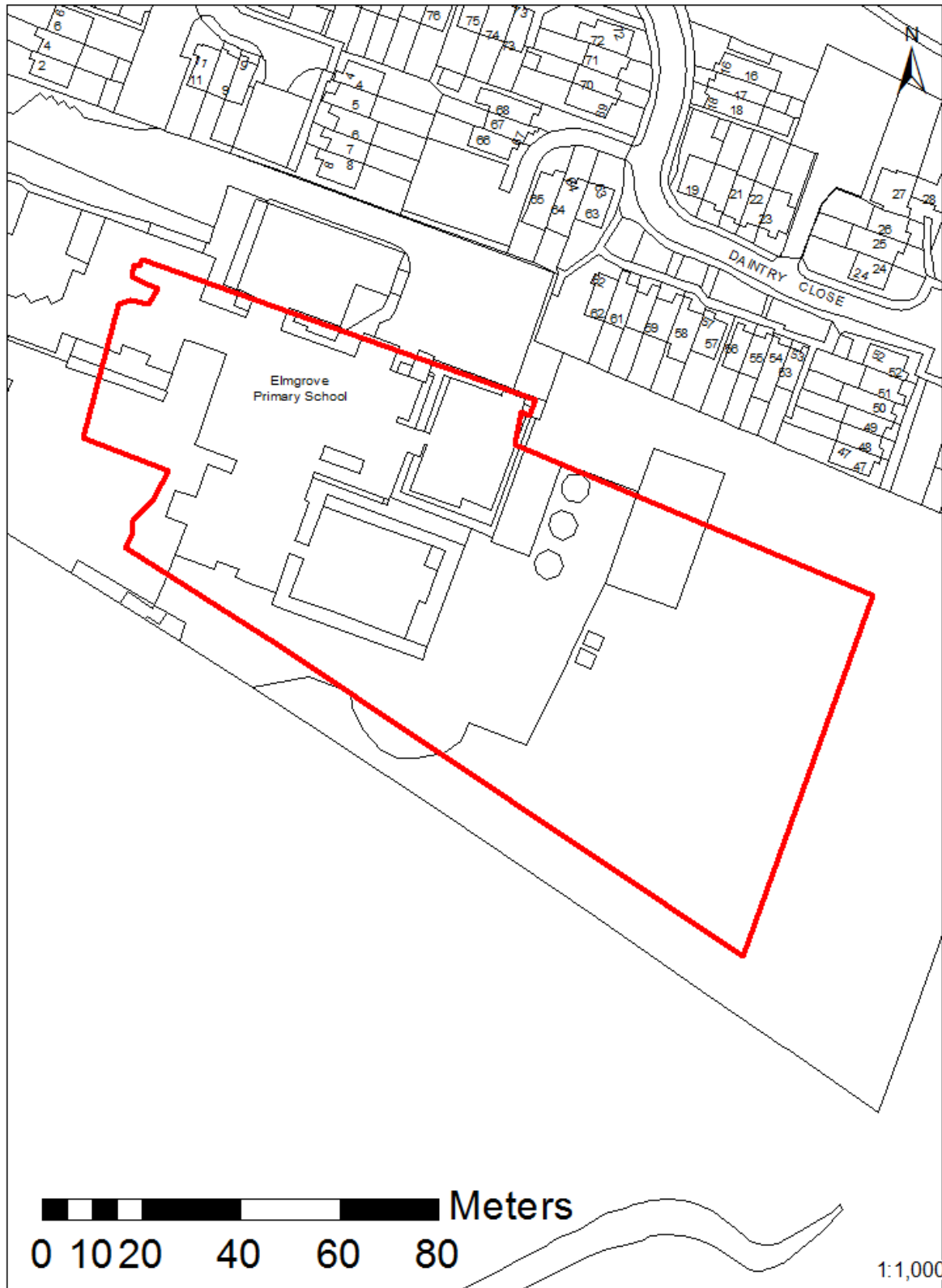


 = application site



Elmgrove Primary School & Nursery, Kenmore Avenue	P/5599/18
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Elmgrove Primary School & Nursery, Kenmore Avenue



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd May 2019

APPLICATION NUMBER: P/5599/18
VALIDATION DATE: 19/12/2018
LOCATION: ELMGROVE PRIMARY SCHOOL AND NURSERY
KENMORE AVENUE HARROW
WARD: KENTON WEST
POSTCODE: HA3 8LU
APPLICANT: HARROW COUNCIL
AGENT: INNES ASSOCIATES
CASE OFFICER: FAYE MCELWAIN
EXPIRY DATE: 31/05/2019 (EXTENSION OF TIME)

PROPOSAL

Redevelopment to provide two storey building (part demolition of existing building); erection of part single and two storey temporary classrooms; hard and soft landscaping; bin, cycle and scooter storage

RECOMMENDATION A

The Planning Committee is asked to:

Under Regulation 3 of the Town and Country Planning General Regulations 1992, **GRANT** planning permission for the development described in the application and submitted plans subject to authority being delegated to the Chief Planning Officer upon the receipt of an acceptable biodiversity report and emergence surveys, and subject to the conditions, any minor amendment to these conditions listed in Appendix 1 and any other additional conditions that may be required following the submission of an acceptable biodiversity report.

Regulation 3 applications are applications for planning permission by an interested planning authority to develop any land of that authority. In this instance, the applicant is the London Borough of Harrow and the land at Elmgrove Primary School and Nursery, Kenmore Avenue, Harrow HA3 8LU.

RECOMMENDATION B

That if the applicant fails to provide a satisfactory biodiversity report and emergence surveys by the 22nd August 2019 or as such extended period as may be agreed by the Chief Planning Officer in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Chief Planning Officer on the grounds that:

1. The application has failed to demonstrate that the proposed development would provide suitable ecological enhancements on the site and therefore the proposals would be contrary to the National Planning Policy Framework (2018), Policy 7.19 of The London Plan (2016) and Policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

REASON FOR THE RECOMMENDATION

The proposal represents a significant investment in the education provision in Harrow, providing a high quality education and learning environment for Primary school pupils across Harrow and the wider area. The redevelopment at Elmgrove School would noticeably enhance the site as an educational and social 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.

For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation, subject to a suitable biodiversity report and emergence surveys, this application is recommended for grant.

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.

INFORMATION

The application is reported to the Planning Committee because the Council is the applicant and landowner and the proposal is a major development and therefore falls outside of category 1(d) of the Council's scheme of delegation.

Legal Comments

Regulation 3 of the Town and Country Planning General Regulations 1992 [Statutory Instrument 1992/1492] provides [in relevant part] that applications for

planning permission by an interested planning authority to develop any land of that authority shall be determined by the authority concerned, unless the application is called in by the Secretary of State under Section 77 of the Town and Country Planning Act 1990 for determination by him.

Statutory Return Type: Major Development
Council Interest: None

GLA Community Infrastructure (CIL) Contribution (provisional): N/a

Harrow Community Infrastructure (CIL) Contribution (provisional): 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 2 (PSBP). The PSBP is funded by the Department for Education. PSBP 2 aims to rebuild the school buildings in the worst condition, 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 in the worst condition within educational sites which have reached the end of their life cycle. It is intended that all the projects in the programme will be opened by 2021.

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.

OFFICER REPORT

PART 1: Planning Application Fact Sheet

Education		
No.of Pupils	Existing	763-866
	Proposed	Unchanged
No.of Forms of Entry	Existing	Four form
	Proposed	Unchanged
No.of Staff	Existing number of jobs	139 full time 20 part time
	Proposed number of jobs	Unchanged
No.of Classrooms	Existing (to be demolished)	36
	Proposed	37
Outdoor Space	Existing	5923sqm - hard informal and social areas 3466sqm - Soft informal and social space 431sqm – Hard Outdoor PE space 6923 sqm soft outdoor PE
	Proposed	5733sqm - hard informal and social areas 8117sqm - Soft informal and social space 431sqm – Hard Outdoor PE space 6923 sqm soft outdoor PE

Transportation		
Car parking	No. Existing Car Parking spaces	49 car parking spaces
	No. Proposed Car Parking spaces	46 car parking spaces 2 disabled spaces Mini bus drop off
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	40
	Cycle Parking Ratio	N/A

Public Transport	PTAL Rating	1b
	Closest Rail Station / Distance (m)	Kenton Underground Station (0.6 miles) Harrow and Wealdstone Underground Station (0.8 miles)
	Bus Routes	H9, H10
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	As existing

Sustainability / Energy	
BREEAM Rating	Very Good
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 2.32 hectares in area and is located on the eastern side of Kenmore Avenue and comprises of Elmgrove Primary School and Nursery which is accessed from Kenmore Avenue.
- 1.2 The current building is located on the north west corner of the site surrounded to the east and south by hard and soft play spaces and parking to the north. The building is predominantly single storey, being made up of a mixture of interlinked single and two storey blocks with a modern two storey building on the south wing which is a recent addition to the school (block E).
- 1.3 To the southeast are the playing fields associated with the school which are designated as open space. To the south and east of the site is the open space associated with Kenton Recreation Ground.
- 1.4 Along the northern boundary of the site are two storey residential properties on Daintry Close and Martock Close. There are also residential properties on the opposite side of Kenmore Avenue.
- 1.5 The main pedestrian accesses are located off Kenmore Avenue, between playgrounds. There is a secondary pedestrian entrance via the car park off Daintry Close/ Martlock Close.
- 1.6 The main vehicle access point is in the top north corner of Kenmore Avenue into the car park. There is also a secondary, maintenance access further down Kenmore Avenue, behind the Children's Centre, providing access onto the playground.
- 1.7 On the opposite side of Kenmore Lane, approximately 100m away, is the site of the Kadwa Paidar Centre, a community use.
- 1.8 The site is secure with high fencing along the site boundaries.

2.0 PROPOSAL

- 2.1 It is proposed to demolish the existing buildings on site (apart from the new block E) and construct a consolidated two storey building which would join with the newest addition to create a U shaped building centred around a Courtyard. The two vehicular accesses and the general car parking layout are to be retained as per the existing layout.

- 2.2 It is proposed to undertake the works in a phased approach:
- Phase 1 – construction of a temporary two storey building in the playing fields and re-location of pupils
- Phase 2 - Demolition of existing school buildings
- Phase 3 – Construction of new school buildings.
- 2.3 The infant school and nursery are positioned on the ground floor and the older Junior School placed on the first floor. The main building reception, offices and kitchen have been positioned along the north façade of the building by the existing car park.
- 2.4 The pedestrian access gate to the school is positioned further north.
- 2.5 The existing car park is largely retained as existing with some minor remodelling to better accommodate disabled parking and servicing. The number of parking bays is to remain the same.
- 2.6 Cycle and scooter parking is to be rationalised and provided at the school frontage to accommodate the same as existing.
- 2.7 The building is proposed to be brick built to complement the part-brick, part render Block E.
- 2.8 Following the completion of the school buildings it is proposed to demolish the temporary building and to re-instate the playing fields.
- 2.9 The proposed front elevation of the building has a width of approximately 70m which would front Kenmore Lane with a flat roof and a maximum height of approximately 8.5m with a U shaped footprint.

3.0 RELEVANT PLANNING HISTORY

Reference Number	Development Description	Decision/ Date
P/1719/14	Construction Of A Two Storey Linked Extension To The South East Of The Existing Building; Construction Of Single Storey Extension With Associated Canopy To East Elevation And Single Storey Extension To West Elevation Of Existing Building; Single Storey Infill Extension To East; Provision Of Kitchen Extract Duct Over Existing Flat Roof; Provision Of Additional Parking Spaces And Alteration To Parking Layout; Hard And Soft Landscaping Involving Alteration To Hard And Soft Play Spaces; External Alterations; Involving Removal Of Two Existing Mobile Buildings (In Association With The Expansion Of The Existing 3 Form Entry Primary School To A 4 Form Entry Primary School) –	Granted – 30/06/2014
P/3980/07/CFU	Single storey extension to provide children’s centre	Granted 29-Feb-2008
P/1710/05	Alterations to side elevation to form new main entrance with canopy over	Granted 12-Sep-2005
EAST/45/95/LA3	Removal of three single mobile classrooms and erection of a triple mobile classroom	Granted 04-Apr-1995

4.0 CONSULTATION

4.1 A total of 228 neighbouring properties were consulted and a site notice was placed in the vicinity of the site with the notification period expiring on 5 February 2019.

4.2 Adjoining Properties

Number of Letters Sent	220
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.3 No objections were received from adjoining residents.

4.4 Statutory and Non Statutory Consultation

The following consultations have been undertaken:

Internal

- Drainage Officer
- LBH Highways
- Landscape Architect
- Policy
- Vehicle Crossing Team
- Environmental Health

External

- Thames Water
- Designing Out Crime Officer
- Sport England

4.5 Internal and External Consultation

A summary of the consultation responses received along with the Officer comments are set out in the Table below:

Consultee	Summary of Comments	Officer Comments
Internal		
	<p>Drainage Officers The Flood Risk Assessment has been assessed and following the submission of further information addressing localised flooding within the site and Flood Displacement Storage the proposed compensation flood storage is acceptable but further details (cross section with existing/ lowered ground levels) are still required which can be conditioned.</p> <p>In addition an alternative evacuation route should be proposed. This can also be conditioned.</p> <p>The applicant is advised to consult TW with regard to sewer connections/ capacity within the public system and provide evidence that it's been agreed.</p> <p>Also, permeable paving should be used and further construction details with Maintenance Plan provided.</p>	<p>Comments noted and conditions added.</p>
<p>Transport</p>	<p>The submitted transport statement is fine. No specific</p>	<p>Comments noted and conditions</p>

<p>comments due to there being no change to the number of pupils or staff. An updated travel plan would be appreciated as the one submitted is a bit light on information with a lot of gaps in the text. A full detailed travel plan will most certainly be required if the application is granted. Also considering the very local catchment, it is essential that this school has very robust targets for reduced pupil car travel. The travel plan can be conditioned.</p>	<p>added.</p>
<p>Landscape Architect Green roofs can be installed on low pitched roofs. Green roofs would enhance the biodiversity and could be installed between and under parts of the proposed PV's and should be considered. Alternatively brown roofs could easily be installed. This would need to be discussed, agreed and conditioned.</p> <p>There is a arboricultural report, however an impact assessment, tree constraints plan and tree proposed tree protection measures would be required for both the temporary school accommodation and the construction of the new school building .</p> <p>In order to enhance the biodiversity, bat and bird boxes should be built into the fabric of into the new school building.</p> <p>Additional tree planting – 6 trees are proposed to be removed in the arboricultural report and a seventh shown in the landscape proposals - additional new replacement trees are required to compensate and replace the mature trees that are proposed to be been removed. Although 4 of the proposed to be removed are categorised as 'U' so in decline or the existing value would be lost within 10 years, however, these trees would still have a visual impact on the site. Tree T5 and T6 Horse Chestnuts should be replaced by a large canopied tree, along the same line (in a similar location) to provide shade and enhance the appearance and biodiversity of the outdoor grounds.</p> <p>The Ecological Assessment report notes the following opportunities for biodiversity enhancement that should be taken into account and incorporated into the details of the landscape design :</p> <ul style="list-style-type: none"> • native species, trees, shrubs, climbers and herbaceous that bear berries and seeds for birds and nectar to attract nocturnal invertebrates for 	<p>Comments noted and addressed in the report, conditions added.</p>

<p>bats could be planted and also notes to install artificial bat roosts within the fabric of the building and erect bird boxes. Installation of bird boxes should also be allowed, to be built into the new building walls.</p> <ul style="list-style-type: none"> • A nature garden or wild area should be created within the site boundaries Proposes specific features – bird table, pond, log pile and / or wildflower meadow include in the design for benefit of wildlife • A Nature garden - Details of the proposal for a new pond with aquatic and marginal planting and a nature area with native planting, wildflowers and natural grass mix / wildflower meadow? This would be a useful educational resource. The nature garden could incorporate a bird table, pond, log pile and wildflower meadow. • Details of the landscape management objectives and future maintenance of the hard and soft landscape would be required. • Details of the fire access route would be required, including the proposed foundations and hard surface material, as shown in the general arrangement drawing 2 of 5, drawing number PSBP2 071-TF-ZZ-00-DR-L-1005 • Contaminated land the Geo environmental Assessment - Report with various questions and hand written comments. Detailed ground investigation report / extent of the ground contamination and the impact / effect on the proposed landscape areas and in particular any areas that the children// staff / visitors / construction and maintenance workers come into contact with, needs advice / assessment on the potential contaminant and possible impact on human health and any need for remediation measures. • Asbestos has been identified and some remedial action will be necessary. <p>A management and maintenance condition would be sensible as well as the landscape implementation condition.</p>	
<p>Policy The Sustainability report does not follow the energy guidance of the mayor of London. The overall carbon reduction is in-excess of the minimum 35% reduction required under the London Plan for non-residential development and is welcomed.</p>	<p>Comments noted and addressed in the report. Relevant conditions added.</p>

It is not possible however to determine whether the energy hierarchy (reduce energy / energy efficiency, supply low carbon / 'clean' energy and finally, renewable energy) has been followed, as no details of carbon reductions achieved through each element of the hierarchy are provided. This means it is not possible to determine if the proposal will achieve the current London Plan requirement that compliance with Part L of the Building Regulations is achieved as a minimum through energy efficiency measures alone (the draft New London Plan requires a 15% reduction from energy efficiency measures, which a degree of weight can also be given to).

Furthermore, the report does not address the potential connection to the proposed Wealdstone District Heat Network, which if progressed is intended to serve the Council depot immediately opposite the site (i.e. a connection is potentially feasible). As a minimum, future connection should be safeguarded.

In terms of sustainability in general, the report does not address the full range of considerations required under the Mayor's Sustainable Design and Construction SPG or BREEAM "Excellent" (identified as a technical target under section 3.2 of the PinnacleESP report).

Given the above, the strategy should be revised to provide the missing information / more closely follow GLA guidance on energy strategies, sustainable design and construction and BREEM. It is however noted that the application is due to be considered by the Planning Committee shortly and consequently in this instance, it will be necessary to apply a condition on any approval requiring submission of the revised strategy and securing a minimum 35% reduction in carbon emissions from Part L of the Building Regulations 2016.

The requirement for connection to any future district heat network (if feasible) or as a minimum, safeguarding potential connection to any future district heat network should also be applied to any permission; this is typically done by way of s106 agreement but maybe able to be secured through condition if there is no other requirement for a s106 agreement.

<p>Vehicle Crossing Team The same access and egress is being utilised therefore no concerns.</p>	<p>Comments noted and informative added.</p>
<p>Environmental Health The school is on land listed on the contaminated land register. Remedial works were carried out so the site is suitable for the existing school use. Some contamination remains is the sub-soil because the remedial works broke the “source – pathway-sensitive receptor” linkage. Therefore there is potential for disturbance from new development to cause further problems from the remaining contamination. This issue is not serious enough to warrant refusal of any planning permission. However, I would recommend imposition of the usual contaminated land planning conditions to ensure soil contamination is properly dealt with.</p>	
<p>Biodiversity</p> <p>The report is generally acceptable. It highlights the potential for bats to be roosting on site and the need for emergence surveys in respect of this.</p> <p>If the demolition were to be/have been carried out during the hibernation period it would be acceptable for alternative roosts to be/have been provided without any emergence/return survey.</p> <p>However, it is now necessary either for the demolition to be postponed until next winter or for the roost surveys to be carried out BEFORE we can determine the application. This should have been apparent to the applicant from the report they have provided in support of their proposal.</p> <p>Additionally, whilst the report makes some suggestions in relation to biodiversity enhancements that could be provided as part of the development, all development is REQUIRED to deliver such gain.</p> <p>Enhancement should incorporate provision of a green roof/walls to the new building, bat, bird and invertebrate shelters and plantings within soft landscaped areas to enhance their wildlife value (providing additional food sources and shelter. The proposals should take account of local green infrastructure - particularly the Belmont Trail which provides an important green corridor.</p>	

External	
Thames Water No objection to the planning application in terms of surface water network infrastructure capacity and foul water sewage network.	Comments noted
Designing Out Crime Officer Seeks a planning condition where the development must achieve Secured by Design accreditation.	Comments noted and conditions added
Sport England An original Holding Objection was removed following the submission of documents demonstrating that the use of the adjacent playing fields would be unobstructed and in the long term the playing field would be unaffected. Suggested conditions and informatives to ensure that the temporary buildings are removed within 24 months and that the playing field is reinstated within three months after the temporary buildings being removed.	Comments noted and condition added

4.6 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 and returned to a subsequent Design Review Panel taking on board the suggestions from the panel.

4.6.1 The architects were commended for successfully amending the scheme in accordance with the comments raised.

Massing and Layout

- The entrance sequence is much improved; it's clearer and legible. Still a question of why there is so much grass at the front. A surface that is useable all year round is probably better. Suggestion that the border is grassy but then you make a space within that can be used.
- GF plan, appreciate that you've made a pause moment, and widened the entrance etc. and although that definitely helps, it would really benefit from some natural light. Is there any way to create a view to the courtyard?
- A more traditional staircase as an object in the courtyard is desirable, as this allows you to create a nice feature for natural lighting; can the stairwell be glazed on either side? Changes to staircase would help get rid of some doors on the South corridor.
- Opportunity to create a small store lobby in front of head teachers office by removing the door and wall.

- It's great that you've made a bigger reception area, and the corridor area with breaks

Architecture

- Integrated canopies is preferable and would be good to push for the emerging scheme
- Variety of windows – deciding where you want to inject some personality. Some of the more construction elements like windows might be quite difficult. There is a job to do in identifying those opportunities – for example, signage, or the fence. Inject a language that permeates through the school (painted reveals?)
- Make the façade a bit more irregular at times – break it up so that it's not so homogenous.

Summary

- Intent to make a nice walkway through into the school is successful
- There is an opportunity to better integrate the canopies, improve material choice, and still gives daylight that you need. The framing and system used could sit more happily with your design.
- Nice to see the language of materials, these should be illustrated better as detailed elevations. Define the window reveal, coping and the depth details in order to future-proof quality as early as possible.

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 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 updated in February 2019.

- 5.3 In this instance, the Development Plan comprises the London Plan (2016) and the Local Plan. The Local Plan comprises the Harrow Core Strategy (2012), Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan (2013), the Site Allocations Local Plan (2013) and the accompanying policies map.
- 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 and is currently in the Examination in Public (EiP) stage, with the Panel's report expected in Autumn 2019. Given that the draft Plan is in the EiP stage of the formal process it holds some weight in the determination of planning applications, although lesser weight will be given to those areas of the plan that are being challenged through the EiP process (including any potential inconsistencies with the NPPF).
- 5.6 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 of the Area
- Amenity of Neighbouring Occupiers
- Traffic, Parking and Construction
- Development and Flood Risk
- Biodiversity
- Sustainability/Air Quality
- Contamination
- Accessibility
- Community Use Scheme

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. 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 NPPF states at paragraph 94 : 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 choice in education. They should:
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
 - b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 6.2.3 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
- 6.2.4 Elmgrove School is part of the second phase of the Priority Schools Building Programme (PSBP 2). The aim of the programme is to raise the standards of teaching spaces.
- 6.2.5 The educational use of the site is long established. The existing buildings on site are outdated and past their intended life cycles. Consequently they are in a state of disrepair. In addition, the existing buildings are poorly configured and form an incoherent sprawl on the site. The existing school is ill-equipped to provide the quality and level of educational facilities required.
- 6.2.6 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 consist of 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.
- 6.2.7 When replacing a school building the Department for Education’s preferred process is to build the new school on an area of vacant land on site, decant from the old to the new building, demolish the old building then re-landscape as appropriate. However, this preferred methodology would not be possible as the only vacant pieces of land on the Elmgrove School site are either designated as Metropolitan Open Land or are above Thames Water pipes. The playing fields are designated Metropolitan Open Land. Policy DM 17B does not support proposals for uses to Metropolitan Open Land which would adversely harm openness. Therefore, although an obvious choice for the location of the new

school, the siting of the new building on the playing fields was discounted at the early design stages of the proposal.

- 6.2.8 The proposed phases of the development involve, firstly the construction of a temporary building on the playing field which the children will be moved into, secondly the demolition of the existing school buildings, then the construction of the new building. When complete the children will be moved out of the temporary accommodation and into the new building, the temporary building will be removed and the playing fields reinstated.
- 6.2.9 The Council is generally not supportive of the use of temporary classrooms as often due to demands for teaching space the classrooms remain in situ for longer than their intended life span. The applicant has provided a supporting document outlining alternative options for accommodating the children during the demolition and construction of the school. However, the search demonstrated there was not an alternative option which would accommodate a 4FE primary school within the catchment area of the existing school. Therefore the use of the temporary building to accommodate the pupils during the demolition and construction phases appears to be the only viable option.
- 6.2.10 The proposed temporary building is to be located on the playing fields. Sports England originally objected to the loss of the playing fields during the construction phases. The applicant has provided evidence that there is an agreement in place for the use of the recreation ground during the construction and Sports England has subsequently removed their holding objection subject to conditions to ensure the removal of the temporary building within 24 months and the reinstatement of the playing fields within three months of its removal. These conditions have been attached accordingly.
- 6.2.11 In summary, having regard to the above policy considerations, the principle of development is deemed to be acceptable by officers. It is considered that the proposal would make a significant contribution to educational and social infrastructure within the London Borough of Harrow and the use of the temporary building during construction is accepted to be the best solution given the limited alternative options. 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 Character and Appearance of the Area

- 6.3.1 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan 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 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. Development should

not be harmful to amenities, should incorporate best practice for climate change, provide high quality indoor and outdoor spaces, be adaptable to different activities and land uses and meet the principles of inclusive design. The ethos of these principles are carried over in the draft London Plan policies D1 and D2.

- 6.3.2 Core Policy CS1.B specifies 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.'
- 6.3.3 The design and layout of the replacement school buildings seeks to consolidate the interlinked single and two storey blocks to a more rational, coherent school building within a slightly smaller footprint due to a conglomerated and increased massing and scale. The proposed redevelopment of the site 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.
- 6.3.4 The site is in a prominent position and is highly visible from public vantage points. The existing buildings can be viewed both from the frontage on Kenmore Lane and from the surrounding recreational ground. Whilst occupying a similar position, the proposed two storey building is considered to have a more striking and harmonised appearance than the ad-hoc cluster of buildings which currently occupy the site. The building is single storey beside the boundaries with the residential properties reducing the dominance in relation to these buildings. The scale and location of the building is considered to be acceptable.
- 6.3.5 The building presents a simplistic rectangular frontage to Kenmore Avenue which is set back from the road. The entrance is marked by a double-height angled reveals clearly marking this key feature and making the layout legible. The windows are aligned systematically with graduated side blue side panels. The use of brick is proposed which is considered to integrate with the brick finishes of the surrounding residential dwellings. It is considered that the building would appear appropriate and functional in its context and is a great improvement to the current building. 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.
- 6.3.6 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. It is to be commended that the applicant attended the Design Review Panel and took on board the suggestions and addressed the issues raised. Operational needs and improved internal teaching requirements, needs, efficiencies and educational standards also influence the layout of the proposed building and the internal functioning of the building has been greatly improved by taking on board the advice from the Design Review Panel. 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.

Landscaping

- 6.3.7 Paragraph 127 (b) 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 for new or existing trees and supports biodiversity.
- 6.3.8 The development of the school site includes proposals soft and hard landscaping in a similar configuration to the existing school with hard landscaping surrounding the building and the playing field to the rear. There is a soft landscaped area on the frontage with Kenmore Lane which provides a green buffer from the street to the nursery/reception play area which is located on the main frontage. The U shaped building provides a central courtyard to the rear which is a combination of soft and hard landscape and there are separate hard landscaped play areas which are allocated for infants and juniors surrounding the building. In addition there is an astroturf area and the existing MUGA on the edge of the playing fields.
- 6.3.9 The proposal has been referred to both the Council's Landscape Architect and tree officer. It is considered highly important to provide as many new trees as possible. Six to seven trees would require removal to facilitate the redevelopment. The loss of any trees on the site is regrettable therefore it is considered necessary that for every tree lost two trees should be replaced. This will enhance the environment and allow for the death of any trees which do not take to the environment.
- 6.3.10 The Council's landscape architect is generally satisfied with the proposed hard and soft landscaping but considers that given the scope of the project a landscape condition will be necessary to ensure that the details of the scheme are fully understood and dealt with in a suitable manner. In addition management, maintenance and landscape implementation conditions have been attached.
- 6.4 Amenity of Neighbouring Occupiers
- 6.4.1 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".

- 6.4.2 The existing main school buildings are predominantly single storey and are adjacent to residential properties on Kenmore Avenue, Daintry Close and Martock Close. Of particular consideration, 2 Kenmore Avenue, 9, 10 and 11 Martock Close and 8 Daintry Close all share common boundaries with the school.
- 6.4.3 The existing single storey school building is 6.33m to the common boundary at its closest point. Although the proposed building is predominantly two storey, the northern wing of the building, closest to these neighbouring dwellings is single storey and there is a gap of approximately 11m to the shared boundary. The additional storey on the remainder of the building is not considered to significantly increase the overall dominance of the building or to have an unacceptable overbearing impact on the occupiers of the adjacent residential properties significantly more than the existing situation.
- 6.5.4 The proposed access to the rear car park is to remain along the shared boundary and parking bays along the boundary are to be retained. The number and frequency of journeys into the school is expected to remain the same and therefore it is not considered that this is likely to result in a significant alteration to the existing situation.
- 6.4.5 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. Additional information by way of the management of staff car parking arrangements, can be secured by 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.

6.5 Traffic, Parking and Construction

- 6.5.1 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.
- 6.5.2 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.
- 6.5.3 Policy DM42 states: "Proposals that would result in inappropriate on-site parking provision, having regard to the criteria in this policy, and those which would create significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclists, will be resisted." Policy DM43 states that

proposals that fail to satisfactorily mitigate the transport impact of development will be resisted.

- 6.5.4 Policy DM45 states sufficient provision should be made for refuse and recycling and that there must be appropriate access, which must be located and screened to avoid nuisance to occupiers and adverse visual impact.
- 6.5.6 The applicant has submitted a transport plan with the application. 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. A construction method statement, covering all relevant issues, could be secured by a suitable planning condition to ensure that during the construction phase a suitable plan is in place to minimise disruption.
- 6.5.7 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.
- 6.5.8 In terms of cycle parking, this must be provided in accordance with London Plan standards (2016) and to take account of the Draft London Plan. 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. The locations of cycle provision is proposed beside the entrance to the school. A condition is added to ensure that suitable provision is secured in line with up to date requirements.
- 6.5.10 It is considered that the proposal as set out would be acceptable in terms of highways implications in accordance with Policies 6.3, 6.9 and 6.13 of The London Plan (2016), Policies DM42 and DM45 of the Harrow Development Management Policies Local Plan and Policy AAP 19 of the AAP.

6.6 Development and Flood Risk

- 6.6.1 The NPPF (2018) outlines the need to manage flood risk from all sources 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".

- 6.6.2 The site lies in surface flood zone 3a and 3b and therefore has a high risk of flooding. 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 flood compensation details and the details of an alternative proposed evacuation route in the event of flooding. These required details have been added as conditions. In addition conditions regarding the final drainage design together with a management plan for disposal and attenuation for surface water disposal have been imposed.
- 6.6.3 Subject to the conditions securing the above, it is considered that the proposed development would accord with policy 5.2 of London Plan (2016) and policy DM10 of the Harrow Development Management Policies Local Plan (2013).
- 6.7 Biodiversity
- 6.7.1 Policy 5.11 of the London Plan (2016) states that major development proposals should be designed to include roof, wall and site planting especially green roofs and walls where feasible.
- 6.7.2 Policy G6 of the emerging London Plan (2017) (Biodiversity and Access to Nature) states that Local Authorities should seek opportunities to create habitats that are of particular relevance and benefit in an urban context
- 6.7.3 Policy DM 20 states that the design and layout of new development should retain and enhance any significant existing features of biodiversity value within the site. Potential impacts on Biodiversity should be avoided. Green Corridors and green chains should be retained and proposals which would prejudice their functions as routes for the passage of wildlife through the urban environment will be resisted.
- 6.7.4 Policy DM 22 D states that The Council will require trees identified for retention during construction to be protected during construction and to be retained or replaced where necessary following the completion of the development.
- 6.7.5 The Council's Biodiversity Officer has reviewed the submitted biodiversity report and is generally satisfied with its content. However, the report highlights the potential for roosting bats on the site and the need for emergence surveys in relation to this. It is necessary either for the demolition period to be postponed until next winter or for the roost surveys to be carried prior to the determination of the application. In addition clear proposals for enhancement of the site such as green roof/walls to the new building, bat, bird and invertebrate shelters and plantings within soft landscaped areas to enhance their wildlife value providing additional food sources and shelter taking account of local green infrastructure - particularly the Belmont Trail which provides an important green corridor is required.
- 6.7.6 It is proposed to recommend that the committee grant permission subject to giving the Chief Planning Officer delegated powers to approve a revised Biodiversity report together with a strategy for securing its recommendations. Should acceptable details not be provided within the specified timeframe, it is proposed to refuse the application.

6.8 Sustainability/Air Quality

- 6.8.1 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.
- 6.8.2 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 13 supports decentralised energy networks and states that where feasible development proposals should connect to existing decentralised energy networks. Policy DM 14 highlights that development proposals should incorporate renewable energy technology where feasible.
- 6.8.3 The building has been designed utilising passive design measures such as pursuing best practice fabric thermal performance and air permeability. A sustainability report has been submitted with the application. However, the report does not appear to be prepared in accordance with the guidance issued by the Mayor of London. The report does not cover all of the elements required for an energy strategy (i.e. no indication of carbon reductions for each element of the energy hierarchy and no consideration of the potential to connect to a district heat network are two examples).
- 6.8.4 In terms of the proposed carbon reductions, the strategy proposes to achieve an overall carbon reduction of 39.7%, which is in-excess of the minimum 35% reduction required under the current London Plan for non-residential development and as a broad headline figure is welcomed. However, it is not possible to determine whether the energy hierarchy (reduce energy / energy efficiency, supply low carbon / 'clean' energy and finally, renewable energy) has been followed, as no details of carbon reductions achieved through each element of the hierarchy are provided. This means it is not possible to determine if the proposal will achieve the current London Plan requirement that compliance with Part L of the Building Regulations is achieved as a minimum through energy efficiency measures alone (the draft New London Plan requires a 15% reduction from energy efficiency measures, which a degree of weight can also be given to).
- 6.8.5 Furthermore, the report does not address the potential connection to the proposed Wealdstone District Heat Network, which if progressed is intended to serve the Council depot immediately opposite the site (i.e. a connection is potentially feasible). As a minimum, future connection should be safeguarded.

6.8.6 To ensure that the proposed development would conform to the GLA guidance on energy strategies, sustainable design and construction and BREEAM a revised scheme is considered necessary to address the inadequacies. In addition a condition to ensure that the proposed development addresses the potential connection to the District Heat Network and the safeguarding of a future connection. Pre-commencement conditions have been added to this effect.

6.9 Contamination

6.9.1 London Plan Policy 5.21A supports the remediation of contaminated sites and will work with strategic partners to ensure that the development of brownfield land does not result in significant harm to human health or the environment, and to bring contaminated land to beneficial use. And 5.21B states that appropriate measures should be taken to ensure that development on previously contaminated land does not activate or spread contamination.

6.9.2 Due to historic uses of the site, the school is listed on the Council's contaminated land register as required by the Environmental Protection Act 1990. Various remedial works have previously been carried out so that the site is suitable for existing school site. However, some contamination still exists in the subsoil therefore there is the potential for disturbance to cause contamination issues. The Council's Environmental Health Officer has assessed the submitted Site Investigation Report and Environmental Assessment and considers that the issue is not significant enough to warrant refusal of planning permission. However, an approval should be subject to the imposition of a planning condition to secure a remediation condition that would ensure that the soil contamination is adequately remediated to safe levels. A condition to this effect has been added.

6.10 Accessibility

6.10.1 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.

6.10.2 Accessibility is of particular importance to the school as the school accommodates 19 additionally resourced mainstream pupils at the school, many of which use wheelchairs due to their physical disabilities.

6.10.3 A number of facilities have been incorporated into the design to improve accessibility. The main entrance has near-level access from the street, an appropriate number of WCs for wheelchair users has been provided, all classrooms are designed to accommodate at least two wheel chair users, all corridors are above the minimum 1.8m to allow for improved circulation around the schools, lifts have been positioned at the most central point for access to all classrooms to reduce travel times for the physically disabled children, two accessible parking spaces and a dedicated mini bus drop off zone has been

added to the existing car park to allow for improved drop off and pick up of physically disabled children.

6.10.4 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).

6.11 Community Use

6.11.1 The proposed school building is intended primarily for primary education. The use of the building and external sports pitches by the local community outside of school hours would be supported by Local Plan policy. However, in order to control any such community activities during term time, holiday periods and evening and weekends, an appropriately worded condition has been added to secure a community use scheme and management strategy.

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 nursery and primary school pupils across Harrow and the wider area. The redevelopment and enhanced facilities at Elmgrove 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 redevelopment of the school 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

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

Drawings: PSBP2 071-1A-00-XX-LP-A; PSBP2 071-1A-00-00GA-A; PSBP2 071-1A-01-00GA-A; PSBP2 071-1A-00-RF-GA-A; PSBP2 071-1A-00-ZZ-EL-A-0001; PSBP2 071-1A-00-ZZ-EL-A-0002; PSBP2 071-1A-00-ZZ-XS-A 0001; PSBP2 071-1A-20-ZZ-SS-A 0001 REV PA; PSBP2 071-1A-20-ZZ-SS-A 0002 REV PA; PSBP2 071-1A-30-00-GA-A REV PA; PSBP2 071-1A-30-01-GA-A REV PA; PSBP2 071-1A-30-RF- GA-A REV PA; PSBP2 071-1A-30-ZZ-EL-A-0001 REV PA; PSBP2 071-1A-30-ZZ-EL-A-0002 REV PA; PSBP2 071-1A-30-ZZ-SE-A-0001 REV PA; PSBP2 071-1A-30-ZZ-XS-A-0002 REV PA; PSBP2 071-1A-40-ZZ-EL-A-0001 REV PA; PSBP2 071-1A-40-ZZ-EL-A-0001 REV PA; PSBP2 071-1A-40-ZZ-EL-A-0002 REV PA; PSBP2 071-1A-40-ZZ-EL-A-0002 REV PA; PSBP2 071-1A-22-22-VS-A-0005 REV PA; PSBP2 071-TF-ZZ-00-DR-L0001 REV PA; PSBP2 071-1974-TF-00-00-DR-L-0003; PSBP2 071-TF-ZZ-00-DR-L0004; PSBP2 071-TF-ZZ-00-DR-L0005; PSBP2 071-TF-ZZ-00-DR-L0006; PSBP2 071-TF-ZZ-00-DR-L-1001; PSBP2 071-TF-ZZ-00-DR-L-1002; PSBP2 071-TF-ZZ-00-DR-L-1003; PSBP2 071-TF-ZZ-00-DR-L-1004; PSBP2 071-TF-ZZ-00-DR-L-1005; PSBP2 071-TF-ZZ-00-DR-L-1006; PSBP2 071-TF-ZZ-00-DR-L-1007; PSBP2 071-TF-ZZ-00-DR-L-1008; PSBP2 071-TF-ZZ-00-DR-L-3001; PSBP2 071-TF-ZZ-00-DR-L-4001; PSBP2 071-TF-ZZ-00-DR-L-4002; PSBP2 071-TF-ZZ-00-DR-L-5001; PSBP2 071-TF-ZZ-00-DR-L-5002; PSBP2 071-1A-22-22-VS-A-0008; L180145-101 Rev G; L180145-111 Rev F; L180145-301 Rev F; L180145-311 Rev E

Documents: Arboricultural Survey; Construction Management and Logistics Plan; Preliminary Ecological Appraisal Survey; Statement of Community Involvement; Flood Risk Assessment October 2016; Intrusive Gel-Environmental and Geotechnical Site Investigation February 2017; Geo-environmental Assessment; Outline Construction Traffic Management Plan; Transport Statement; BB93 Specification Report; Design and Access Statement; Community Consultation Report; Sustainability Report; Application for Electricity Connection; Tree Identification Plan;

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

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 building
- the ground surfacing

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 Removal of temporary buildings

The temporary buildings hereby permitted shall be removed from the site on the expiration of 24 months from the date of this planning permission of the date the first temporary building hereby permitted is erected on the site (which ever is sooner).

REASON: To limit the time when the playing field is unavailable for use and accord with the Development Plan Policy.

5 Reinstatement of Playing Fields

Within three months of, or in the first planting season following, the removal of the temporary building hereby permitted (whichever is sooner), the playing field shall be reinstated to a playing field of a quality at least equivalent to the quality of the playing field immediately before the temporary buildings hereby permitted were erected on the site.

REASON: To ensure the site is restored to a condition fit for purpose and to accord with the Development Plan Policy.

6 Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 in accordance with policy DM13 of Development Management Policies Local Plan 2013.

7 Landscaping to Be Approved

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 2 trees for every tree loss, and astroturf, pergolas, external seating, play areas and play equipment, boundary treatment and fire access route detail has been submitted to, and agreed in writing by, the local planning authority.

- Soft Landscaping to be Approved, a landscape strategy including landscape objectives. A landscape masterplan, hard and soft landscape details
Soft landscape works to include:

- Planting plans (at a scale not less than 1:100),
- Schedules of plants, noting species, plant sizes and proposed numbers / densities
- Written specification of planting and cultivation works to be undertaken
- A landscape 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 (at time of planting)
- Fire access route details including the proposed foundations and hard surface materials
- Details of minor artefacts and structures (such as furniture, seats, raised planters, play areas and play equipment, rationalised cycle and scooter provision, lighting)

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

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

8 Landscape Maintenance

The development hereby permitted shall not be occupied until a scheme for the on-going management and maintenance of the hard and soft landscaping within the

development, to include a landscape management plan for the whole of the proposed development, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including the ground level hard and soft landscape and green roofs, for plant growth and a programme of maintenance / plant replacement for the life time of the development, has been submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out and maintained in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development. 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 the enhancement, creation and management of biodiversity, in accordance with Policy DM22 of the Local Plan (2013), and to ensure a high standard of design, layout and amenity in accordance with Policy DM1 of the Local Plan.

9 Landscape Implementation

All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the approved building or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in accordance with Development Plan Policy.

10 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.

11 Travel Plan

The Elmgrove School Travel Plan shall be implemented in accordance with the approved details prior to the first occupation of the new school building 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 within 3 years of occupation and shall be reviewed at the end of the accreditation period (3 years from the date of approval of the accreditation).

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

12 Energy/Sustainability Statement

Notwithstanding the submitted Energy and Sustainability Statement, prior to the commencement of development a revised statement shall be submitted to and approved in writing by the Local Planning Authority. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the final completion of the development a post construction assessment shall be undertaken demonstrating compliance with the approved Energy & Sustainability Statement

REASON: To ensure the delivery of a sustainable development in accordance with the National Planning Policy Framework 2018, policies 5.2.B/C/D/E of The London Plan (2016) and policies DM 12, DM 13 and DM 14 of the Harrow Development Management Policies Local Plan.

13 Decentralised Energy System

Prior to the commencement of development, the connection to an existing or proposed heat network on reasonable commercial grounds if feasible (if connection is not possible future connection should be safeguarded) should be secured.

REASON: To ensure the delivery of a sustainable development in accordance with the National Planning Policy Framework 2018 and policy DM 13 of the Harrow Development Management Policies Local Plan

14 Flood Storage Compensation

Notwithstanding the details provided, no development shall take place until a cross section with existing/lowered ground levels demonstrating the proposed compensation flood storage, has first been submitted to the Local Planning Authority in writing to be agreed. development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that flood storage compensation is provided in accordance with policy DM9 of the Councils Development Management Policies Local Plan 2013.

15 Surface Water Drainage and Attenuation

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 adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

16 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 adequate foul water drainage facilities are provided in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

17 Flooding Evacuation Route

No development shall take place until a scheme for an alternative evacuation route, has first been submitted to the Local Planning Authority in writing to be agreed.

REASON: To ensure that adequate alternative evacuation facilities are provided in accordance with policy DM9 of the Councils Development Management Policies Local Plan 2013.

18 Hardstanding

All hardsurfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site. Please note: guidance on permeable paving has now been published by the Environment Agency on <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgarden> S.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding, in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

19 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 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.

20 Demolition and Construction Logistics Plan

No development shall take place, including any works of demolition, until a construction logistics plan has first been submitted to the Local Planning Authority in writing to be agreed. The plan shall detail the arrangements for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in construction the development;
- d) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- e) wheel washing facilities; and
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- g) measures for the control and reduction of dust
- h) measures for the control and reduction of noise and vibration.

The demolition and construction of the development shall be carried out in accordance with the plan so agreed.

Reason: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers, in accordance with Policies 7.14 and 7.15 of the London Plan (2016) and Policy DM1 of the Development Management Policies Local Plan (2013) and to ensure that the transport network impact of demolition and construction work associated with the development is managed in accordance with Policy 6.3 of the London Plan (2016). To ensure that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and construction phases of the development.

21 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 Polices Local Plan (2013).

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 noise nuisance to neighbouring residents.

23 Operational Hours

The use hereby permitted shall not be open to the public (including school pupils) outside the hours of 7am - 11pm unless otherwise approved in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the neighbouring occupiers in accordance with policy 7.6 of The London Plan 2012.

24 Sports Pitch

The hard surfaced sports pitch hereby permitted shall not be floodlit and shall not be open to the public (including school pupils) outside the hours of 7am - 7:00pm Monday to Friday or 9:00am to 5:00pm on Saturday and Sunday and Bank Holidays, unless otherwise approved in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the neighbouring occupiers in accordance with policy 7.6 of The London Plan 2011.

25 Community Use of Facilities

Any use of the building and external sports pitches by members of the public shall not commence until a community use scheme and management strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include 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 of the overall scheme. Usage of the building and sports pitches shall be in compliance with the approved community use scheme and management strategy at all times and it shall be kept updated to reflect changing usage of the building and shall be made available at anytime for inspection upon request for the local planning authority.

REASON: To secure well managed and safe community access to the facilities provided, to ensure sufficient benefit to the development of sport 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).

26 Fencing During Construction

No demolition or site works in connection with the development hereby permitted shall commence before:

- a) the frontage
- b) the boundary

of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety and to manage the impact of the development upon the local area during its demolition of the existing structures and the construction of the new building in the interests of public amenity and the local natural environment in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013) throughout the construction period.

INFORMATIVES

1 The following policies are relevant to this decision:

National Planning Policy:

National Planning Policy Framework (2018)

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, 6.11, 6.13, 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 DM15; Policy DM20, Policy DM21, Policy DM22, Policy DM23, Policy DM42, Policy DM43, Policy DM44, Policy DM45, Policy DM46.

2 NPPF Statement

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. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3 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.

4 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.

5 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.

6 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.

6 Playing Fields

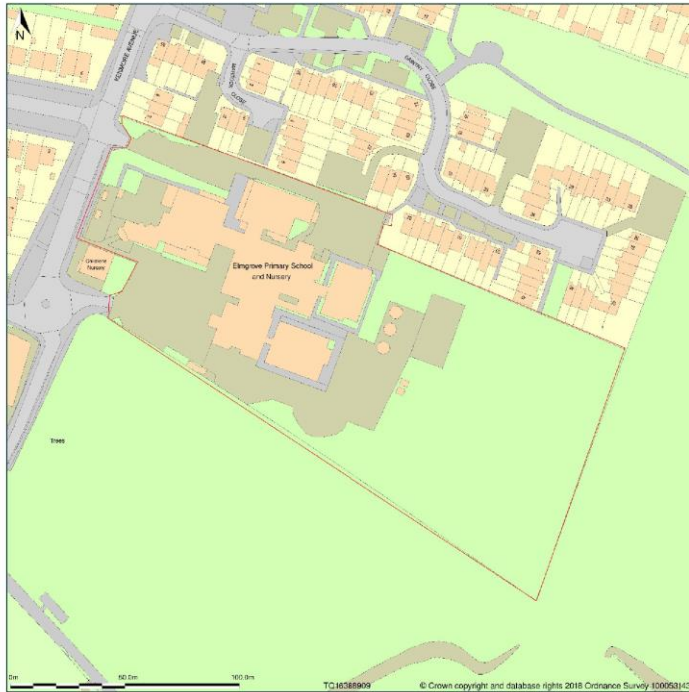
It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.

7 Thames Water

There are public sewers crossing or close to the development. The applicant is advised that if significant works are planned close to Thames Water sewers that it's important to minimise the risk of damage. Thames Water will need to check the development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services Thames Water provide in any other way. The applicant is advised to read the guidance found at <https://developers.thameswater.co.uk/>

Interim Chief Planning Officer	Beverley Kuchar	8/5/19
Corporate Director	Paul Walker	9/5/19

APPENDIX 2: SITE PLAN



Existing Site Plan

APPENDIX 3: SITE PHOTOGRAPHS



Front elevation



Side elevation



Rear elevation

APPENDIX 4: PLANS



Proposed layout



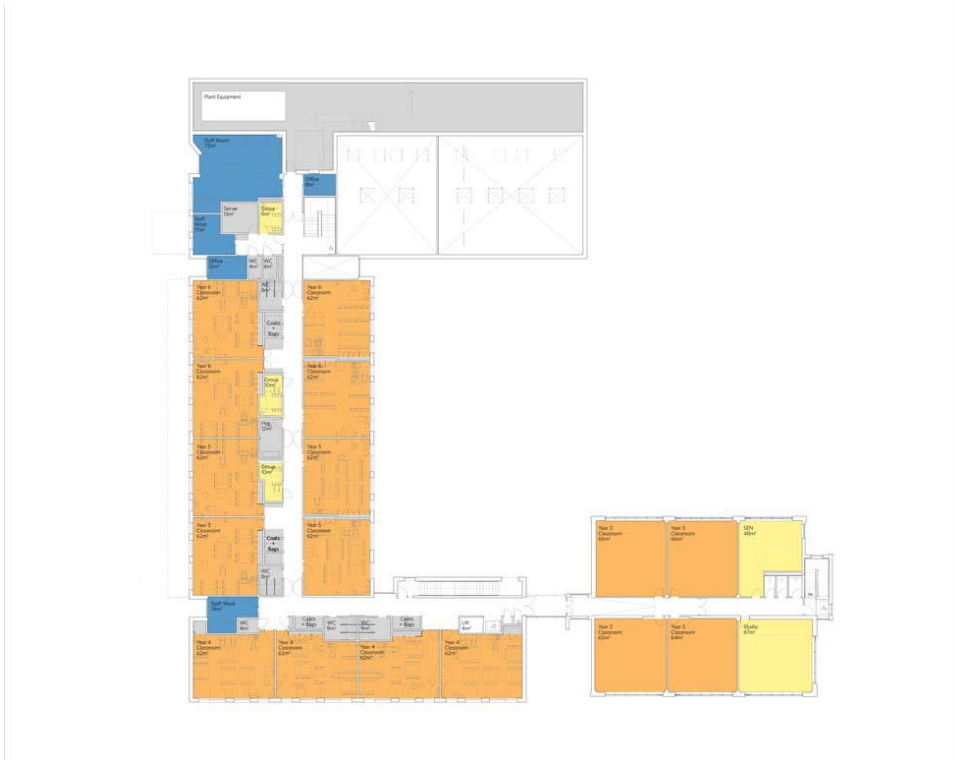
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<p>INNES ASSOCIATES</p>	

Courtyard Area



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<p>INNES ASSOCIATES</p>	

Proposed Ground Floor Plan



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/05/19
2	ISSUED FOR PERMIT	10/05/19
3	ISSUED FOR PERMIT	10/05/19
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Proposed First Floor Plan

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