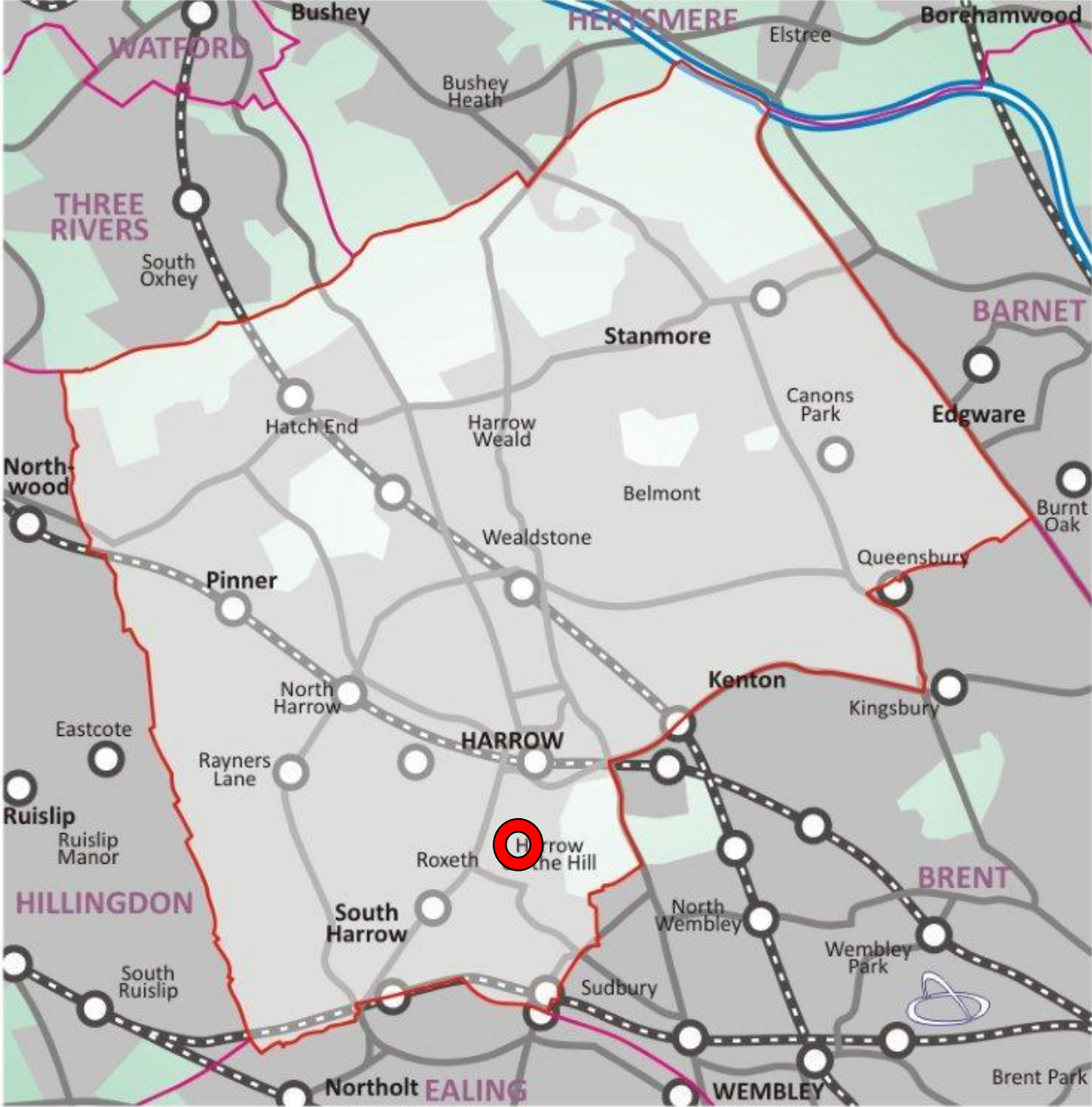


 = application site



Roxeth Primary School	P/5197/19
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Roxeth Primary School



1 Location Plan
Scale: 1:1250 @ A3

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

12th February 2020

APPLICATION NUMBER: P/5197/19
VALIDATE DATE: 07/01/2020
LOCATION: ROXETH PRIMARY SCHOOL BRICKFIELDS
HARROW HA2 0JA
WARD: HARROW ON THE HILL
POSTCODE: HA2 0JA
APPLICANT: ROXETH PRIMARY SCHOOL
AGENT: AZ URBAN STUDIO
CASE OFFICER: LUCY HAILE
ORIGINAL EXPIRY DATE: 05/02/2020
EXTENDED EXPIRY DATE: 14/02/2020

Plan 390.PL.01 REV A; 390.PL.02 REV A; 390.PL.03 REV A;
Nos: PlayTURF 14mm Photo Gallery; Letter from applicant dated 6th
December 2019

PROPOSAL

Certificate Of Lawful Proposed Works To A Listed Building: Installation of Multi-Use
Astroturf Pitch To Upper Playground

RECOMMENDATION A

The Planning Committee is asked to:

- 1) GRANT a Certificate of Lawful Proposed Works for the play turf in the grounds of the listed school as the proposal would not constitute works to the grade II listed building on the site, but instead would be wholly works within the upper grounds of the listed building. The proposal is therefore lawful works.

INFORMATION

This application is reported to Planning Committee as it is for a certificate of lawful proposed works to a listed building. It therefore does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type: 26: Other
Council Interest: None

GLA Community Infrastructure Levy (CIL) Contribution (provisional): N/A
Local CIL requirement: N/A

OFFICER REPORT

MAIN CONSIDERATIONS AND POLICIES

1.0 Site Description

- 1.1 The southern block fronting the road to Roxeth First and Middle School is grade II listed. The building became grade II listed on 25th May 1983.
- 1.2 The list description reads: '1851, by W G and C Habershon. Yellow stock brick with stone dressings and tile roof. Free Neo-Tudor. Large projecting gabled wing and shouldered imitation bell turret. Lean-to entrances with small buttresses flank a flamboyantly detailed central window. To left 2 traceried windows with dripmoulds and intermediate buttresses. To right a chancel-like projection with ground-storey and first-storey in half dormer. Further right is a small one-bay wing with gable end'.

2.0 Proposal Details

- 2.1 The proposal is for the installation of multi-use AstroTurf pitch to a part of the existing playground to the grade II listed Roxeth First and Middle School.
- 2.2 This does not comprise any works to the listed building.

3.0 Revisions to Previous Application

- 3.1 None

4.0 Revisions to Current Application.

4.1 None

5.0 Relevant History

5.1 Linked certificate of lawful proposed development reference P/5197/19 for Certificate of lawful development (proposed): construction of a multi-use games area (muga) in the upper playground. Decision due: 02/03/2020

6.0 Pre-Application Discussion

6.1 None

7.0 Applicant Statement

7.1 None

8.0 Consultations

8.1 No consultation is required or undertaken for a Certificate of Lawful Proposed Development application.

9.0 APPRAISAL

9.1 Section 7 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised'.

9.2 Under Section 9 (1) of the same Act 'If a person contravenes section 7 he shall be guilty of an offence'.

9.3 A Certificate of Lawfulness of Proposed Works is a legal document stating the lawfulness of proposed works to a listed building and, are therefore, not liable to enforcement under section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.4 Sections 26H and 26I of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as inserted by section 61 of the Enterprise and Regulatory Reform Act 2013) established a procedure that enables anyone who wishes to do so, to apply to the local planning authority to determine whether proposed works to a listed building are lawful, and if so, be granted a Certificate to that effect.

9.5 The listed building concerned is shown by plan 390.PL.02 REV A. The works proposed are the installation of multi-use AstroTurf pitch to a part of the existing playground to the grade II listed Roxeth First and Middle School as shown by plan 390.PL.03 REV A.

9.6 For works to require Listed Building Consent in accordance with Section 7 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 they need to comprise 'any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest'. These works would not comprise any works at all to the listed building or a curtilage listed building and so Listed Building Consent would not be required for these works.

10.0 CONCLUSION

10.1 For all the reasons considered above, the proposal would not comprise any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest under Section 7(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.2 It is therefore recommended that a Certificate of Lawful Proposed Works be granted.

INFORMATIVES

1	Certificates of Lawfulness of Proposed Works are not the same as Lawful Development Certificates. The former are part of the listed building consent regime; the latter are granted under the planning permission system. The grant of this Certificate of Lawfulness of Proposed Works does not affect any requirement to obtain planning permission for the proposed works. The linked Certificate of Lawful Proposed Development Certificate for this site is being determined separately under application reference P/5133/19.
2	Warning: Section 26J of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 26I(6) enables the authority to revoke, at any time, a Certificate they may have issued as a result of such false or misleading information.
3	INFORMATIVE Once issued, Certificates of Lawfulness of Proposed Works are valid for 10 years from the date of issue of the Certificate i.e. the works certified must be carried out within 10 years from the date the Certificate is issued.

Interim Chief Planning Officer	
Corporate Director	

APPENDIX 1 – PLANS AND ELEVATIONS



1 Site Plan - Proposed
Scale: 1:500 @ A3

DRAWING CAN BE SCALED FOR PLANNING PURPOSES ONLY AT PLANNING DEPARTMENT ROOM, CA BRIDGE

REVISIONS	NO.	DATE	DESCRIPTION	DRAWING NOT TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE. REFER TO ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS IN CASE OF ANY DISCREPANCY OR AMBIGUITY REFER TO C.A.	PROJECT	Lead Design - Andrew Cole	BVO architects
	1					DATE	
for planning				PROJECT	Roxeth Primary School - Astroturf Pitch		
				OWNER	CA Brigg		
				SCALE	1:500 @ A3		
				DATE	12/02/2020		
				DRAWN	SW/PLG		
				REV			



APPENDIX 2 – SITE PHOTOS





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