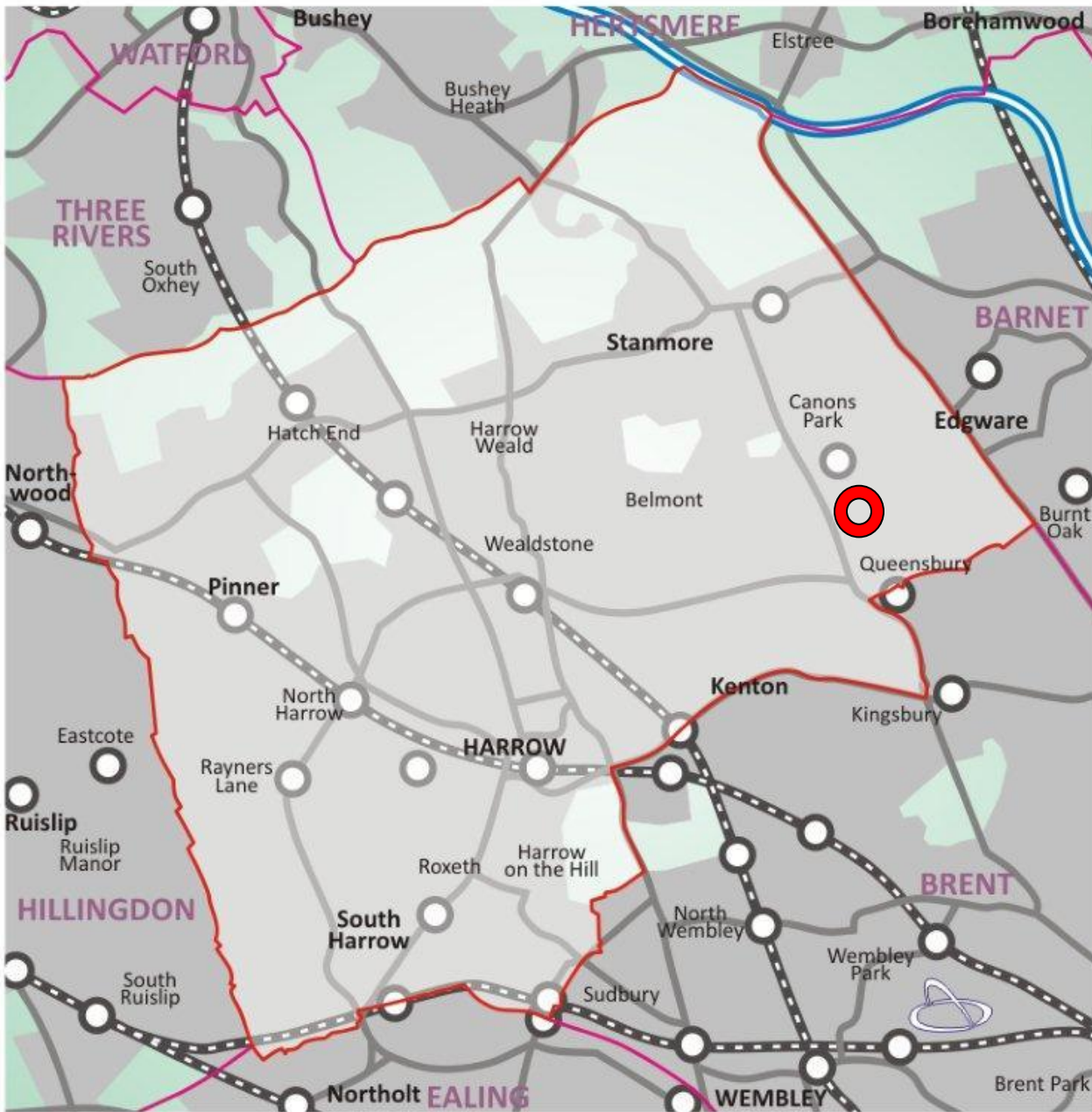
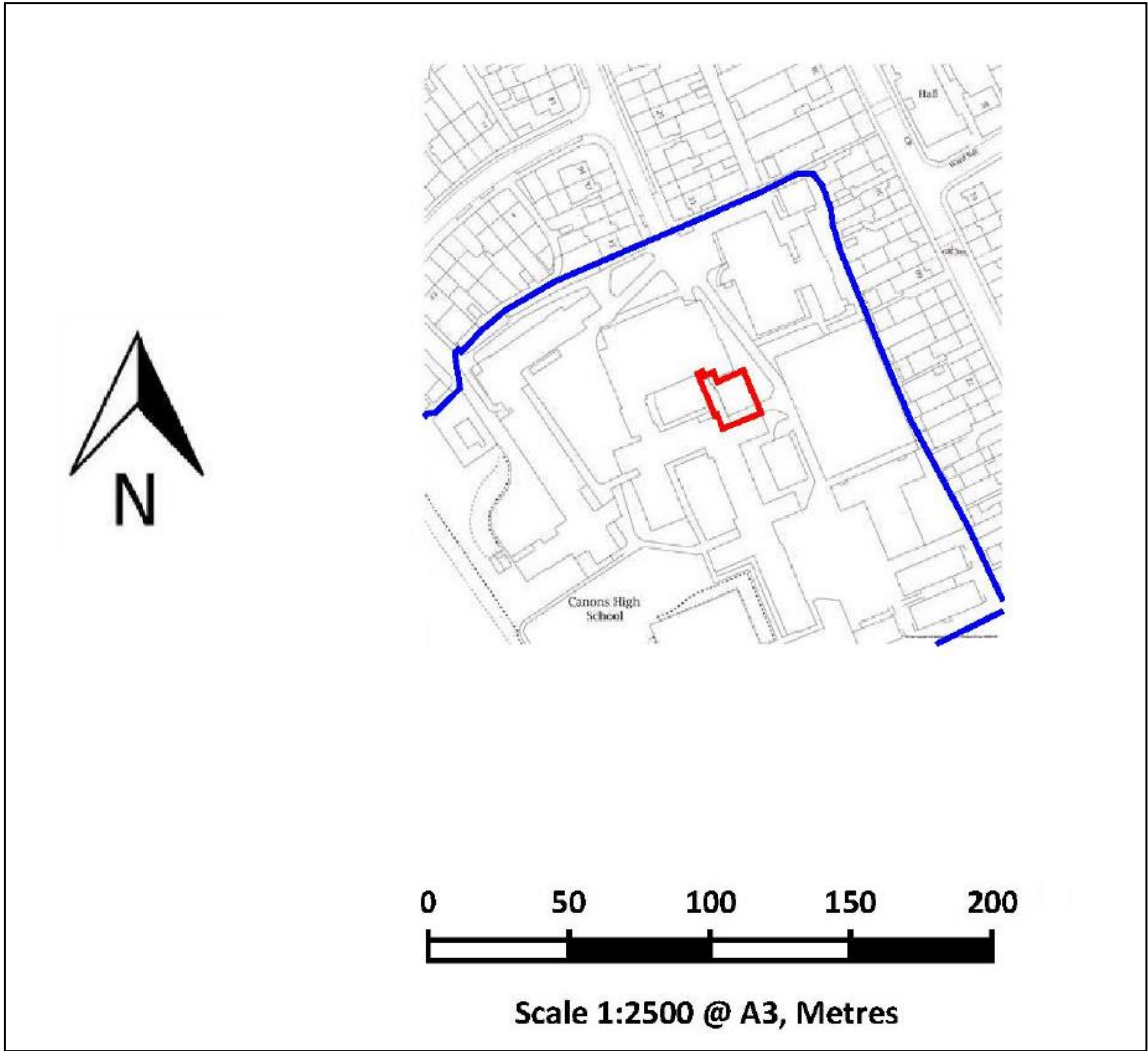


 = application site



<b>Canons High School</b>	<b>P/093720</b>
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**LONDON BOROUGH OF HARROW**

**PLANNING COMMITTEE**

**22<sup>nd</sup> July 2020**

**APPLICATION NUMBER:** P/0937/20  
**VALID DATE:** 12<sup>th</sup> MAY 2020  
**LOCATION:** CANONS HIGH SCHOOL, SHALDON ROAD,  
EDGWARE, HA8 6AL  
**WARD:** EDGWARE  
**POSTCODE:** HA8 6AL  
**APPLICANT:** SIMON NEWTON  
**AGENT:** STREETSPACE GROUP  
**CASE OFFICER:** WILL HOSSACK  
**EXPIRY DATE:** 16<sup>th</sup> JUNE 2020 (EXTENDED EXPIRY DATE 24<sup>th</sup>  
JULY 2020)

**PROPOSAL**

Single storey infill extension

**RECOMMENDATION**

The Planning Committee is asked to:

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

**REASON FOR THE RECOMMENDATION**

The form, scale and siting of the proposed extension is appropriate in this location and does not appear at odds with the existing character of development in the immediate area and would not have an adverse impact on the amenity of the occupiers of adjoining properties in accordance with Policies 7.4B and 7.6B of The London Plan (2016) and Policy DM1 of the DMP (2013).

## **INFORMATION**

This application is reported to Planning Committee as it would provide an extension to a school in excess of 100m<sup>2</sup> floorspace, on land where the Council holds an interest. The application is therefore referred to the Planning Committee as it 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: E13 Minor Dwellings  
Council Interest: Council has ownership of land in subject application  
Net additional Floorspace: 160.8sqm  
GLA Community Infrastructure Levy (CIL) Contribution (provisional): 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 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 Polices 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. However, a condition has been recommended for evidence of certification of Secure by Design Accreditation for the development to be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

## **1.0 SITE DESCRIPTION**

- 1.1 The subject site comprises the Canons High School complex. The main access to the school is via Shaldon Road which adjoins the site to the north.
- 1.2 The immediate locality around the school is residential in character with the rear gardens of residential properties being sited adjacent to the boundaries of the complex and playing fields.
- 1.3 The buildings on the application site comprise a variety of buildings ranging from single to three storeys. The main buildings are sited in the middle of the site and are internally connected, whilst detached buildings used as a dining hall, a gym are sited around the main building whilst mobile units and sports courts are sited in the south-east quarter of the site.
- 1.4 To the west of the school is the Canons School Playing Fields which can be accessed via Coombe Close and Bridgewater Gardens. The school playing fields are sited to the west of the application site and are a Designated Open Space.
- 1.5 Part of the application site falls within Surface Water Flood Zone 3a. There are no other policy designations on site.

## **2.0 PROPOSAL**

- 2.1 The proposal involves the construction of a single storey extension to one of the central buildings of the main school complex. The extension is to provide an indoor dining and recreational space within the school grounds.
- 2.2 The extension would span 11 metres in depth and 16 metres in width and would have a mono-pitch roof. The front (north-eastern) elevation eaves height would be 3.2 metres whilst the eaves height to the rear (south-western elevation) would measure 3.1 metres. The front and rear elevation of the proposed extension would be glazed. The extension would extend off of the ground floor classroom with no internal connection between the existing class room and the proposed structure. Due to the design of the extension the proposed structure would connect to the existing wall and would not serve to obstruct the existing classroom windows.
- 2.3 The area of the proposed building would span approx. 160m<sup>2</sup>, and would have four doorways, two in each of the front and rear elevation, allowing access from the sheltered walkway (sited adjacent to the proposed rear elevation) and from the east of the school complex.
- 2.4 The agent has confirmed the extension does not coincide with an increase in the number of pupils attending the school.

### 3.0 RELEVANT PLANNING HISTORY

3.1 A summary of the relevant planning history is set out below:

Ref no.	Description	Status & date of decision
LBH/11424/2	Alterations and single storey extensions to existing school buildings for educational purpose (outline)	Granted (02/12/1976)
EAST/366/99/LA3	Alterations and single storey extensions to existing school buildings	Granted (28/06/1999)
P/3556/06	Construction of three storey extension to school in two phases to provide sixth form teaching block	Granted (19/04/2007)
P/2162/20	Two single storey temporary buildings to provide classroom and dance studio with ancillary accommodation (3 years) two single storey extensions to dining hall	Granted (06/11/2009)

### 4.0 Consultation

4.1 A total of 22 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 9<sup>th</sup> June 2020. No representations were received.

4.3 Statutory and Non Statutory Consultation

4.4 A summary of the consultation responses received along with the Officer comments are set out in the table below.

Consultee and Summary of Comments
<p><b>LBH Drainage</b> <b><u>Surface &amp; Foul Water Disposal</u></b></p> <p>In order to review how surface water from the new construction is managed, to make use of sustainable drainage measures and to ensure separation of surface and foul water systems (in line with our Development Management Policy 9 &amp; 10) the following details are required for the proposed construction:</p> <p>The applicant should submit drainage layout drawing showing two separate</p>

surface & foul water connections and outfall details. Combined drainage system are not acceptable.

If a soakaway is provided, full construction details of the soakaway with its location, size, storage volume and calculations should also be provided.

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

Should any further clarification be required, please advise the applicant to contact [infrastructure@harrow.gov.uk](mailto:infrastructure@harrow.gov.uk)

## **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 Government has issued the National Planning Policy Framework [NPPF 2019] sets out the Government’s planning policies for England and how these should be applied, and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2019), 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 originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel’s report published in October 2019. The Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an ‘Intend to Publish’ version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and it ought to be published in that form.

5.6 The Draft London Plan is a material planning consideration that holds significant weight in determining planning applications, with relevant polices referenced within the report below and a summary within Informative 1.

## **6.0 ASSESSMENT**

6.1 The main issues are;

- Principle of Development
- Character and Appearance of the Area
- Residential Amenity
- Development and Flood Risk

### **6.2 Principle of Development**

The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.18
- The Draft London Plan (2019): S3
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Polices Local Plan (2013): DM1, DM46, DM47

6.2.1 Policy DM46 of the Harrow Development Management Policies Local Plan (2013) supports the provision of new educational facilities subject to compliance with Policy DM1. Whilst Policy 47(B) of the Harrow Development Management Policies Local Plan (2013) supports proposals that secure enhanced re-provision of educational facilities on site.

6.2.2 It is noted that the use of the extension would not be explicitly for use to extend a classroom or educational facility and its use, providing a recreational indoor space for students of Canons High School, would be more ancillary to the overall use of the site. However, there is no principal policy consideration as to why the proposal would be resisted, the remaining considerations would therefore pertain to the impact of the proposal in terms of Policy DM1 and Policies 7.4 and 7.6 of The London Plan (2016) and Policies D1 and D3 of The London Plan (2019) – Intend to Publish.

6.2.3 It is noted the Canons School Playing Fields are Designated Open Space and is adjacent to the school, however, the proposal would not be built within this area designation and would not be visible from Open Space due to being screened by the main school buildings

6.2.4 Given the above, the principle of the proposed development is acceptable, subject to consideration of further policy requirements as detailed below.



### **6.3 Character and Appearance of the Area**

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 7.4, 7.6
- The Draft London Plan 2019: D1, D3
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013): DM1

6.3.2 The proposed development would be sited within the middle of the school complex and being single storey would not exceed the heights of the surrounding buildings. The proposal would be of a scale subordinate to the main buildings and due to its siting in the middle of the main complex would not appear discordant or obtrusive in its surrounding environment.

6.3.3 The design of the single storey extension would be predominately glazed and would not be of similar brick work finish to the main buildings. However, the proposal does retain a modular appearance which would not serve to compete nor detract from the surrounding buildings and ergo would not provide an incongruous nor intrusive form of development.

6.3.4 It is noted the rear elevations of properties along Dale Avenue could be able to view the extension (potentially from first floor level) however, the extension would be sited over 40m away from the site boundary and in any case the proposal would not be out of character within the school and would not be considered to be a detriment as outlined above.

6.3.5 In conclusion, it is considered that the proposal would have an acceptable impact on the character and appearance of Canons High School and the wider area in accordance with the NPPF (2019), Harrow Core Strategy (2012) CS1.B, policies 7.4.B and 7.6.B of The London Plan, Policy D1 of The London Plan (2019) – Intend to Publish and Policy DM1 of the Development Management Local Plan Policies (2013).

### **6.4 Residential Amenity**

6.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.4
- The Draft London Plan (2019): D3
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013): DM1

### Residential Amenity of neighbouring Occupiers

- 6.4.2 The proposed extension is sited over 40m from the closest neighbouring residential properties, and as such it is considered the proposal would not have any significant detriment to neighbouring residential occupiers in terms of loss of privacy, light and outlook.
- 6.4.3 It is considered the proposal would not have an unacceptable impact on the residential amenities of adjoining occupiers in accordance with London Plan policy 7.6B and Development Management Policies Local Plan (2013) Policy DM1 and would therefore have an acceptable impact on neighbouring amenity.

### **6.5 Development and Flood Risk**

6.5.1 The relevant policies are:

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

6.5.2 Part of the application site is sited within Surface Water Floodzone 3a. The proposed development would not be sited within the flood zone designation. The Drainage Authority have been consulted regarding the proposal and have not raised any objections to the proposal. As such, it would be considered the proposal would be acceptable in relation to drainage and flood risk considerations

### **7.0 CONCLUSION AND REASONS FOR APPROVAL**

7.1 The proposed development would provide a satisfactory, layout and design as to not detract from the host building. It is considered that the proposed building would have an acceptable design and external appearance and would not have an undue impact on the character and appearance of the area or the residential amenity of neighbouring occupiers. The development would accord with development plan policies and is recommended for approval.

## **APPENDIX 1: CONDITIONS AND INFORMATIVES**

### **Conditions**

1. **Timing**

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

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. **Approved Plans and Documents**

The development hereby permitted shall be carried out in accordance with the following documents and plans: 15196-CHS-P-E-E; 15196-CHS-P-E-P; 15196-CHS-P-RP-E; 15196-CHS-P-RP-P; 15196-CHS-P-SLP-P; 15196-CHS-P-FP-P Revision C; 15196.2 Rev A Page 1 of 5; 15196.2 Rev A Page 2 of 5; 15196.2 Rev A Page 3 of 5; 15196.2 Rev A Page 4 of 5; 15196.2 Rev A Page 5 of 5; Design and Access Statement

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

3. **Materials**

The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those detailed in the approved drawings.

REASON: To safeguard the character and appearance of the area.

## **INFORMATIVES:**

### 1. Policies

**The following policies are relevant to this decision:**

#### **National Planning Policy Framework (2019)**

#### **The London Plan 2016**

3.18 Education Facilities

7.4 Local Character

7.6 Architecture

#### **Intend to Publish Draft London Plan (2019):**

D1 London's form and characteristics

D3 Inclusive Design

S3 Education and childcare facilities

#### **Harrow Core Strategy 2012**

Core Policy CS 1 – Overarching Policy Objectives

#### **Harrow Development Management Policies Local Plan (2013)**

DM 1 - Achieving a High Standard of Development Policy

DM 46 - New Community, Sport and Education Facilities

DM 47 – Retention of Existing Community, Sport and Education Facilities

### 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. 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](mailto:nrswa@harrow.gov.uk) or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

#### 4. Sustainable Drainage Systems

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

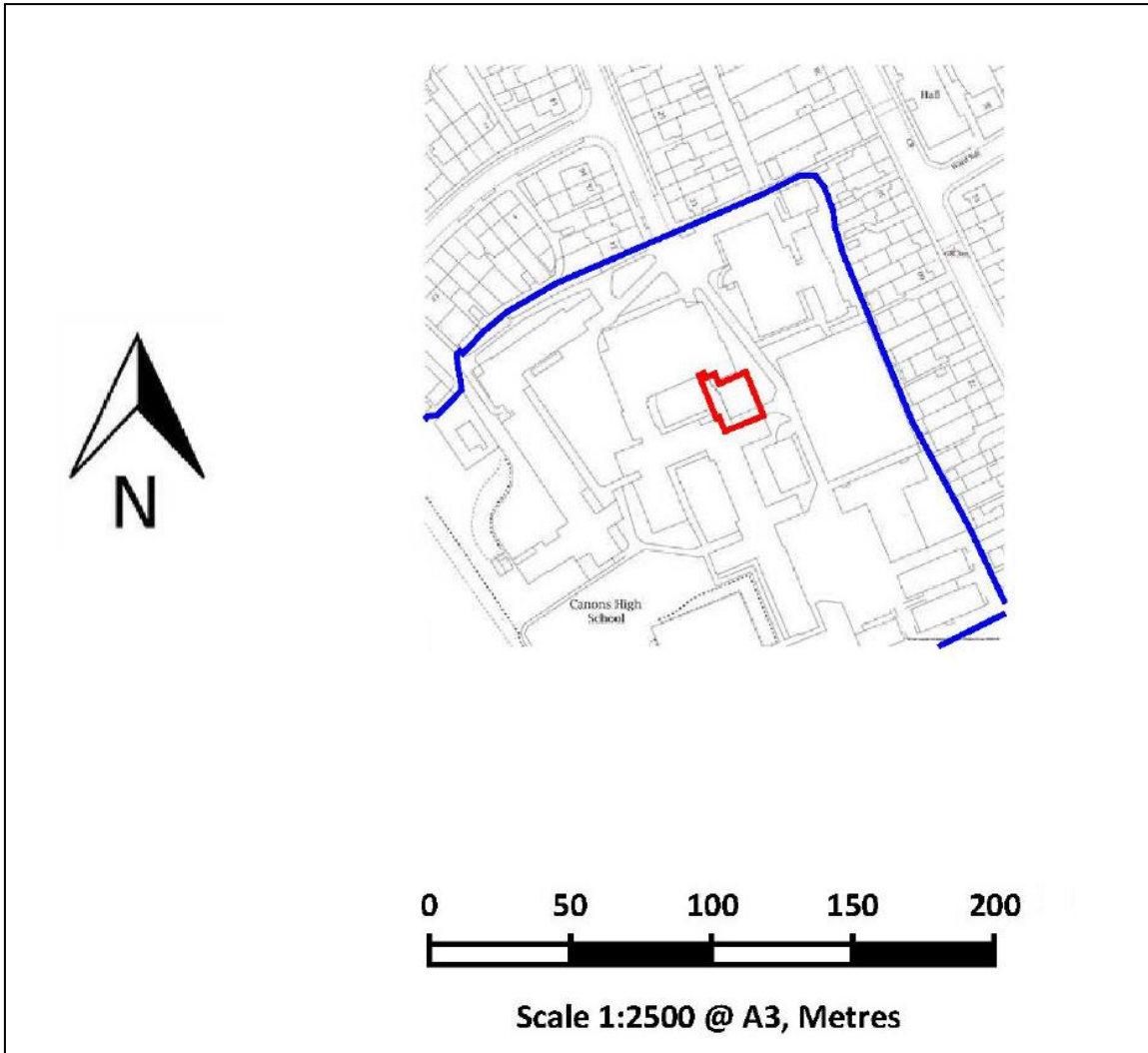
SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from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

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2019) 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.

#### Checked

Interim Chief Planning Officer	Orla Murphy pp Beverley Kuchar
Corporate Director	Hugh Peart 9/7/2020

**APPENDIX 2: SITE PLAN**



**APPENDIX 3: SITE PHOTOS**



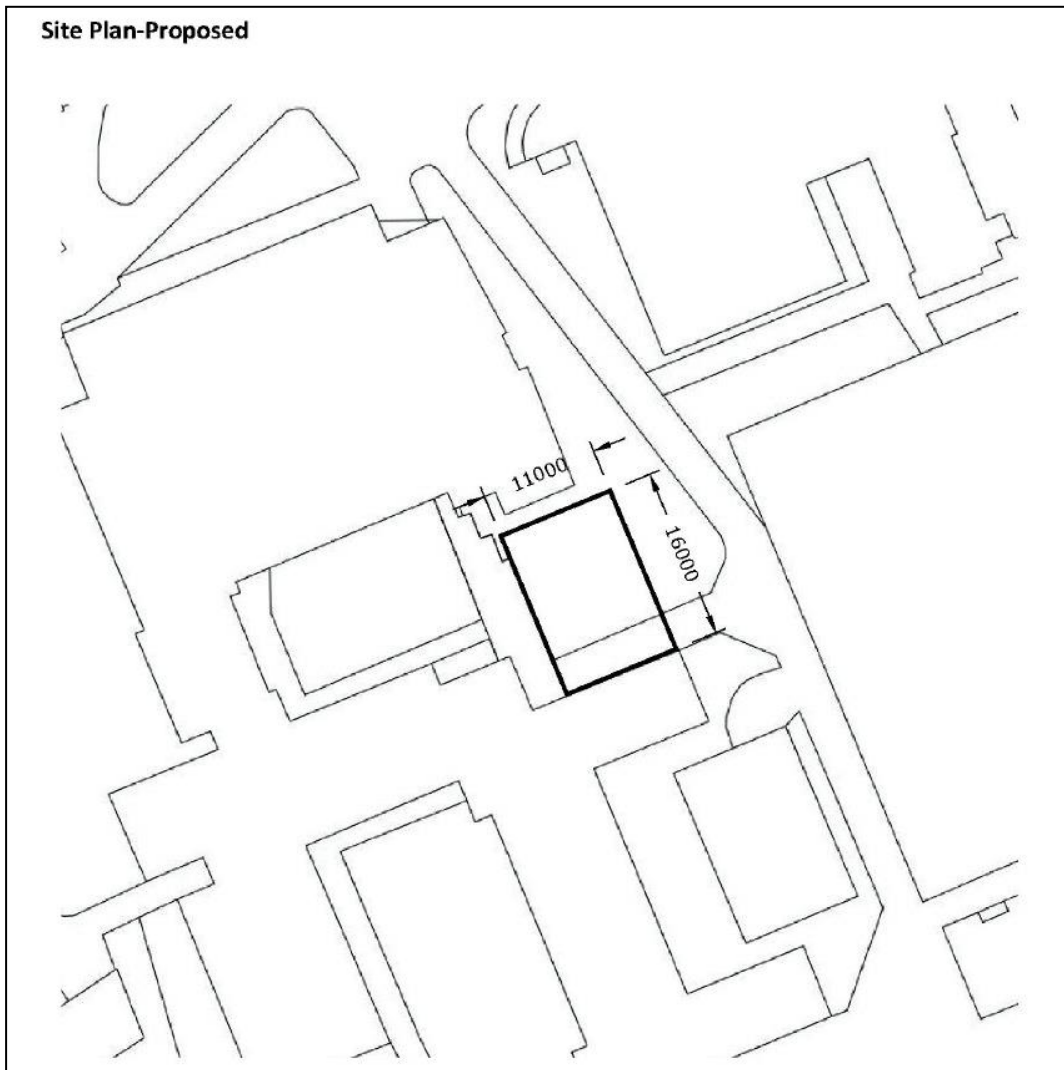




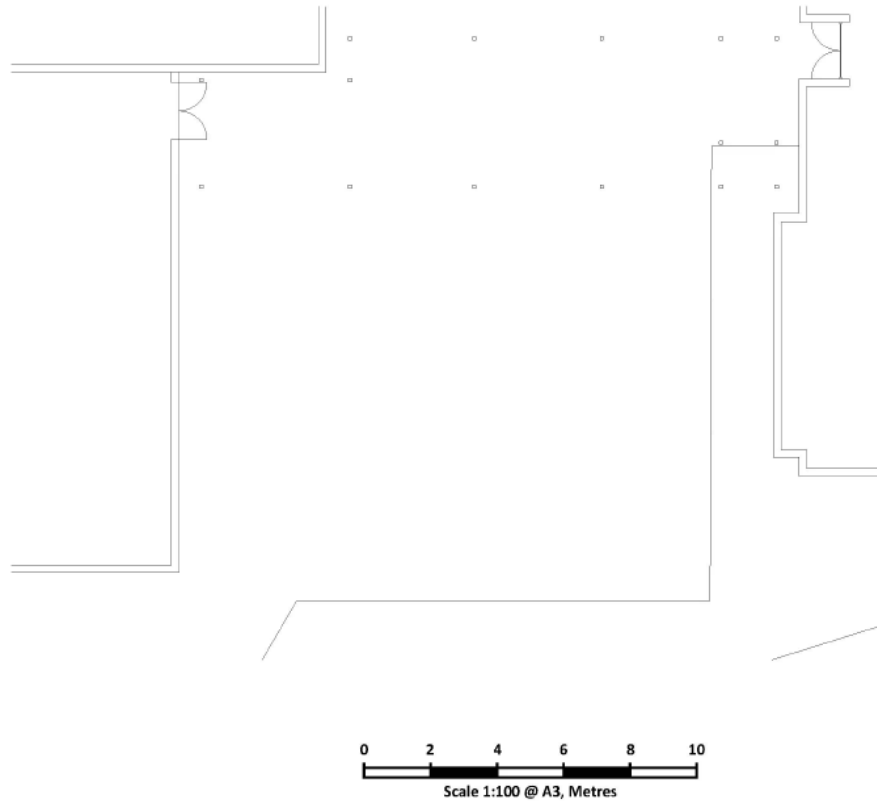




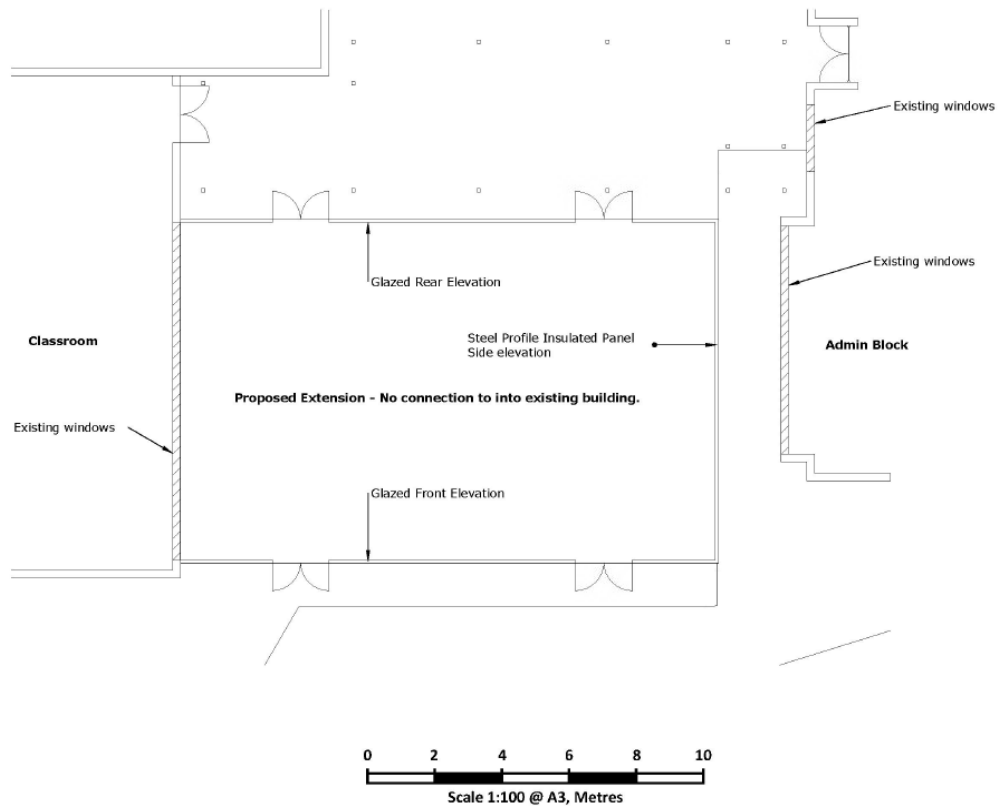
**APPENDIX 4: PLANS AND ELEVATIONS**



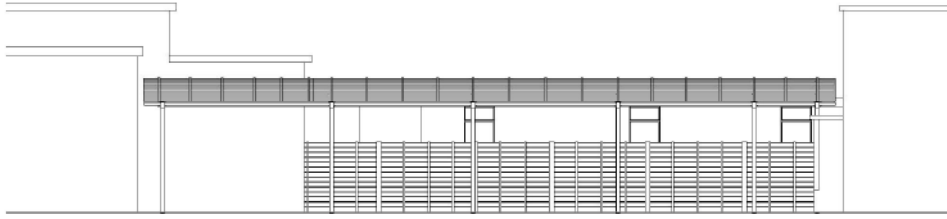
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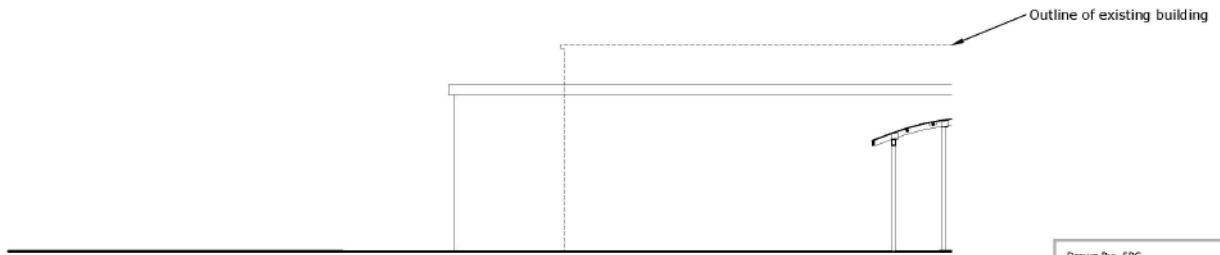
Floor Plan-Proposed



North East Elevation-Existing



North West Elevation-Existing

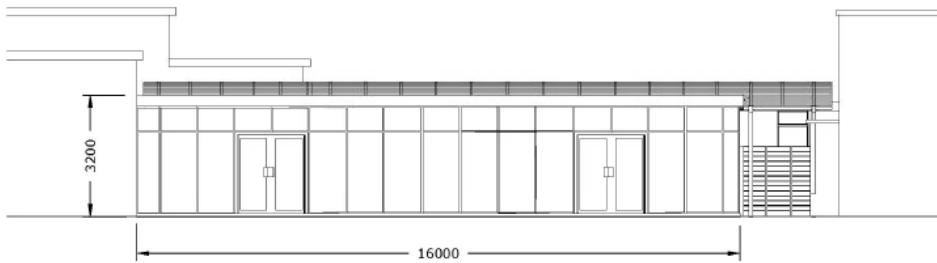


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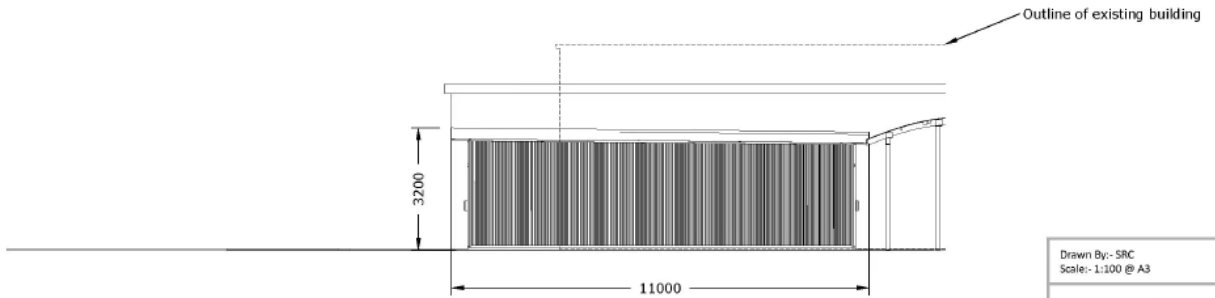
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North East Elevation-Proposed



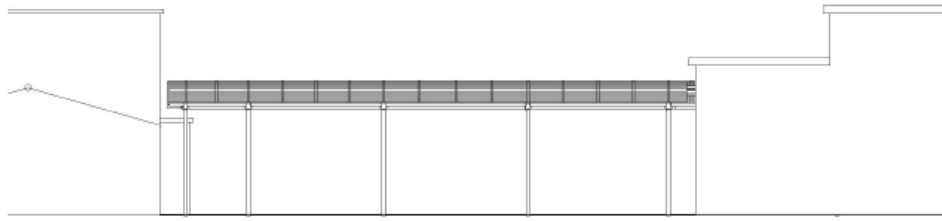
North West Elevation-Proposed



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**South West Elevation-Proposed**



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