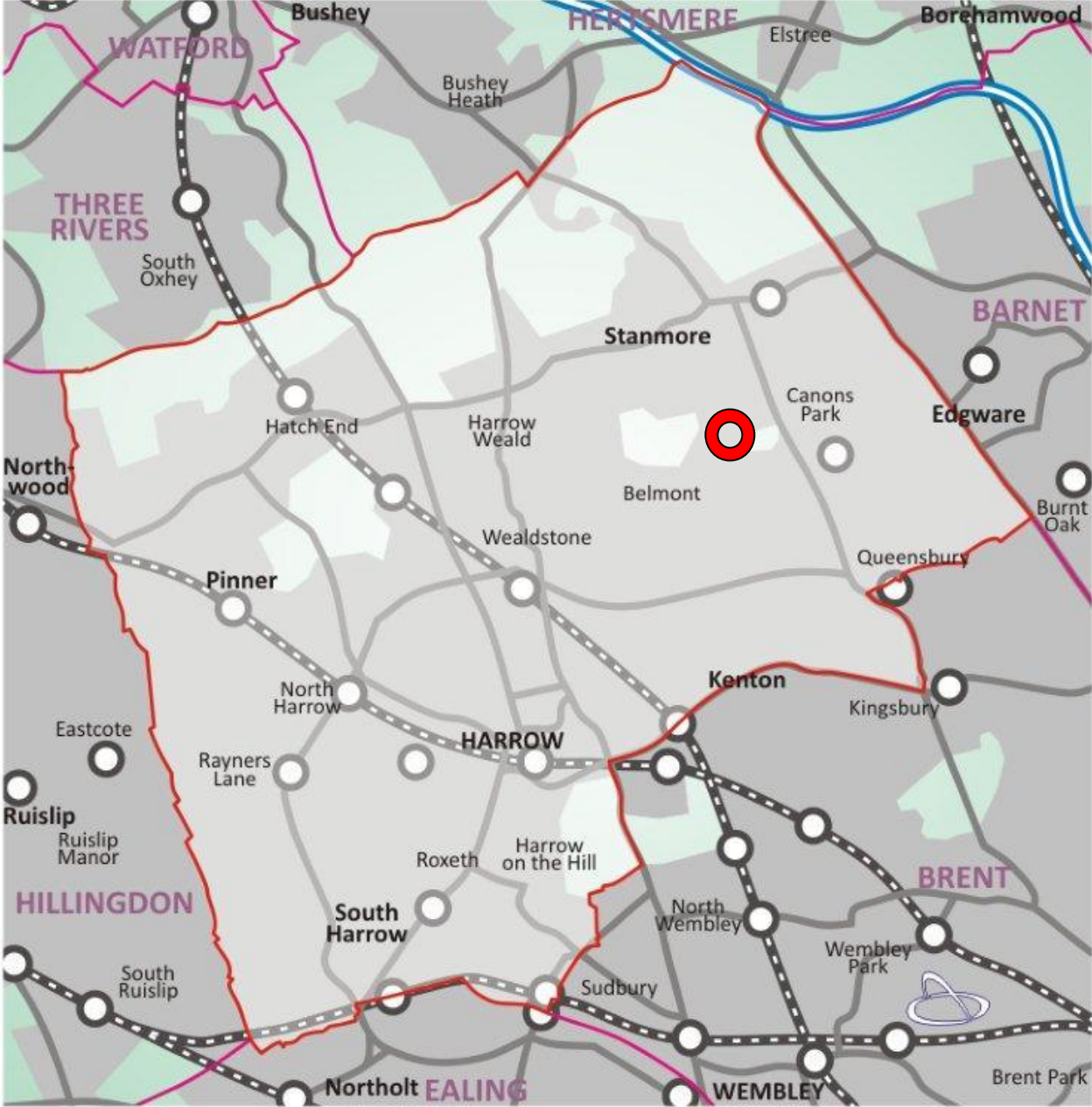
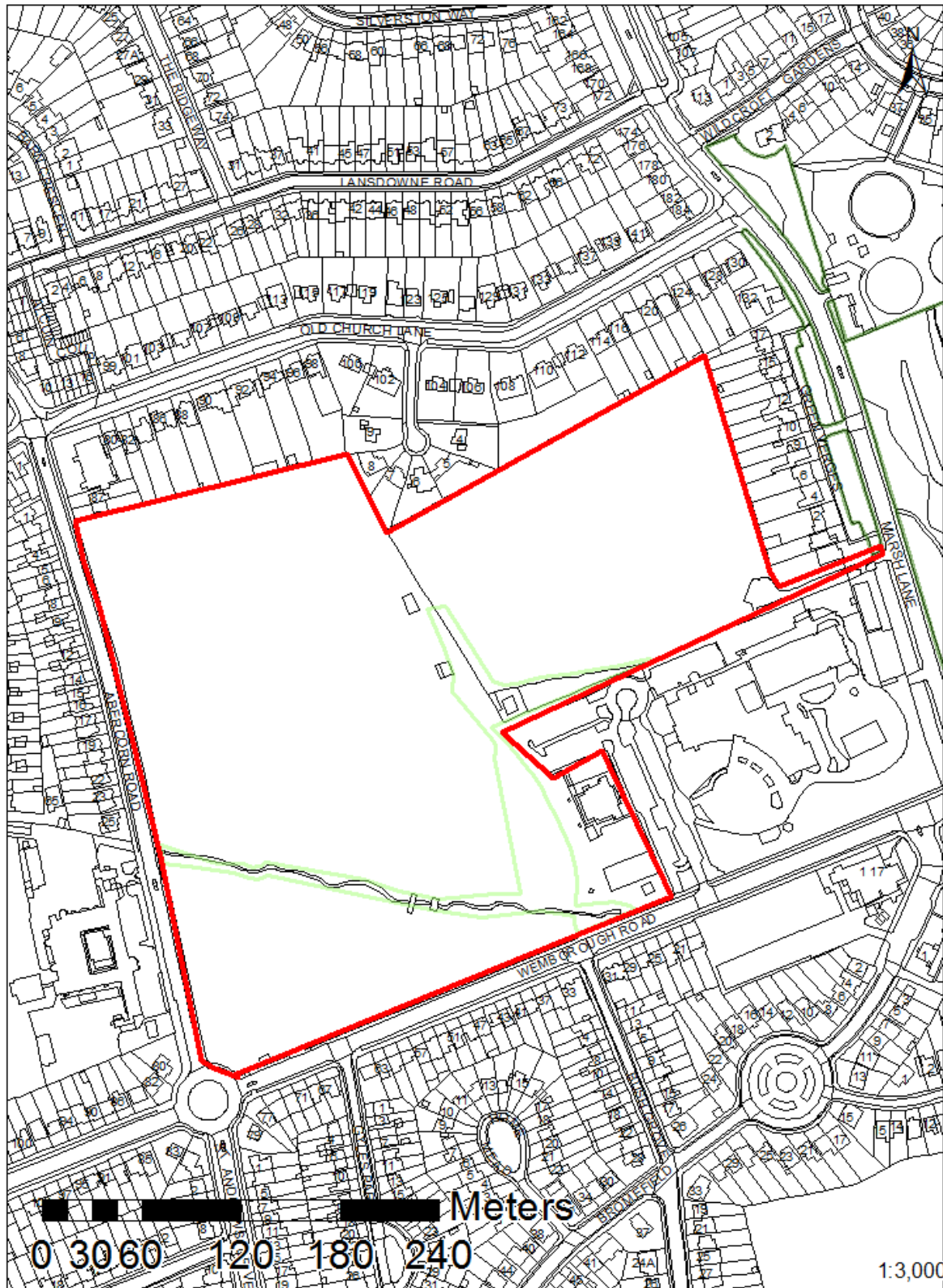


 = application site



Avanti House Secondary School, Wemborough Road	P/3115/19
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Avanti House, Wemborough Road, HA7 2EQ



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

20th November 2019

APPLICATION NUMBER: P/3115/19
VALIDATE DATE: 22ND AUGUST 2019
LOCATION: AVANTI HOUSE SECONDARY SCHOOL,
WEMBOROUGH ROAD
WARD: BELMONT
POSTCODE: HA7 2EQ
APPLICANT: AVANTI HOUSE SCHOOL TRUST
AGENT: PLANNING AND DESIGN PRACTICE LTD
CASE OFFICER: NABEEL KASMANI
EXTENDED EXPIRY DATE: 24TH NOVEMBER 2019

PROPOSAL

First floor side extension to sports block; enclosed staircase at rear; external alterations

RECOMMENDATION A

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 authority being delegated to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:
 - Design Review and Design Code
 - Future Development Restriction

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 21st February 2020, or as such extended period as may be agreed by the Interim 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 Interim Chief Planning Officer on the grounds that:

The proposed development, in the absence of a Legal Agreement to provide appropriate benefits that directly relate to the development and safeguarding from overdevelopment of the site, would fail to secure the high quality design and necessary agreements and commitments in relation to the development, contrary to the National Planning Policy Framework (2019), Policies 7.4, 7.6, and 8.2 of the London Plan (2016), Policies CS1 of the Harrow Core Strategy (2012) and Policies DM1, DM46 and DM50 of the Local Plan (2013), and the provisions of the Harrow Planning Obligations supplementary planning document (2013).

REASON FOR THE RECOMMENDATIONS

The proposal would enhance the education and learning environment of the school. The design of the proposal is of a high quality in respect to its response to the site and local context, height and massing; layout uses and architectural appearance and materials. Officers consider that the proposal would not unacceptably impact upon the amenity of neighbouring occupiers and would not have a detrimental impact upon the functioning and safety of the highway network. Appropriate, reasonable and necessary planning conditions and planning obligations are proposed to ensure that the development is acceptable in planning terms and the environmental impacts are adequately managed.

Accordingly, 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, officers conclude that the proposed development is worthy of support.

INFORMATION

This application is reported to Planning Committee as it would result in the provision of more than 400m² of non-residential and therefore falls outside category 1(d) of Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	(E)13 Minor Development
Council Interest:	n/a
Net Additional Floorspace:	825m ²
GLA Community Infrastructure Levy (CIL):	n/a
Local CIL requirement:	n/a

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 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 proposed access does not adversely affect crime risk.

1.0 SITE DESCRIPTION

- 1.1 The application site consists of Avanti House Secondary School which adjoins Whitchurch Primary School to the south, the residential properties of Green Verges and Old Church Lane to the east and north respectively and playing fields to the west.
- 1.2 The school site consists of a three storey building with a detached sports hall and community changing block, hard and soft landscaping, sports pitches and multi-use games areas, hard and soft play areas, parking, cycle and refuse storage. Access to the school is through the existing access to Whitchurch Primary School from Wemborough Road.
- 1.3 The school site and playing fields are designated on the Local Plan Policies Map as Open Space and are allocated as Major Open Space Site 6 in the Site Allocations Local Plan (2013). The Edgware Brook, and land to the north and south of the car park is designated on the Local Plan Policies Map as a Site of Importance for Nature Conservation (SINC).
- 1.4 Group tree preservation orders are in place along the Edgware Brook, to the north/northwest of the car park and along the secondary access from Marsh Lane. The majority of the playing field that is to the east of Abercorn Road and to the south of nos. 82-96 Old Church Lane, and the dilapidated pavilion and car park, is mapped as being within fluvial flood zone 2 and 3
- 1.5 Avanti House School is a Hindu Faith School based in the London Borough in Harrow which opened in temporary accommodation in September 2012, founded by the Avanti Schools Trust. The Avanti House School is an all through school for pupils aged 4-18. The subject site houses the secondary and sixth form elements, accommodating a total of 1260 pupils at full capacity. Avanti School specialises in performing arts and mathematics.
- 1.6 An application for the construction of a two and three storey performing arts centre and sixth form block (reference P/5528/17) between the existing sports block and school building was presented to Planning Committee in February 2019. Members resolved to grant the application, subject to the completion of a S106.

2.0 PROPOSAL

- 2.1 The application proposes a first-first floor extension to the existing sports block to accommodate additional space for the school's administrative functions and senior leadership team.
- 2.2 The proposal first floor extension would comprise designated working spaces for the Finance/HR team, the website team, ICT team, dedicated rooms for faculty heads and a teacher training room. The activity studio on the ground floor would also be relocated to the first floor. A new fire-escape stairwell would be provided to the rear of the activity studio.

- 2.3 The layout of the ground floor would be reconfigured. The school changing rooms would be relocated to the former location of the activity studio and a new teacher training room would be provided in its place.
- 2.4 The proposed extension and internal alterations would release existing classrooms back to educational use within the main school block and would not result in an increase in the number of pupils or staff on the site.

3.0 RELEVANT PLANNING HISTORY

P/4910/15: The Erection Of A Three Storey Building For Use As A School With Detached Sports Hall/Community Changing Block, Hard And Soft Landscaping, Sports Pitches And Multi-Use Games Areas (Muga), Hard And Soft Play Areas, Parking, Bin Storage And Boundary Treatment
Grant: 30/08/2016

P/5528/17: Construction of a Two and Three Storey Performing Arts Centre and Sixth Form Block
Resolution to grant subject to completion of S106.

4.0 CONSULTATION

- 4.1 A total of 120 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 A further consultation was undertaken following receipt of amended plans. The minimum statutory consultation period expired on 4th November 2019. One consultation response has been received which raises an objection to the proposal.
- 4.3 A general site notice was placed outside the school entrance on 14th October 2019.
- 4.4 A summary of the responses received are set out below with officer comments in Italics:

Summary of Comments (officer comments in italics)
<p><u>Highways</u> Parents and teachers park next to drive which obscures view when pulling out of driveway; why are fields opposite not used for parking; excessive speeding on road; mobile camera should be more frequent; concern at future increase in traffic or parking issues <i>The traffic and highway impacts of the proposal are considered in section 5.5. The fields are designated as Open Space and would not therefore be suitable for additional parking. The hours of use of the mobile camera is a matter for the parking enforcement team and not a material planning consideration to this application.</i></p>

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken and a summary of the consultation responses received are set out below.

LBH Highways

As this proposal will not result in any changes to the current or anticipated impact on the surrounding highway network, Highways have no objection. A pre-commencement condition for an update to the construction logistics plan is required with a specific focus on the work associated with the sports hall extension.

LBH Drainage

No Objection

LBH Design

Extension in line with sports hall is acceptable, and appears to rationalise the building heights across the scheme. A straight extrusion of the existing building footprint is also suitable. Design team have positively responded to comments, particularly the move to omit the external escape stair. This 'add on' is now completely integrated into the building fabric of the activity studio, function now distinct architecturally from the existing hall. The introduction of an internal, glazed stairwell to the north elevation is welcomed. It is also good to see that internal walls have been reconfigured to avoid clashes with glazing and spandrel panels. There may be an opportunity to introduce hit-and-miss brickwork to high level openings from the ground floor showers; these areas will require ventilation extracts. In order to avoid retrofitting M&E ductwork, perforated brick could allow for hot air and condensation build-up to escape the building on the southern and/or western elevations

Planning Policy

No Objection

Sport England

The application proposes to extend the existing sport block. Although the works would not impact the main sport facilities at the site the existing school changing rooms would be replaced and the size of the PE store appears to be reduced. A new activity study would also be provided. Since the PE store would still be a good size and there is an increase in activity/sports space (due to the activity studio), Sport England considers the proposal would align with its policy to enhance and provide. Sport England would, however, advise that the proposal is designed and constructed to align with Sport England's guidance. This being the case, Sport England does not wish to raise an objection to this application

5.0 **ASSESSMENT**

5.1 The main issues are;

- Principle of the Development
- Character and Appearance
- Residential Amenity
- Transport and Parking
- Flood Risk and Drainage
- Biodiversity
- Planning Obligations

5.2 **Principle of Development**

5.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.16, 3.18, 7.18
- The Draft London Plan (2019): S1, S3, S5, G4
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM18, DM46

5.2.1 The application seeks a first-floor extension to the existing sports block to provide designated space for the school's administrative functions and senior leadership team. The proposal would also seek to reconfigure the ground floor uses by locating the activity studio to the first floor, providing school changing rooms to the north-eastern part of the building and providing a new teacher training room and PE teacher store on the ground floor.

5.2.2 The supporting documents detail how the administrative functions of the school are currently being undertaken within classrooms on the first and second floors of the main school block. As a result of this arrangement, the working conditions in the confined and disjointed classrooms are not complementary to the effective running of a large secondary school. The additional floor space would allow the teams to integrate in a specifically designed workspace.

5.2.3 The school attracted public funding for its establishment through the Education and Skills Funding Agency (ESFA) as part of the Priority School Building Programme 1. However, as with all new schools, the first buildings were to ESFA standards and budget limits which created functional buildings built to minimum space standards. The supporting documents detail that proposal would create a single cohesive space for the significant number of administrative and leadership staff to be located in one area, allowing six rooms to be reinstated as classrooms and three second floor rooms to become dedicated Special Educational Need & Disability facilities. This will allow the school to provide the widest range of curricular options possible and aid the effective and efficient running of the school, providing a direct and tangible benefit for students and the quality of their education.

- 5.2.4 Officers consider that the appropriate space necessary to carry out the administrative functions of the school and would allow the existing classrooms to be released for their original purpose. The proposal would therefore enhance education provision. Having regard to the above policy considerations, the principle of development is considered to be acceptable by officers.
- 5.2.5 With regard to the existing Open Space designation of the site, the proposed extension would be at first-floor level (with the exception of the external stairwell) and within the perimeter of the school boundary. The proposal would therefore not conflict with the relevant policies which seek to protect Open Space.
- 5.2.6 Sport England have reviewed the proposal which they consider would align with their policy to enhance and provide sports provision. On this basis, Sport England have raised no objection to the proposal.

5.3 Character and Appearance

5.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.4, 7.6
- The Draft London Plan (2019): D1, D2
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1, DM22

5.3.2 The existing school building and sports block by reason of their massing, form and material finish appear dominant and utilitarian. This is in part due to the ESFA funding requirements which served to create functional buildings within constrained budget limits and therefore provided little scope for enhancing the appearance of the buildings. A new contemporary sixth form building and arts centre (reference P/5528/17) which would sit between the sports block and school building has been approved subject to the completion of a s106 agreement.

5.3.3 The existing sports hall is a large rendered mass which serves a functional purpose. However, it is not of a design or appearance which contributes positively to the character of the area. The applicants undertook a brief massing study to inform the most suitable layout and massing solution which addresses the site constraints. This concluded that the most appropriate layout configuration was above the ground floor element of the sports hall.

5.3.4 The proposed massing would sit on top of the single storey element of the existing sports hall. The front colonnade would feature a similar architectural language with the proposed arts centre and would sit perpendicular to the arts centre to create a new entrance courtyard approach. Following comments from the Council's Urban Design Officer, the design and appearance of the proposal has been amended during the course of the application. Notably, the external staircase to the activity studio has been integrated within the building and an internal glazed stairwell to the north elevation has been provided. Furthermore, thought has been given to improvements to the public realm which will be secured by condition. The

internal walls have also been reconfigured to avoid clashes with glazing and spandrel panels. On this basis, the Urban Design Officer is satisfied with the proposal and raises no objection to the scheme.

- 5.3.5 A high quality palette of materials is proposed. Unlike the existing buildings, a buff brick finish is proposed with protruding Flemish bond patterns which would ensure longevity, help break the façade and allow the proposal to sit comfortably in the context. Natural Portland Stone columns and decorate glazing would also provide visual interest. The proposed materials would animate the front elevations, provide a robust and high quality finish and would enhance the character and appearance of the locality.
- 5.3.6 Officers consider that the additional massing above the sports hall in conjunction with the façade treatment would rationalise the building heights across the site. The proposal would enhance the appearance and design of the existing sports hall and make a positive contribution to the character and appearance of the area. The proposal would therefore comply with the relevant policies in this regard.
- 5.3.7 A planning obligation will be secured requiring the applicant to retain the existing architect or one of equivalent standard until the development is completed, or, to submit a Design Code prior to the commencement of the development. Key details such as samples of facing materials will be secured through condition.
- 5.3.8 There is scope to enhance the soft and hard landscaping adjacent to the main entrance of the sports block to provide a more robust public realm which would aid wayfinding and pedestrian circulation. A condition is therefore attached to this effect.

5.4 Residential Amenity

5.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.6,
- The Draft London Plan (2019): D2, D4
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

5.4.2 The proposed new stairwell serving the activity studio would be sited approximately 50m away from the shared boundaries with the neighbouring properties along Cranmer Close. The proposed first-floor extension would be sited a further 20m away and would not be materially higher than the height of the existing sports hall. For these reasons, it is considered that the proposed development would not have a detrimental impact on residential amenities of the adjoining occupiers and would accord with the relevant policies in this regard.

5.5 Traffic and Parking

5.5.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 6.3, 6.9, 6.13
- The Draft London Plan (2019): T4, T5, T6, T6.1
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM42, DM44

5.5.2 The proposal would not result in an increase in pupil or staff numbers on site. The application was referred to the Council's Highways Officer who has raised no objection to the proposal with regards to impact on the functioning and safety of the highway. The proposal is therefore considered to comply with the relevant policies in this respect.

5.6 Flood Risk and Drainage

5.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.12, 5.13, 5.14
- The Draft London Plan (2019): SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM9, DM10

5.6.2 The application site is located within a Critical Drainage Area. The Council's Drainage Officer has reviewed the proposal and raised no objection to the proposal, subject to safeguarding conditions and informative. The proposal would therefore comply with the relevant policies in this regard.

5.7 Biodiversity

5.7.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.19
- The Draft London Plan (2019): G6
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM20, DM21

5.7.2 The submitted drawings detail the provision of a green roof which would provide biodiversity gain. Subject to conditions to secure this, the proposal would comply with the relevant policies in this regard.

5.8 Planning Obligations

5.8.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 8.2
- The Draft London Plan (2019): DF1
- Harrow Core Strategy (2012)
- Harrow Development Management Policies (2013): DM50

5.8.2 To ensure the delivery of a development with high quality design, a planning obligation is sought to require the developer to use reasonable endeavour to retain the existing architect (or one of equivalent standard) until the development is completed; or, for the applicant to submit a Design Code (for approval by the Council) prior to the commencement of the development that details the quality of the external materials of the finished development and other design parameters

5.8.3 Given the constraints and designations of the site, the existing built footprint and the increased massing and built form as a result of the resolution to approve the arts block and the subject applications, a planning obligation is sought to restrict any further development on the site.

6.0 CONCLUSION AND REASONS FOR APPROVAL

6.1 The proposal would enhance the education and learning environment of the school. The design of the proposal is of a high quality in respect to its response to the site and local context, height and massing; layout uses and architectural appearance and materials. Officers consider that the proposal would not unacceptably impact upon the amenity of neighbouring occupiers and would not have a detrimental impact upon the functioning and safety of the highway network. Appropriate, reasonable and necessary planning conditions and planning obligations are proposed to ensure that the development is acceptable in planning terms and the environmental impacts are adequately managed.

6.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, 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 Plans and documents

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

190771-PE-XX-ZZ-DR-A-0007 Rev P02, 190771-PE-XX-ZZ-DR-A-3000 Rev P01, 190771-PE-XX-GF-DR-A-1000 Rev P03, 190771-PE-XX-GF-DR-A-1200 Rev P03, 190771-PE-XX-01-DR-A-1201 Rev P03, 190771-PE-XX-RL-DR-A-1202 Rev P01, 190771-PE-XX-RL-DR-A-0102 Rev P02, 190771-PE-XX-ZZ-DR-A-0101 Rev P02, 190771-PE-XX-ZZ-DR-A-0105 Rev P03, 190771-PE-XX-ZZ-DR-A-0106 Rev P03, 190771-PE-XX-ZZ-DR-A-0107 Rev P01, 190771-PE-XX-ZZ-DR-A-3100 Rev P03, Design and Access Statement, Transport Assessment (Revision A July 2019), Planning Statement (Version 01 July 2019), Arboricultural Impact Assessment and Method Statement (September 2018), External Building Materials Palette, Supporting letter dated 18th September 2019, Supporting letter dated 28th October 2019,

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

3. Construction Logistics Plan

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

- a) the parking of vehicles of site operatives and visitors;
- b) HGV access to site, number of HGV's anticipated and loading and unloading of plant and materials;
- c) storage of plant and materials used in construction of the development;
- d) programme of work and phasing
- e) site layout plan
- f) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- g) wheel washing facilities; and
- h) measures for the control and reduction of dust

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 construction, to safeguard the amenity of neighbouring occupiers and ensure the transport network impact of the construction is managed, in accordance with Policies 7.6, 7.14 and 7.15 of the London Plan (2016) and Policy DM1 of the Development Management Policies Local Plan (2013). This is a pre-commencement condition to ensure that measures are agreed and in place to manage and reduce dust, noise and vibration manage transport impacts during the and construction phases of the development.

4. Non-Road Mobile Machinery

The development hereby permitted shall not be commenced until details has first been submitted to and agreed in writing by the Local Planning Authority for all Non-Road Mobile Machinery (NRMM) to be used on the development site. All NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIB equipment is not available. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.

REASON: To ensure that the development would not result in a deterioration of air quality in accordance with policy 7.14 of The London Plan 2016 and policy DM1 of the Harrow Development Management Polices Local Plan (2013). This is a pre-commencement condition ensure that suitable vehicles would be used during the construction process

5. Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not commence until samples of the external facing materials have been submitted to, and approved in writing by, the local planning authority. The relevant works shall be carried out in accordance with the approved sample details

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area. This is a pre-commencement condition to ensure that measures are agreed and built-in to the development to provide a satisfactory form of development

6. Landscaping

Notwithstanding the details shown on the approved plans, the development hereby approved shall not commence until a landscape masterplan and scheme for the hard and soft landscaping of the development has been submitted to, and agreed in writing by, the local planning authority. Details shall include

- planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme;
- existing and proposed site levels, clearly identifying changes to landform;
- detail the design of all gradients, ramps and steps around the proposed building; and
- details of hard surface materials

The development shall be carried out in accordance with the approved scheme or any amendment or variation to it as may be agreed in writing by the local planning authority, and maintained in accordance with the approved scheme.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity in accordance with policy 7.4B of The London Plan (2016) and policies DM1, DM2 and DM22 of the Harrow Development Management Policies (2013). This is a pre-commencement condition to ensure that measures are agreed and built-in to the development to provide a satisfactory form of development

7. Biodiversity

The development hereby permitted shall not commence until full details of biological enhancements for the site have been submitted to, and agreed in writing by, the local planning authority. The enhancements shall include;

- a) full details of the proposed green roof treatment, including roof build up, plant species mix(es) which should include native flower species offering pollen and nectar from early spring to late autumn, together with an assessment of the sustainability of the roof to ensure adequate water provision/retention
- b) the type and location of bat and bird boxes to be built into the structure
- c) Full details of measures to be taken to provide shelter and foraging for invertebrate species at ground level, in the external building walls, and within the green walls and green roof areas.

The development shall be carried out in accordance with the approved scheme or any amendment or variation to it as may be agreed in writing by the local planning authority, and maintained in accordance with the approved scheme

Reason: To enhance the ecology and biodiversity of the area in accordance with Policies 5.10, 5.11 and 7.19 of the London Plan (2016) and Policy DM21 of the Harrow Development Management Policies (2013). This is a pre-commencement condition to ensure that measures are agreed and built-in to the development to provide a satisfactory form of development

8. Surface and Foul Water Disposal

The development hereby permitted shall not commence until works for the disposal of surface and foul water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided to reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Development Management Policies Local Plan 2013. Details are required prior to commencement of development to ensure a satisfactory form of development.

9. Surface Water Attenuation

The development hereby permitted shall not be commenced until surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To prevent the increased risk of flooding, reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Development Management Policies Local Plan 2013. Details are required prior to commencement of development to ensure a satisfactory form of development.

10. Landscaping Implementation

All hard landscaping shall be carried out prior to the occupation of any part of the development or in accordance with a programme that has been submitted to and agreed in writing by the Local Planning Authority. All soft landscaping works including planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out no later than the first planting and seeding season following the final occupation of the residential parts of the buildings, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged, diseased or defective, 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 ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity with the locality, in accordance with Policy DM1 of the Development Management Policies Local Plan 2013

11. Educational and Sports Use

The development hereby approved shall be used for education and community sports use only, and shall not be used for any other purpose, including any other use that would fall within Classes D1 or D2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to those classes in any statutory instrument revoking and re-enacting that order with or without modification).

REASON: To ensure that the transport impacts of the development are satisfactorily mitigated, in accordance with Policy 6.3 A of the London Plan (2016) and Policies DM42C and DM44C of the Harrow Development Management Policies Local Plan (2013), and in the interests of the amenities of the neighbouring occupiers in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

Informatives

1. Planning Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2019) (NPPF)

London Plan: 3.16, 3.18, 5.12, 5.13, 5.14, 6.3, 6.9, 6.13, 7.4, 7.6, 7.18, 7.19, 8.2.

Draft London Plan: D1, D2, D4, S1, S3, S5, G4, T4, T5, T6, T6.1, DF1

Core Strategy: CS1, CS2; Site Allocation MOS 6

Development Management Policies: DM 1; DM 2, DM 9; DM 10; DM18 DM 20; DM 21; DM 42; DM 44; DM 46; DM 50

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. The Party Wall etc. Act 1996

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236 Wetherby, LS23 7NB. Please quote Product code: 02 BR 00862 when ordering. Also available for download from the CLG website: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236, Fax: 0870 1226 237, Textphone: 0870 1207 405, E-mail: Ucommunities@twoten.comU4T

4. Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This decision has been reached in accordance with paragraphs 187-189 of The National Planning Policy Framework. 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.

5. 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.

6. Crime prevention

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

7. Sustainable Urban Drainage

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost

any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information

CHECKED

Interim Chief Planning Officer	Beverley Kuchar	8/11/2019
Corporate Director	Paul Walker	11/11/2019

APPENDIX 2: SITE PLAN

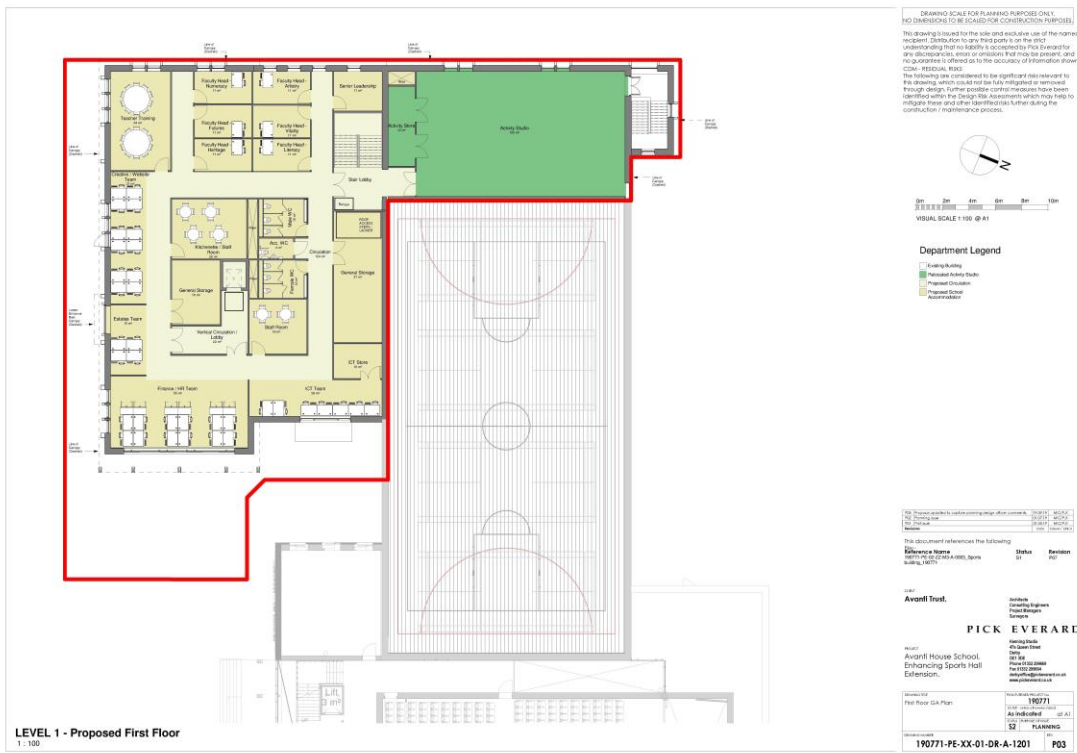
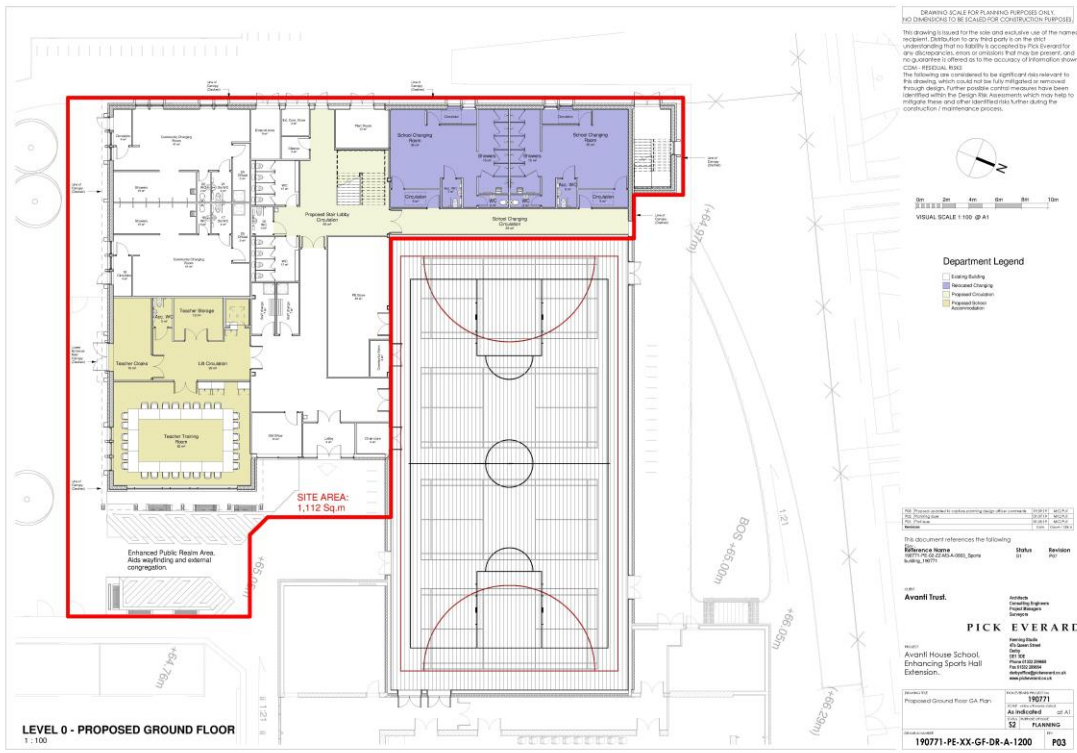


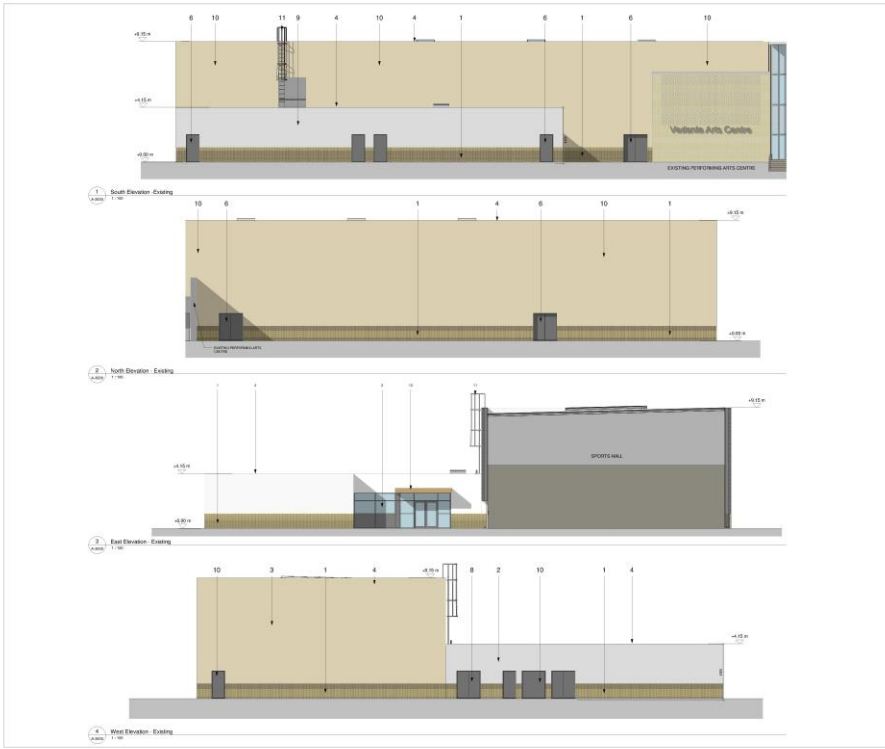
APPENDIX 3: SITE PHOTOGRAPHS





APPENDIX 4: PLANS AND ELEVATIONS





DRAWING SCALE FOR PLANNING PURPOSES ONLY. NO DIMENSIONS TO BE USED FOR CONSTRUCTION PURPOSES.

This drawing is issued for the site and exclusive use of the named recipient. Distribution to any third party or the use of the drawing for any other purpose is prohibited. The recipient is responsible for any discrepancies, errors or omissions that may be present and no guarantee is offered as to the accuracy of information shown.

CDM - FEDERAL ROAD

The following are considered to be significant details relevant to the drawing which could not be fully mitigated or removed through design. Further possible control measures have been identified which the Design Risk Assessment which may help to mitigate these and other potential risks during the construction / maintenance process.

Materials Legend

1. Bull Facing Brick
2. Curtain Wall Glazing System - Frame Colour/Spanrel/Laure Medium Light Grey
3. Steel and Portland Stone Clad Feature Columns or Similar
4. PPC Aluminium Roof Profile or Similar - Light Grey
5. PPC Aluminium Windows - Frame Colour/Laure Medium Light Grey
6. PPC Aluminium Doors - Frame Colour/Laure Medium Light Grey
7. Screen Printed Glazing or Similar
8. Glazed Door - Aluminium Frame - Colour Medium Grey/Light
9. White Render
10. Beige Render
11. Cat Ladder (Roof Access)
12. Rerendered Canopy

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @A1

This document references the following:

Reference Name	Status	Revision
190771-FE-XX-ZZ-DR-A-3000	SI	001

Client: Avanti Trust

Architect: PICK EVERARD

Project: Avanti House School, Enhancing Sports Hall Extension.

Revision	Description	Date
190771	Existing External Elevations	02/11/19
SI	As Indicated	02/11/19
S2	Planning	02/11/19

190771-FE-XX-ZZ-DR-A-3000 P01



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CDM - FEDERAL ROAD

The following are considered to be significant details relevant to the drawing which could not be fully mitigated or removed through design. Further possible control measures have been identified which the Design Risk Assessment which may help to mitigate these and other potential risks during the construction / maintenance process.

Materials Legend

1. Bull Facing Brickwork
2. Curtain Wall Glazing System - Frame Colour/Spanrel/Laure Medium Light Grey
3. Steel and Portland Stone Clad Feature Columns or Similar
4. PPC Aluminium Roof Profile or Similar - Light Grey
5. PPC Aluminium Windows - Frame Colour/Laure Medium Light Grey
6. PPC Aluminium Doors - Frame Colour/Laure Medium Light Grey
7. Screen Printed Glazing or Similar
8. Glazed Door - Aluminium Frame - Colour Medium Grey/Light
9. White Render
10. Existing Brick Glazing
11. Existing Render
12. Existing Bull Facing Brickwork
13. Existing Doors and Windows
14. Aesthetically Improved Roof Access
15. Bird / Bat Nesting Box - Location TBC by Ecologist
16. Solar Fins (Thinner than columns) - Stone Clad or Similar
17. Stone Clad Main Entrance Feature Canopy

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @A1

This document references the following:

Reference Name	Status	Revision
190771-FE-XX-ZZ-DR-A-3100	SI	001

Client: Avanti Trust

Architect: PICK EVERARD

Project: Avanti House School, Enhancing Sports Hall Extension.

Revision	Description	Date
190771	Proposed External Elevations	02/11/19
SI	As Indicated	02/11/19
S2	Planning	02/11/19

190771-FE-XX-ZZ-DR-A-3100 P03



ENHANCED REAR VIEW - FROM SPORTS PITCHES



ENHANCED WEST FACADE - VIEW FROM PLAYING FIELDS



ENHANCED PUBLIC REALM - WAYFINDING

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The following are considered to be significant risks relevant to the drawing which could not be fully mitigated or removed through design. Further possible control measures have been identified within the Design Risk Assessment which may help to mitigate these and other identified risks further during the construction / implementation process.

Project Name	190771	Version	01
Issue	01	Date	2019-11-01
This document references the following:			
Reference Name	Status	Revision	
Reference Name	Status	Revision	
Reference Name	Status	Revision	
Client:			
Avanti Trust	Architect	Pick Everard	
	Project Manager	Pick Everard	
	Designer	Pick Everard	
Project:			
Avanti House School	Project Name	Pick Everard	
Enhancing Sports Hall	Project Code	PE-XX-ZZ-DR-A-0107	
Extension	Project Manager	Pick Everard	
	Project Designer	Pick Everard	
	Project Engineer	Pick Everard	
Drawing Information:			
Architect's Impression Perspective View	Sheet	190771	
Sheet 3	Sheet	01	01
Scale	Scale	1:50	1:50
Issue	Issue	01	01
Project Code	Project Code	190771-PE-XX-ZZ-DR-A-0107	P01



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE

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Project Name	190771	Version	01
Issue	01	Date	2019-11-01
This document references the following:			
Reference Name	Status	Revision	
Reference Name	Status	Revision	
Reference Name	Status	Revision	
Client:			
Avanti Trust	Architect	Pick Everard	
	Project Manager	Pick Everard	
	Designer	Pick Everard	
Project:			
Avanti House School	Project Name	Pick Everard	
Enhancing Sports Hall	Project Code	PE-XX-ZZ-DR-A-0105	
Extension	Project Manager	Pick Everard	
	Project Designer	Pick Everard	
	Project Engineer	Pick Everard	
Drawing Information:			
Architect's Impression Perspective View	Sheet	190771	
Sheet 1	Sheet	01	01
Scale	Scale	1:50	1:50
Issue	Issue	01	01
Project Code	Project Code	190771-PE-XX-ZZ-DR-A-0105	P03

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