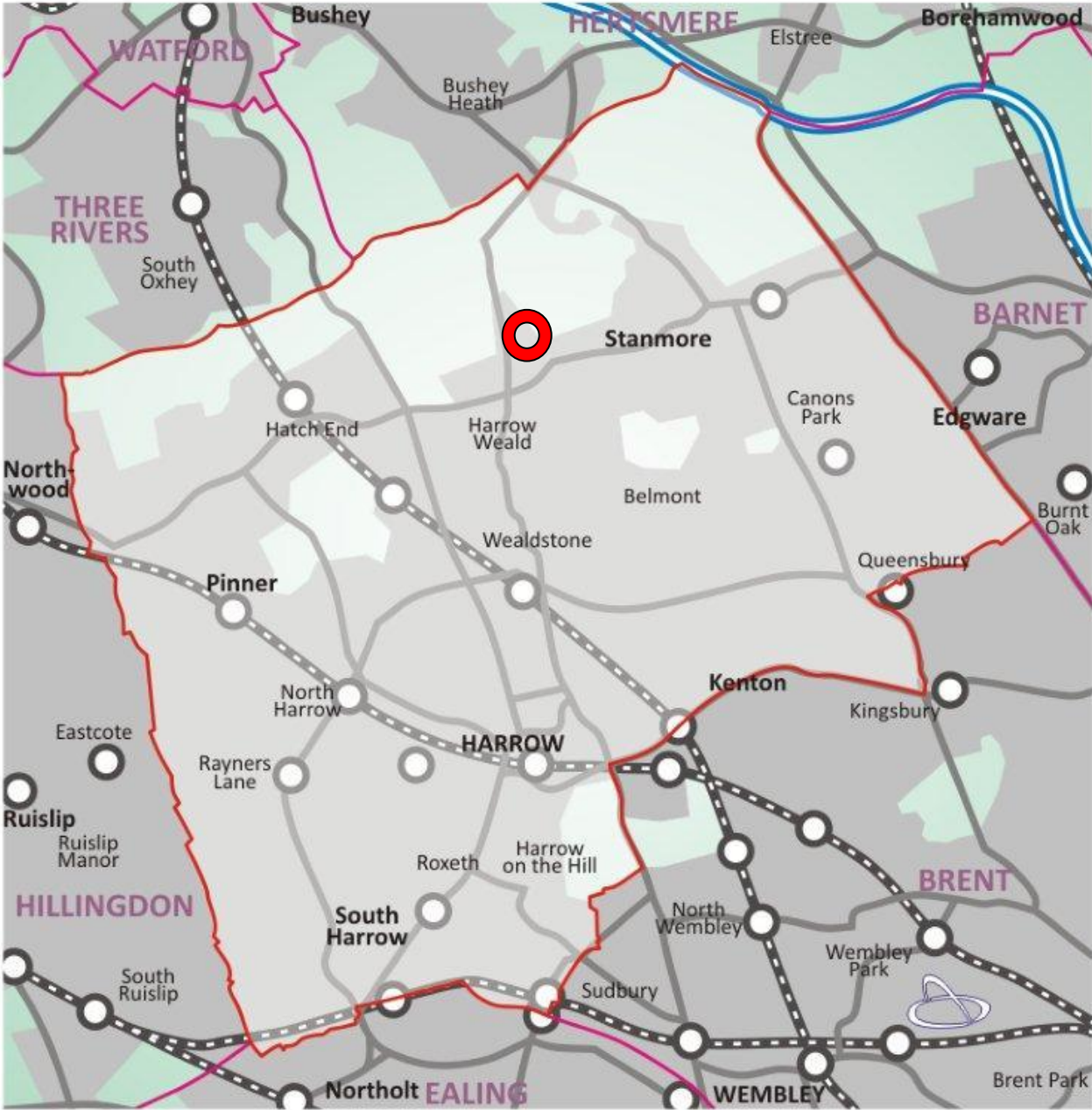
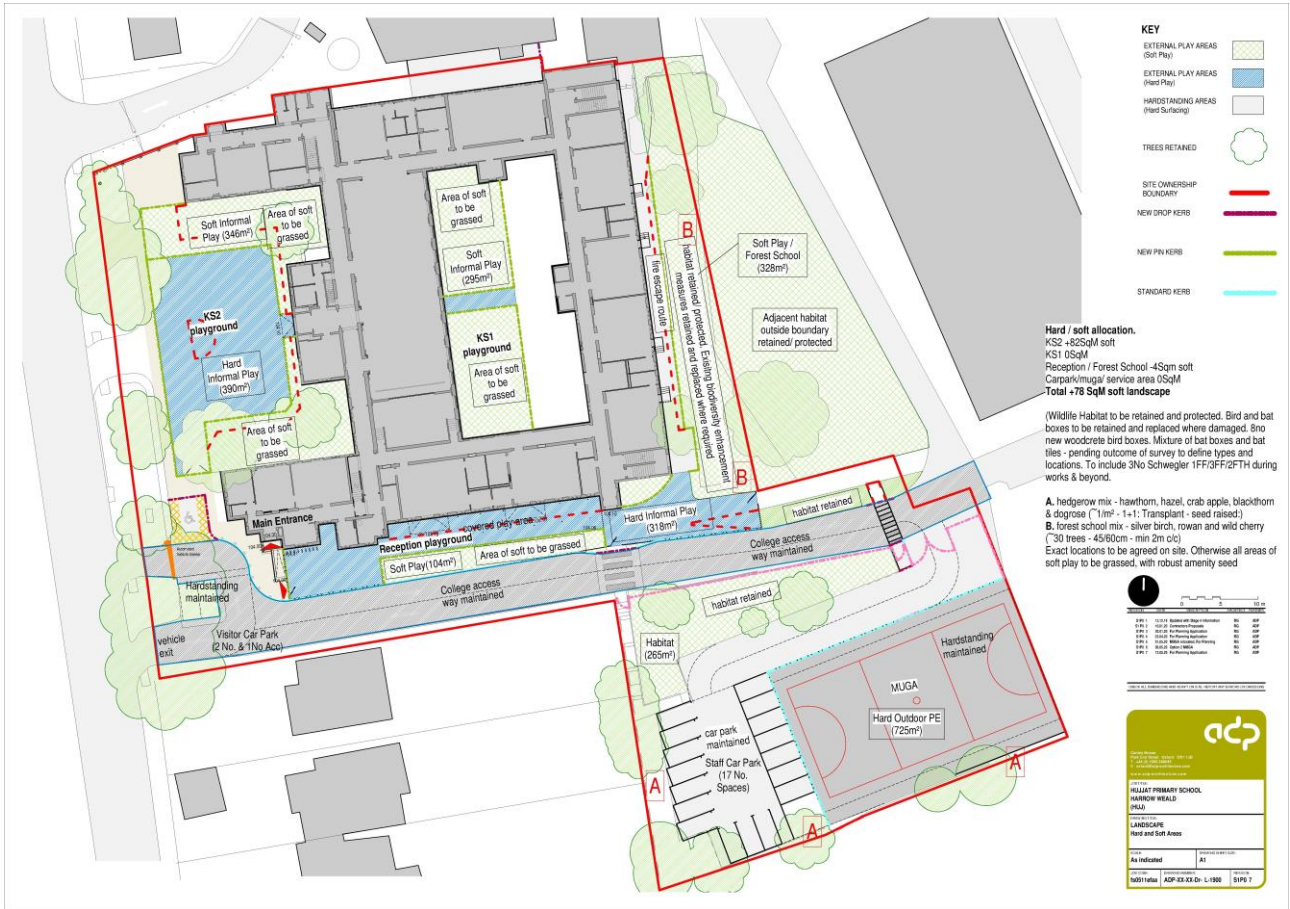


 = application site



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| Hujjat Primary School | P/0487/20 |
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd July 2020

APPLICATION NUMBER: P/0487/20
VALID DATE: 18th MARCH 2020
LOCATION: HUJJAT PRIMARY SCHOOL, HARROW COLLEGE,
BROOKSHILL, HARROW WEALD
WARD: HARROW WEALD
POSTCODE: HA3 6RR
APPLICANT: DEPARTMENT FOR EDUCATION
AGENT: GL HEARN
CASE OFFICER: NICOLA RANKIN
EXPIRY DATE: 29TH APRIL 2020

PROPOSAL

External Alterations to the former Austin building including Six New Double Glazed Doors and Installation of Louvres; Provision of Access Ramp and Steps; Construction of a Free-Standing Canopy to Southern Elevation; New Boundary Treatment and Gates; Multiple Use Games Area (MUGA); Substation; Parking and Cycle Storage; Reconfiguration of drop off and access; Hard and soft Landscaping; External Alterations and Lighting (To provide a new 2FE primary school for 420 pupils)

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 conditions listed in Appendix 1 of this report:

REASON FOR THE RECOMMENDATION

The proposal seeks to utilise the existing building structure, materials and boundary treatments. The former Austen Building is currently vacant and has fallen into a degree of dilapidation. The proposed refurbishment works will bring the building back into use and will widen and enhance educational choice in the area. The proposed development is considered to have an acceptable impact on the Green Belt, the locally listed building and character and appearance of the surrounding area and subject to planning conditions, would not have unacceptable adverse impacts on the residential amenity of the neighbouring occupiers/residents. Accordingly, the development would accord with development plan policies and is recommended for approval.

INFORMATION

This application is reported to Planning Committee as it has been called in by an elected member in the public 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 Development |
| Council Interest: | N/A |
| Net additional Floorspace: | 17sqm |
| GLA Community Infrastructure Levy (CIL): | £nil |
| Contribution (provisional): | |
| Local CIL requirement: | £nil |

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.

1.0 SITE DESCRIPTION

- 1.1 The application site comprises a two storey brick built former college building (Austen building) on the south west side of the Harrow Weald Campus of Harrow College with ancillary car parking spaces both opposite the college to the south of the access road and in front (west) of the building.
- 1.2 The Austen building is arranged around a central courtyard with an ancillary parking area. The external space to the building comprises a small car park area to the front of the building and a soft landscaped area to the eastern edge of the building.
- 1.3 Adjacent and to the south of the Austen building is a car park comprising 50 spaces which lies to the south of a vehicle access way to the college. The applicant outlines that these spaces were previously used by the college but since the disposal of the Austen building in 2017 have been fenced off and remain unused.
- 1.4 To the east of the site is the remaining college buildings and the west area of the site is mainly residential.
- 1.5 The site is within the Green Belt – the Harrow College site is one of two strategic previously developed sites in the Green Belt, as defined by the Site Allocations Development Plan Document (2013). The land north of the east west access road is previously developed land.
- 1.6 Currently there is a vehicle and pedestrian entrance from Brookshill. The site is located within PTAL zone 2.
- 1.7 The site sits adjacent to the Harrow Weald Park Conservation area (although not within its setting) and sits within the Harrow Weald Ridge Area of Special Character.
- 1.8 There is a large band of trees situated on the western and eastern boundary of the application site surrounding the existing car park. These trees are not subject to a Tree Preservation Order.
- 1.9 The application site is situated between two of the more western sections of the Borough Grade II *Harrow Weald Park and the Heritage Site* of Importance for Nature Conservation.

2.0 PROPOSAL

- 2.1 The proposal is for works associated with the conversion of the locally listed Austen building which was formerly part of the Harrow College Campus. The building is currently vacant but was most recently used by the college for teaching and learning purposes.
- 2.2 The building would be used by the Hujjat Primary School which is a Muslim, co - educational free school. The school would be 2 FE and would accommodate 420 pupils for children aged between 4 and 11 years old and 40 members of staff.
- 2.3 The school site hours would operate between 7:30am and 6pm, official pupil times between 8:45am and 3:15pm, breakfast club between 8am and 8:45am and after school clubs between 3:15pm and 5pm.
- 2.4 The proposals would utilise the existing building structure, materials, boundary treatment and floor space. No additional floorspace is proposed as part of the development with the exception of a small substation proposed on the northern side of the Austen Building adjacent to Brookshill.
- 2.5 The proposal seeks to demolish the existing courtyard single storey extension located along the eastern wing, to enable reinstatement of the original internal quad space which would be used as play space.
- 2.6 Other minor external alterations are proposed to the building including: new double glazing to match the existing, new PPC rainwater goods, installation of heating/ventilation louvres and flues to suite new plant, new canopy to play area, minor modifications to the existing external landscape, new fencing around the proposed MUGA/sports area and a new accessible ramp to entrance and new signage.

Trees and Landscaping/Parking and Access

- 2.7 New soft and hard play space will be provided surrounding the school building. Reception children will have a dedicated play space to the south of the building. Further dedicated play spaces for key stage 1 and 2 children would be located within the courtyard and adjacent to the east elevation.
- 2.8 All trees are proposed to be retained as part of the redevelopment proposals.
- 2.9 The existing staff car park to the south of the site would be reconfigured to provide 17 No. spaces.
- 2.10 The main vehicular access via Brookshill is to be retained in the south west corner of the site and will require minor modifications. Pedestrian access will be from three separate entrances to the west of the site via Brookshill Road.

- 2.11 12 shared Sheffield cycle stands are proposed for staff and students (24 spaces in number) and 6 scooter racks (48 spaces) are proposed for younger children.
- 2.12 A new Multi-Use games area will be installed on the remainder of the existing staff car park area. This would be enclosed on its east, western and southern boundaries by a 3-metre-high weld mesh fence and on the south western boundary by an additional 2.4 metre high timber acoustic fence.
- 2.13 An area for waste and recycling bins is proposed in a secure compound to the north of the school building, enclosed by a 2.4-metre-high timber fence and access gates.
- 2.14 The application also proposes 7 x 5-metre-high lighting columns along the access road and the car park.

3.0 RELEVANT PLANNING HISTORY

- 3.1 A summary of the relevant planning application history is set out in the table below:

| Ref no. | Description | Status & date of decision |
|----------------|--|---|
| P/0274/20 | Certificate of lawful development (proposed): Use of two storey building adjacent to Brookshill Drive (Austen building), part of southern parking area and associated access road for use a primary school (Use Class D1) | Granted 20 th March 2020 |
| P/2948/18 | Two storey extension to North and West Elevation of Newton building; external alterations (part demolition of Newton building and storage areas) | Granted 28 th September 2018 |
| P/2080/16 | Demolition Of Existing Gaskell And Davis Buildings And Construction Of New Two Storey Building For Use As Health And Social Care Educational Facility (Class D1); Associated Landscaping; Relocation Of Polytunnel And Security Hut; New Entrance Gates And Boundary Treatment; Alterations To Vehicle Crossover; Installation Of New Street Lights; Photovoltaic Panels On Roof | Granted 20 th July 2016 |

| | | |
|-----------------|---|---------------------------|
| P/5710/16 | Details pursuant to the first schedule (masterplan) of the section 106 agreement relating to planning permission P/2080/16 dated 20/10/16 for Demolition of existing Gaskell and Davis buildings and Construction of new two storey building for use as health and social care educational facility (Class D1); Associated landscaping : Relocation of polytunnel and security hut; New entrance gates and boundary treatment; Alterations to vehicle crossover ; Installation of new street light; PV panels on the roof | Granted 25th January 2017 |
| P/2398/17 | Variation Of Conditions 2 (Approved Plans) 3 (Materials) 4 (Landscaping) 7 (Levels) 8 (Lighting) 12 (Landscape Management Plan) 13 (Arboricultural Survey Report) 14 (Disposal Of Sewage) 15 (Disposal Of Surface Water) 16 (Surface Water Attenuation And Storage Works), 18 (Bats And Birds), 19 (Reptile Habitats) And 20 (Construction And Demolition Method And Logistics Statement) Attached To Planning Application Reference P/2080/16 Dated 20 October 2016, For The `Demolition Of Existing Gaskell And Davis Buildings And Construction Of New Two Storey Building For Use As Health And Social Care Educational Facility (Class D1); Associated Landscaping: Relocation Of Polytunnel And Security Hut; New Entrance Gates And Boundary Treatment; Alterations To Vehicle Crossover ; Installation Of New Street Light; PV Panels On The Roof | Granted 30th July 2018 |
| EAST/375/00/FUL | Retention of single storey extension within courtyard of 1930s building | Granted 17/05/2000 |
| EAST/135/95/FUL | Single storey extension within courtyard of 1930s building and | Granted 20/04/1995 |

| | | |
|-----------------|--|--------------------|
| | car parking (revised) | |
| EAST/299/95/FUL | Two storey lift tower for disabled access (courtyard of 1930s building) | Granted 19/06/1995 |
| EAST/192/94/FUL | Alterations and single storey extension to 1930s building and alterations to access and forecourt layout | Granted 27/06/1994 |

4.0 CONSULTATION

- 4.1 A total of 77 consultation letters were sent to neighbouring properties regarding this application on two separate rounds of consultation.
- 4.2 The first public consultation period expired on 08th April 2020 and the second public consultation expired on 30th June 2020.
- 4.3 A total of 18 objections were received and one general comment.
- 4.4 A summary of the responses received along with the Officer comments are set out below:

Residential Amenity

- Harrow college and the opening of a school will significantly increase noise pollution.
- Concerns over viability of the planned MUGA and other open spaces around the school
- Concerns over hours of use of the school facilities outside of school hours
- Concerns over the proximity of the MUGA to the residential properties along Brookshill – there will be a double impact of increased noise from the road and to our gardens
- We will be forced to live with play areas on two side of our property which will increase noise pollution for us substantially.
- The proposal would result in overlooking and loss of privacy as the development plans brings the schools facilities/entrances right up to our boundary fences.
- The building company have put up site offices around the perimeter of the site which has resulted in overlooking to our properties.
- We would prefer the MUGA to be placed away from our boundary as it is intrusive, overbearing and has the potential for greater noise disruption.

Character and Appearance

- The proposal would result in an overdevelopment of the site in a Green Belt area.
- The proposal will detract from our clean neighbourhood and exacerbate noise, traffic and waste pollution.

Trees and Landscape

- The construction workers have cut and damaged trees on the boundary of our

properties.

Traffic and Parking

- The applicant has removed trees along the boundary of the site.
- The traffic management plan has not been agreed.
- Concerns for children safety during drop off
- Major disruption to everyday traffic in the area during pick up and drop off, particularly as Bushey is a main artery road
- The catchment area of the school is extremely wide and parents will want to arrive by car as time taken to take public transport will be excessive
- Staff parking levels are insufficient for the size of the school
- Parents will block of our driveways
- A traffic survey should be a necessary consideration as part of the planning application.
- There are already traffic issues throughout the day due to the material deliveries during the construction phase.

Other Matters

- A new Muslim faith school does not encourage integration in society
- Disappointed by the lack of proactive consultation on this development by the Department of Education
- The removal of tree branches has created a security risk to our properties

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>LBH Conservation Officer:</p> <p>The justification for the harmful changes to the windows (via installing louvres in place of parts of the windows to install Mechanical Ventilation Heat Recovery (MVHR) units) is stated to be due to the need to comply with this document: 'BB101 standards of natural ventilation for schools'. No reference is given to the specific parts of this document that these proposals stem from but this is needed to allow us to assess.</p> <p>This Building Bulletin document is the regulatory framework for ventilation in schools and gives recommended performance levels for compliance with UK regulations. It also provides non-statutory guidance on how to design schools to achieve adequate performance for ventilation, indoor air quality and thermal comfort.</p> <p>The proposed louvres are harmful to appearance and the justification given is insufficient.</p> |

Additional Comments

Thermal report

This model is based on the assumption that all windows will be double glazed which is not the case so the model is not correct for the current purposes. Therefore, this should really be based on the current proposal to retain the windows.

These alterations do not seem to be essential for the school to install these to comply with building regulations and the guidance they refer to is guidance that notes account should be taken of the qualities of historic buildings.

Amendments

On the east elevation – the existing greyed out windows should be reinstated as windows rather than just retained as they are, in order to help mitigate the harm proposed. It is unclear why these need to be greyed out still.

Removal of any proposed area of louvres that are not essential. My view is that those in the gable ends which are prominent features would particularly benefit from removal of these proposed louvres.

Are all existing extracts which they showed us in photos, being removed and affected fabric made good?

An email provided confirmed that these louvres will be installed by just removing the glass but retaining the glazing bars. This should be demonstrated.

Relevant national policy

Paragraph 197 of the NPPF applies. This states:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

There is not a policy requirement for these louvres and they are certainly harmful in heritage terms. There should be some greater mitigation and clarification by ensuring the above points are addressed which would help ensure the above paragraph of the NPPF is complied with.

Comments on this being a balancing exercise therefore stand. Could it be conditioned that samples are provided so we know ultimately what colour this will be and that prior to installation of new vents the existing windows shown as being reinstated / repaired are done so in accordance with their proposed plans.

LBH Highways The principle of the school being provided on an existing education site appears to be outside of consideration for planning permission as the use is already accepted and in operation. It is understood that this site has been in use as an educational establishment for a considerable length of time.

In any case, we would have concerns about traffic generation associated with a school as this is very different to the effects of the existing occupier of the site as a college. Schools tend to generate a large amount of traffic at start and finish times in terms of both pedestrians and vehicles. Faith schools do not usually have catchment areas meaning that pupils may often travel from locations beyond a reasonable walking distance, resulting in a high amount of car journeys. There is little in the way of drop-off/collection points and most of the roads around the school are subject to stringent waiting restrictions. The school will need to encourage parents to travel sustainably or if they do drive, should be encouraged to park away from the school and walk the remaining distance in order to avoid causing congestion. It would be appropriate for the school to further discourage car use onsite at the start and end of the school day by closing the vehicle gates. Measures should be included within a travel plan and the school should aim to achieve STARS accreditation. It is noted that a travel plan has been submitted and this will be reviewed separately. Scooter and cycle parking is proposed which should help staff and pupils to choose this as an alternative mode of travel to the private car.

This site is located in a PTAL 2 area meaning that access to public transport is considered to be poor, however there are 6 bus routes available within a 5 minute walk, and the rating does improve towards High Road, Harrow Weald where there are more buses. Bus stops for route 258 are located on Brookshill to the north and south of the site and benches and shelters are present at some stops. There are existing pedestrian refuge islands. The school may benefit from appointing a school crossing patrol as Brookshill can be very busy at peak times.

Schools generally cause high levels of traffic congestion at the start and end of the school day which are usually fairly short lived but still have a significant impact. As these times may coincide with the operations of the college day there is a potential for increased congestion although most college students will travel by sustainable modes but there will still be a high amount of pedestrian movements. It should be considered that this may have a wider impact on the operation of Uxbridge Road and High Road, Harrow Weald which are both part of the strategic road network, particularly at the roundabout where these roads meet with Brookshill. Brookshill itself may suffer congestion if parents wait outside the school site despite existing waiting restrictions – it may be necessary to have regular patrols by civil enforcement officers to ensure that the road is kept clear of parking obstructions for safety reasons as well as maintaining the flow of traffic.

In relation to the construction work proposed, I have reviewed relevant parts of the construction health and safety plan however I would like to know a little more detail about the proposed activity;

Additional Comments: No major concerns as most of the work does appear to be internal and unlikely to involve the use of HGV's. Highway Network Management have requested that deliveries only take place between 09:30 and 15:30 hrs to avoid peak traffic and college start/finish times.

LBH Drainage: No Objection, subject to conditions relating to surface water disposal, foul water disposal and surface water attenuation and storage.

Drainage details for MUGA are required, please request the applicant to show improvement to the area not just overlaying it with new tarmac. Thames Water approval of surface water discharge level is required also indirect connection consent when re-using existing connections. Please contact Thames Water developer services **by email:** developer.services@thameswater.co.uk or **by phone:** 0800 009 3921 or on Thames Water website www.developerservices.co.uk

Biodiversity Officer: The application site is situated between two of the more western sections of the Borough Grade II *Harrow Weald Park and the Hermitage* SINC. This is a sizeable complex of areas designated for their wildlife value and has additional strategic importance for nature conservation as part of a chain of high value sites including Bentley Priory and the Clamp Hill Brickfields in the northern part of the borough. The wider area is green, well-treed, and forms part of Harrow's Green Belt.

It will be important to ensure that the development of the Harrow College site has no direct impact on the designated areas, nor on the movement and dispersal of species between them, nor on species or other features of conservation importance within the development site. Additionally, any development should result in overall enhancement or 'net gain' for biodiversity, whilst avoiding, minimising and mitigating impacts as much as possible.

A number of biodiversity enhancement and mitigation gain works have been conditioned and implemented in connection with previous development on this site and the applicant will need to ensure that these and their intended outcomes will be safeguarded. With regard to this, I think that the areas of grassland, partly included within the red line at the east of the development site was due to be converted in to a more species-rich 'meadow' area, although the supplied plans seem to indicate this is now ear-marked as a play area.

As part of the pre-application discussions it was noted that (a) the applicant's proposals appeared not to have taken account of the recommendations of the preliminary roost assessment (PRA) conducted last year, and (b) the Council had not been provided with a copy of the report from the original roost surveys which revealed that the main buildings to be in active use by one (or more) pipistrelle bat species.

With regard to the current proposals and the evidence provided in relation to these: -

- There should be no impact on designated areas in the vicinity and the main focus for biodiversity protection will be the bat roosts.
- In addition to the PRA, a 'Mitigation Recommendations Advice Note' has been provided as an addendum. This also references the earlier survey findings that have still to be provided.
- The applicant appears to follow a standard approach to development project management in the form of the Morgan Sindall Project Execution Plan (PEP). Although the Part 1 plan document, which serves to coordinate project management, does not specifically refer to the risk of criminal prosecution in relation to impacts on protected species, the Environmental and Sustainability Management Plan (EMP) which forms Part 3 of the PEP does include reference to ecology and biodiversity matters. However, the supplied text (3.15) appears

generic rather than relating directly to the present application. For example, it notes that bats might be present rather than addressing the issue.

- At the present time we have information about what could be done, taking account of legislation and licensing requirements in relation to bats but no detailed plan of exactly what will be done, when, where and how in relation to the phasing of operations nor anything to indicate how or even whether the applicant proposes to incorporate the consultants' recommendations. Whilst the initial 'toolbox talks' for contractors, as proposed by the suggested mitigation document, will be helpful, it will be important for there to be clear procedures (a) for workers to follow and (b) to ensure that they will do so, e.g. should bats be encountered.
- Bats are highly mobile species, and whilst some roosts may be used for decades, it is also possible for some locations to be used in frequently or to be colonised soon after a survey has found no signs. I would not consider it safe to act on the findings of a survey that is more than a year old, despite the assertions in the supplied PRA. Should the commencement of works be delayed beyond such a period, follow-up surveys will be required.
- Gaps around window frames can provide important roost sites for crevice-roosting bat species and it will be important to ensure that works to the windows will not have any impact on bats.
- Since bats do presently roost on site, consideration also needs to be given to the avoidance of negative impacts e.g. from lighting that might otherwise affect such use, and to how it might be furthered.
- Additionally, the requirement to provide appropriate biodiversity gain appears to have neglected in the proposals.
- The arboricultural report indicates that a small number of trees (T5, T12 and G5) might be removed as part of the development but there appears to be no mention of this within the plans as presented. There is also no reference to the suggested opportunity for tree-planting and, other than reference to tree pruning, even the landscape strategy appears to be lacking appropriate consideration of the site's soft landscaping despite the importance which this has to people's well-being as well as to biodiversity.

On this basis, if you are otherwise minded to recommend approval of the proposals, this should be subject to conditions.

Informative:

- The goals to be achieved as part of meeting the applicant's requirements will be minimisation and mitigation of impacts on existing features of value for bats and the provision of additional features to provide appropriate gain
- At present the information and proposals
- Given the extent of the proposed flat roof replacement, the applicant should be encouraged to consider the various benefits that replacement with a living roof would provide, contributing to thermal efficiency and noise insulation as well as providing gain for biodiversity and helping to reduce flood risk and assisting climate change mitigation efforts. The roof areas south of the Austin building would seem the most favourable candidates for this approach.

Additional comments: There is still a need to agree and finalise what will be appropriate biodiversity gain. I consider that this should be some appropriate mix

of (a) improving the soft landscaping and (b) provision of bat and bird shelters. Greening flat roof areas as part of the planned works would have been an appropriate option but would probably be less easily accomplished at this stage without specific changes to the submitted proposals and the necessary roof loading capacity.

For (a), I would propose the addition of six trees/large shrubs along the margins of the NNW-SSE path at the eastern side of the school site (although this lies outside of the presented red line). These should be deciduous species and, in combination, provide a mix of different food sources for wildlife at different times of year. In contrast with the recent response the arboricultural report states that there are opportunities for additional tree-planting.

For (b), additional to the protection and mitigation of impacts on existing roost locations, the applicant should explore the opportunities for setting aside one or more dedicated 'bat-loft' areas within the void of the pitched roofs. Ideally, this would have been investigated prior to an application being made and appropriate provision incorporated within the scheme and work programme but the applicant appears to have left us to bolt-on gain to their scheme which isn't really acceptable practice. Additionally, since we are being asked to grant planning permission so that certain works might be undertaken before the results of follow-up surveys are known and can be responded to we are clearly not in a position to set specific conditions about the provision of bat/bird shelters or other measures at this juncture. Accordingly, I previously identified the need for a mitigation and gain plan to be provided for our approval in the wake of the emergence/return surveys and for this then to be implemented accordingly. Amended conditions recommended.

Landscape Officer: No objection, subject to condition relating to boundary fencing details, landscaping implementation and landscape management and maintenance plans.

Arboricultural Officer: No objection

Lighting Engineer: With reference to the planning application P/0487/20, I have reviewed the EMEC Design and Consultancy Drawing Ref:FS0511EFAA-EMEC-00-00-DR-E27-01 Rev P1 dated September 2019 and the following points are noted:-

- the developer has confirmed the use of the Kingfisher Lighting Ltd Viva City Pro luminaire Reference No:AY70 Optic 40w/5288 Lumen, utilising Neutral White (4000K) LED's at 5m mounting height in a single configuration.
- and
- the developer has confirmed the use of the Kingfisher Lighting Ltd Viva City Pro luminaire Reference No:FW70 Optic 60w/ 7705 Lumen, utilising Neutral White (4000K) LED's at 5m mounting height in a single configuration.
- LED's will be utilised for improved colour rendering (RA70)
- a total of 7 luminaires will be installed in a post top configuration on 7 x 5m lighting columns

Recommended lighting levels for outdoor car parks will vary depending on individual circumstance, including pedestrian and vehicle conflict, traffic flow and environmental zone:-

Range from 5 Lux Eav light traffic (e.g. parking areas of shops, terraced and apartment houses, cycle parks) to 20 Lux Eav Heavy traffic (e.g. parking areas of schools, churches, major sports and multipurpose sports and building complexes)

The average maintained horizontal illuminance levels detailed on the drawing submitted by the Developer, including summary lighting calculations Ref: FS0511EFAA-EMEC-00-00-DR-E27-01 Rev P1 dated September 2019, indicates the average maintained illuminance of 21.0 Lux Eav, which is very close to the recommended 20 Lux Eav for this environment.

Isolux contours have been provided for any overspill horizontal illuminance to indicate anticipated levels to the properties bordering the development on both sides, which as expected is very high in the immediate vicinity of the column(s)/luminaire(s) located at the boundary fence line of the adjacent private property "Highfield" at 41-51 Lux Emax, this reduces to more acceptable levels of 5-1 Lux Emin, but only at a significant distance within the property grounds.

For information, some typical lighting levels used in everyday applications would range from 0.5 Lux Moonlight, 10 Lux Residential Road: high use well-lit footpaths, 15/30 Lux Suburban Pedestrian Shopping Street (General), 50 Lux outdoor working area.

I assume that no allowance has been made in the overspill calculations for the limiting effect of any tree line, which would provide any appreciable screening?

For comparison, the existing street lighting installation in Brookshill utilises 10m columns, although the lighting levels are less than that required for outdoor car parks.

The Developer has not confirmed that the design has been undertaken in conjunction with BS EN 5489 – 1:2013 and with the Institution of Lighting Professionals, Guidance Notes for the Reduction of Light Pollution, GN01:2011, but has stated compliance with alternative standards Pol 04 - Reduction of night time light pollution, Ene 03 – Energy efficient external lighting and Hea 01 Internal and external lighting levels. I have not looked at these particular reference documents, but expect the recommendations to be broadly comparable. Also, confirmed compliance with the more recognised CIBSE Lighting Guide for External Lighting and BREEAM requirements.

The Developer has not provided vertical illuminance calculations at the target line in direction of all properties within the immediate vicinity and bordering the development on all sides. However, has stated that they have been unable to calculate this as no housing is shown on the drawing. This is somewhat strange as the private residential property "Highfield", is situated directly adjacent to the access road and clearly indicated on the ADP Architects Drawing Ref:ADP-XX-XX-Dr-A-0925 Rev S1P06 dated: 30/01/2020. Given the distance from the car

park to the closest residential properties and use of flat glass luminaires this should not present any particular problems, but calculations will need to be provided for the closest column(s)/Luminaire(s) which are situated on the adjacent access road to confirm compliance. Developer to clarify? Same issue with source intensity calculations. Developer to clarify?

The Developer has referenced Environmental Zone E3 for this project.

The maximum recommended vertical illuminance into house windows is 10 Lux Eav before curfew and 2 Lux Eav after curfew within Environmental Zone E3.

The developer has not indicated actual hours of operation, but I assume that the installations are controlled by Photocell – Dusk to Dawn, including any Time Clock override provision to suit college teaching, off operation at 22.00 hours. Developer to clarify?

Any further opportunity for the reduction of overspill lighting/visual impact by the use of luminaire baffles/louvres and/or additional screening by trees during landscaping would lessen the impact.

Travel Plan Officer: The submitted Travel Plan does not meet our requirements.

LBH Environmental Health: There are some concerns, much of which have been allayed by the report itself. Having a MUGA behind houses is never ideal – so I would definitely be in favour of the MUGA and car park being swapped over in terms of location and positioning, to reduce the detrimental effects of the MUGA on the residential buildings.

If they are unwilling to swap the two over, would recommend the following conditions:

1. MUGA is only to be used during school terms and only during the time periods of 8:30am to 3:30pm.
2. No floodlighting is to be present on or around the courts.
3. A noise management plan to be implemented that outlines what measures are to be taken to control noise – administrative or physical measures – this plan to be kept in place until such time as the MUGA is taken out of use.
4. The acoustic fence referred to in the noise report and plan 5 FS0511EFAA-ADP-XX-XX-DR-A-1901p05 is installed as per the requirements within, and maintained thereafter.

Additional Comments following revised location:

There is no reason why the school can't have it until 4:30pm, assuming this would be for after school clubs etc.

The use should be for school use only and it should not to be made available for hire to private clubs.

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 policies 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
- Biodiversity

- Drainage and Flood Risk
- Accessibility
- Equalities Implications
- S17 Crime & Disorder

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 3.16, 3.18
- The Draft London Plan 2019: G2, S1, S3
- Harrow Core Strategy 2012: CS1 F, Z
- Harrow Development Management Policies Local Plan (2013):DM1, D16, DM 46
- Site Allocations DPD: Site GB2

6.2.2 Paragraph 145 of the NPPG (2019) states that: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. However, the noted exceptions to this include the following:

- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; (paragraph b)
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; (paragraph g)

6.2.3 The Harrow College site is one of two strategic previously developed sites in the Green Belt, as defined by the Site Allocations Development Plan Document (2013) (Site GB2). Part of the application site lies within the site allocation including the Austin Building and its associated curtilage.

6.2.4 In accordance with the requirements of the site allocation a masterplan for the college was approved under application P/5710/16 which secured the rationalization of built footprint on the site. However, the masterplan excluded the Austin building which was deemed to be no longer fit for purpose by the college and sold in 2015 to fund other state of the art facilities on the college site. The Austen building has now been empty for a number of years and has fallen into a degree of dilapidation, with both damp and vegetation ingress. The applicant outlines that when previously occupied, the building would have had capacity for 629 staff and students.

6.2.5 As outlined above, the application is for minor works only to enable the refurbishment of the Austen building and its associated curtilage. The proposal

would utilise the existing building structure, material and boundary treatments. No new additional floor space is proposed to the Austen building.

- 6.2.6 An application for a Lawful Development Certificate was submitted and granted under ref: P/0274/20 which established and confirmed the D1 use of the building. As such the use of the building for educational purposes is lawful and does not require planning permission. For these reasons, the other impacts associated with the use, such as impacts of traffic and parking do not fall to be considered under this application.
- 6.2.7 Much of the minor works to the Austen Building and its immediate associated curtilage do not give rise any conflict with the purposes of Green Belt land or its openness and permeance and are considered to be acceptable in principle.
- 6.2.8 The application does include the provision of a Multi-Use Games Area (MUGA) together with associated boundary treatments. In respect of the MUGA, this would be in the southern part of the site in an area of existing hard standing which is currently used as a car park. The existing car park area would be reconfigured to provide 17 staff space adjacent to the closest residential properties in Brookshill and the MUGA would be sited to the east of this parking area. It is considered that the MUGA is an appropriate use within the Green Belt and would not adversely affect openness. It is acknowledged that the MUGA would include the provision of 2.4 metre acoustic fencing and 3-metre-high weld mesh fencing but this is considered intrinsic to the use of the MUGA which is an appropriate use. This element of the proposal is therefore considered to be acceptable in principle and would comply with paragraph 145 b and g and the above outlined policies.

6.3 Character and Appearance of the Area

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 3.18, 7.4, 7.6, 7.8
- The Draft London Plan 2019: D1, D2, D3, G2, G7, S1, S3, HC1
- Harrow Core Strategy 2012: CS1 B, F, D
- Harrow Development Management Policies Local Plan (2013): DM1, DM 7 DM 16, DM22, DM 44, DM 45, DM46

6.3.2 The existing two storey former college building will be retained. The building has a GIFA of 3680sqm.

6.3.3 All new materials for the proposed refurbishment would be a like for like replacement and would be in keeping with the original materials of the building. Existing windows and doors will be retained and refurbished. All new window and door openings will match the existing fenestration detailing in scale, colour and design. It is considered that the appearance and appearance of the building will largely be retained.

- 6.3.4 The other minor alterations, including new boundary treatments and hard and soft landscaping are considered to have an acceptable impact on the character and appearance of the surrounding area. The application has been reviewed by the Council's landscape architect who has raised no objection to the proposals.
- 6.3.5 The proposal would include the installation of ventilation louvres to the some of the windows. The applicant has outlined the ventilation grilles are required for the Department of Education guidelines (BB101), for ventilation, thermal comfort and indoor air quality purposes.
- 6.3.6 The Council's conservation officer has raised concerns with the impact of the louvres on the character of the locally listed building outlining that they are not required under Building Regulations. In response, the applicant has reduced the overall number of louvres proposed on the building and provided a thermal report to demonstrate the impacts on future occupiers of the building without the installation. The thermal report suggests that future occupiers of the building would be excessively hot in summer and cold in winter if the louvres were not installed.
- 6.3.7 It is noted that no louvres are proposed on the principal front elevation of the building. In addition, where louvres are required, only the glass of the window would be removed, and the transoms and mullions of the windows would remain in place to preserve the building fabric. In the future, should the louvres no longer be required, it would be possible to remove them, and the glass reinstated. Moreover, it is noted that the total area of introduced louvre, only increases the louvre area by approximately 4m² over the existing louvres identified in the façade. An indicative sample image of the louvres has been provided in support of the application to demonstrate the impact on the character of the building. A condition is recommended to ensure that final sample louvres are provided and agreed on site prior to their installation to ensure they are appropriate in colour, material and design and to minimise the impact on the appearance of the locally listed building.
- 6.3.8 The NPPF (2019) emphasizes at paragraph 94 that local planning authorities should take a proactive, positive and collaborative approach to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and to development that will widen choice in education. It states that local planning authorities should give great weight to the need to create, expand or alter schools through the preparation of plans and decision on applications. The support for education is also strongly emphasized in the London Plan, Draft London Plan and Local Plan (DM 46). Policy DM 46 A highlights that proposals for the refurbishment and re-use of existing premises for community, sport and educational uses will be supported.
- 6.3.9 The proposed alterations to the façade would help facilitate an educational use within the building which great weight should be attributed to in accordance with the development plan. It is also considered that the proposals would also help restore and improve the appearance of the building which has been deteriorating over several years by bringing it back into use. Parts of the facade which have been damaged including external brickwork and windows will be repaired and refurbished as part of the proposals. Whilst it is acknowledged that the proposal would give rise to some harm in relation to the character and appearance of the locally listed

building, on balance, having regard to the proposed amendments discussed above and given the refurbishment would help facilitate an educational use, the proposed ventilation louvres are considered to be acceptable, subject to the above mentioned condition.

6.3.10 In conclusion, it is considered that the proposal would have an acceptable impact on the character and appearance of the subject site, locally listed building and wider area.

6.4 Residential Amenity

6.4.1 *The relevant policies are:*

- National Planning Policy Framework (2019)
- London Plan Policy 7.6 B
- The Draft London Plan Policy D3, D4
- Harrow Development Management Policies Local Plan (2013):DM1,

6.4.2 A number of representations have been received from neighbouring residents raising concerns with the proposals. In particular, concerns has been raised in relation to traffic and parking impacts on the surrounding highway network, the intensity of the use and associated levels of noise and disruption generated by the coming and goings of pupils to the school. However, as noted above, the use of the building as a school is lawful and the subject application is for the minor works associated with the proposed use of the building only. As planning permission is not required for the use, the local planning authority is unable to take account of impacts that may arise in relation the above matters.

6.4.3 The proposed refurbishment works to the building and other external alterations to the hard and soft landscape immediately around the building are considered not to give rise to any amenity impacts.

6.4.4 In respect of the proposed MUGA to the south west of the site, this was originally proposed adjacent to the south western site boundary, adjoining the rear gardens of the properties in Brookshill. The application is accompanied by a noise report in respect of this proposed location. The report outlines that the noise model was based on the assumption that the MUGA would be in operation for up to 45 minutes per hour during the daytime. Taking account of the 2.4 high metre acoustic fencing, the noise predictions are outlined at around 43dB at the rear façade of the closest property to the west of the MUGA and that noise levels would have the potential to rise upto 50dB within the central garden position of these properties. Based on the findings, the report concludes that the predicted noise levels would fall below the predicted ambient noise levels of 51dB. The report confirms that these noise limits fall within the Sport England 'Artificial Grass Pitches' Acoustics - Planning Implications and World Health Organization Guidelines for Community Noise'. Notwithstanding the conclusions of the noise assessment, the Council's Environmental Health Officer has raised concerns with the potential noise impact on the adjacent neighbouring residents. The existing background noise levels are generally expected to be higher at the front of the dwellings as Brookshill is a busy trafficked road but it is considered that the rear garden boundaries would be more

sensitive to noise and it is reasonable for more stringent protection to apply to the rear garden areas of these properties.

- 6.4.5 In response to the concerns of the Council's Environmental Health Department and neighbouring residents during the application, the location of the MUGA has been revised so that it is located further east away from residential gardens. The reconfigured car park spaces would be moved adjacent to the western boundary which is considered to be acceptable as this area is already used for car parking. The revised MUGA location would be sited approximately 18 to 23 metres from the western boundary and would be located approximately 50 metres away from the nearest residential façade. The revised MUGA location has been reviewed by the Environmental Health department who have advised that the proposed revised location is acceptable, subject to conditions restricting hours of use by the school only, provision of a noise management plan, no installation of flood lighting and a further condition to ensure the acoustic fencing is installed and maintained thereafter. In addition to the acoustic fencing, additional planting is also proposed to further lessen the impacts, the final details of which can be secured by condition.
- 6.4.6 The distance of the MUGA to the Felix Day Centre and adjacent Steiner Training Academy buildings further to the south of the site are around 80m and 50m respectively and given the above conclusions and implementation of the recommended conditions they would also not be adversely affected with regard to noise impact.
- 6.4.7 The application also proposes 7 x 5-metre-high lighting columns along the access road and the car park. This was referred to the Lighting Engineers who has not raised any significant concerns. However, given the proposed revised location of the car park, it is considered an alternative lighting scheme will now be required. As such a condition is recommended for further details to be secured by condition to ensure no adverse impacts on neighbouring amenity in respect of light pollution.
- 6.4.8 In summary, subject to the above recommended conditions, it is considered that the proposal would have an acceptable impact on the residential amenities of the adjacent residential properties in Brookshill and the occupiers and users of the surrounding buildings.

6.5 Biodiversity

6.5.1 The relevant policies are:

- National Planning Policy Framework (2019)
- London Plan Policy 2016: 7.19, 7.14
- The Draft London Plan 2019: G6
- Harrow Core Strategy CS1 E
- Harrow Development Management Policies Local Plan (2013): DM1, DM12, DM20, DM 21, DM 48
- Circular 06/05: biodiversity and geological conservation

6.5.2 The application site is situated between two of the more western sections of the Borough Grade II Harrow Weald Park and the Hermitage SINC. This is a sizeable

complex of areas designated for their wildlife value and has additional strategic importance for nature conservation as part of a chain of high value sites including Bentley Priory and the Clamp Hill Brickfields in the northern part of the borough. The wider area is green, well-treed, and forms part of Harrow's Green Belt.

- 6.5.3 The application has been referred to the Council's biodiversity officer who has outlined it will be necessary to ensure that the development of the Harrow College site has no direct impact on the designated areas, nor on the movement and dispersal of species between them, nor on species or other features of conservation importance within the development site. Additionally, any development should result in overall enhancement or 'net gain' for biodiversity, whilst avoiding, minimising and mitigating impacts as much as possible.
- 6.5.4 The application is accompanied by a bat survey which has found evidence of bats roosts within the building. As such, further surveys are recommended to be undertaken and secured by condition to ensure any impacts on bats can be minimised and if necessary additional mitigation measures agreed.
- 6.5.5 In terms of biodiversity net gain, conditions are recommended in relation to the installation of bird and bat boxes across the site, the provision of bat lofts within the roof voids and additional tree planting.
- 6.5.6 Subject to the above-mentioned conditions, the proposal would be acceptable in biodiversity terms and would comply with the above conditions.

6.6 Drainage and Flood Risk

6.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan 2016: 5.12, 5.13
- The Draft London Plan 2019: SI 12 and SI13
- Harrow Core Strategy 2012: CS1U
- Harrow Development Management Policies Local Plan (2013):DM9, DM 10

6.6.2 The application site lies within flood zone one and as such is at low risk of flooding. Nevertheless the proposal would result in additional and new hard surfacing across the application site which would increase the potential for food risk for surface water flooding. In order to provide betterment over the existing situation, the Council's drainage engineers have advised surface water discharge should be restricted to Greenfield run off rates of 5l/s/ha. It is recommended that the details of surface water storage and attenuation be secured by condition.

6.6.3 Subject to the conditions outline, the proposal complies with the National Planning Policy Framework (2019), policies 5.12 and 5.13 of The London Plan (2016), policy CS1U of the Core Strategy (2012) and policies DM9 and DM10 of the Harrow Development Management Policies Local Plan (2013).

6.7 Accessibility

6.7.1 The relevant policies are:

- The London Plan 2016: 3.5, 3.8
- The “Intend to Publish” London Plan 2019: D5
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013):DM2

6.7.2 The submitted Design and Access Statement states that the building has been designed to be fully wheelchair accessible to staff, students and visitors and will be fully compliant with the Approved Document M of the Building Regulations. The proposals include a ramped entrance to ensure alternative access for disabled persons. There is an existing passenger lift within the building which will be refurbished to serve all habitable floors. Most external areas outside the building are generally flat and will be fully accessible. Within the building, contrasting colours will be used to clearly identify stair nosing and handrails for partially sighted users.

6.7.3 On this basis, it is considered that the proposal complies with the high quality design aspirations of the National Planning Policy Framework (2019), policies 3.5 and 7.2 of The London Plan (2016), policy CS1 of the Core Strategy (2012), and policies DM1 and DM2 of the Harrow Development Management Policies Local Plan (2013).

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposal seeks to utilise the existing building structure, materials and boundary treatments. The former Austen Building is currently vacant and has fallen into a degree of dilapidation. The proposed refurbishment works will bring the building back into use and will widen and enhance educational choice in the area. The proposed development is considered to have an acceptable impact on the Green Belt, the locally listed building and character and appearance of the surrounding area and subject to planning conditions, would not have an unacceptable impact on the residential amenity of neighbouring occupiers. Accordingly, 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

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

| | |
|--|---------|
| FS0511EFAA-ADP-XX-XX-DR-A-915- Location Plan | S1P02 |
| FS0511EFAA-ADP-XX-XX-DR-A-920- Existing Site Plan | S1P03 |
| FS0511EFAA-ADP-XX-XX-DR-A-925- Proposed Site Plan | S1P10 |
| FS0511EFAA-ADP-XX-XX-DR-A-905- Existing N E Elevations | S1P0 4 |
| FS0511EFAA-ADP-XX-XX-DR-A-906- Existing S W Elevations | S1P0 4 |
| FS0511EFAA-ADP-XX-XX-DR-A-910- Proposed N E Elevations | S1P0 8 |
| FS0511EFAA-ADP-XX-XX-DR-A-911- Proposed S W Elevations | S1P0 8 |
| FS0511EFAA-ADP-XX-GF-DR-A-0903- Existing Ground Floor Plan | S1P0 3 |
| FS0511EFAA-ADP-XX-GF-DR-A-1025- Proposed Ground Floor Plan | S1P0 11 |
| FS0511EFAA-ADP-XX-01-DR-A-0904- Existing First Floor Plan | S1P0 2 |
| FS0511EFAA-ADP-XX-01-DR-A-1026- Proposed First Floor Plan | S1P0 10 |
| FS0511EFAA-ADP-XX-R1-DR-A-0908- Existing Roof Plan | S1P0 1 |
| FS0511EFAA-ADP-XX-R1-DR-A-1027- Proposed Roof Plan | S1P0 5 |
| | |
| Hujjat Primary School, Harrow – Preliminary Roost Assessment Report | Rev00 |
| 858562 - Hujjat School - Emergence report | Rev00 |
| 858562 Hujjat Primary School Bat Surveys | |
| FS0511EFAA-ADP-XX-XX-DR-A-1900- Proposed Landscape Plan | P07 |
| FS0511EFAA-ADP-XX-XX-DR-A-1901- Proposed Fencing and External Furniture | SP104 |
| CLD-Dulok-Lite-General-Purpose-Fencing | |
| 12K Acoustic Envirofence Technical Data Sheet | |
| CLD-Flexarail-General-Purpose-Fencing | |
| Hit Miss Vertical Panel Spec Sheet | |
| CLD-Dulok-Sports-Fencing | |
| FS0511EFAA-EMEC-00-00-DR-E-2701_External Lighting Layout_S1 (Co-Ordination)_P1_0 | P1 |
| Viva-City-Pro Datasheet | |
| | V2 |
| | |
| 200424 - Contract Programme -DFE - HUJJAT PRIMARY SCHOOL | |

| | |
|--|--------|
| 200124 - Updated Hujjat Construction Logistics 27-04-2020 | |
| Appendix 4 - Part 1 - Project Execution Plan (PEP) - Hujjat dated 31.01.20 | |
| Appendix 4 - Part 2 - Health and Safety Management Plan Legionella addition - 31.01.20- Hujjat | |
| Appendix 4 - Part 3 - Environmental and Sustainability Management Plan (EMP) - 27.04.2020 - Hujjat | |
| | May-20 |
| | May-20 |
| FS0511EFAA-AKSW-XX-XX-DR-C-9251_Drainage Standard Details - Sheet 1_S1 (Co-Ordination)_P02_0 | P02 |
| Existing_P01 | |
| Proposed_P03 | |
| Proposed_P03 - No CC | |
| FS0511EFAA-AKSW-XX-XX-DR-C-9201.pdf | P06 |
| FS0511EFAA-AKSW-XX-XX-DR-C-9202.pdf | P04 |
| FS0511EFAA-AKSW-XX-XX-DR-C-9203.pdf | P04 |
| FS0511EFAA-AKSW-XX-XX-DR-C-9501.pdf | P03 |
| FS0511EFAA-AKSW-XX-XX-DR-C-9502.pdf | P02 |
| 3617,GI/GROUND/SG,GF/04-02-19/V1 | V1 |
| | |
| Hujjat Primary School - S106 CONSENT | |
| FS0511EFAA-ADP-XX-XX-DR-A-3100- Stairs and Ramps | S1P01 |
| FS0511EFAA-ADP-XX-GF-DR-A-3005 S3-P02- External Canopy | S3P02 |
| FS0511EFAA-ADP-XX-XX-DR-A-912- Fencing Elevations North and East | S1P01 |
| FS0511EFAA-ADP-XX-XX-DR-A-913- Fencing Elevations South and West | |
| | |
| 05-19-76160 AC 3v1 - Hujjat Primary School - MUGA Noise Assessment | V1 |
| FS0511-EMEC-00-ZZ-RP-Z-0002-P3 BB101 Overheating Assessment Report (1) | |
| Hujjat - DfE BB101 Letter | |

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 external alterations of windows and doors and for the external alterations to the existing building hereby permitted shall match as closely as possible those used in the existing building

REASON: To preserve or enhance the appearance of the locally listed building and safeguard the character and appearance of the area.

4. Details of louvres

Notwithstanding the details shown on the approved drawings and documents, prior to commencement of the development hereby permitted details/samples of the window louvres shall be submitted to the local planning authority, provided on site and approved in writing by the Local Planning Authority:

The development shall be completed in accordance with the approved details and shall thereafter be retained, unless otherwise agreed in writing with the local planning authority.

REASON: To preserve or enhance the appearance of the locally listed building and safeguard the character and appearance of the area.

5. Biodiversity 1

Notwithstanding the approved details, the proposed renovation works will be carried out in accordance with the measures detailed in the approved ecological assessment, mitigation proposals addendum, the revised project program and the conditions under which any planning permission is granted. Where there is any gap or contradiction between the guidance these provide, a precautionary approach shall be applied in order to fully safeguard the conservation of bats and to deliver appropriate mitigation and biodiversity gain.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area.

6. Biodiversity 2

An appropriately qualified and experienced Ecological Clerk of Works (ECoW) will be appointed prior to commencement of development. The ECoW will be responsible for ensuring that works are conducted in accordance with the approved Mitigation Recommendations Advice Note prepared by RSK, by:

- (a) ensuring that all workers and their overseers are informed of the need to be aware of the potential presence of roosting bats and evidence of past use and what to do in the event that bats or signs of use are found, with all suspected and definite presence or signs being reported to the ECoW and guidance provided as to how to proceed.
- (b) directly supervising the first day of each of the key Phase 1 flat roof repairs (Item 1) and, pending survey findings and the requirements of Condition 6, the Phase 2 pitched roof repairs (Item 4) and demolition of the courtyard building (Item 3).

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area.

7. Biodiversity 3

Prior to commencement of the development hereby permitted, for the purposes of mitigation, three bat boxes (Schwegler 1FF/3FF/2FTH or equivalent, appropriate to the proposed situation) are to be permanently mounted on building walls or in mature trees at suitable separate locations where they are unlikely to be disturbed in the course of the planned works at just below roof eaves level (second storey or upwards) in order to provide alternative shelter for any bats disturbed in the course of the planned works.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area.

8. Biodiversity 4

Where, from previous assessment, there is little or no likelihood of use by bats (Status 0 areas), works may proceed as planned provided a watching brief is to be maintained in order to ensure protection of bats and any roosts. It will be the ECoW's responsibility to ensure that all workers to comply with this and to re-designate any areas (as Status 1) should the current or former presence of bats be confirmed.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area.

9. Biodiversity 5

Prior to the commencement of works in Status 1 areas (including any re-designated Status 0 areas) the applicant shall undertake bat roost emergence/return surveys during suitable conditions on three occasions, in accordance with BCT guidelines and the approved documents, and provide a brief summary of the resulting observations within one working week of the third survey. The details shall be submitted and approved in writing with the Local Planning Authority. This should indicate where bats are currently known to be roosting, suspected/likely to be roosting over the course of the year, and where it is considered they are unlikely to roost, details of species and an estimate of roost size and importance.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area.

10. Biodiversity 6

Prior to the commencement of works in Status 1 areas (including any re-designated Status 0 areas) the applicant shall provide to the Council for approval in writing a detailed plan, taking account of all survey findings, to set out:

- a. which buildings, roof areas and trees are considered unlikely to be used by roosting bats (Status 0 locations) and those of moderate to high potential at the current time or previously shown to be in use (Status 1

locations).

- b. how works will be conducted so as to avoid and minimise disturbance or other impacts on bat conservation; the mitigation measures that will be employed, and the steps to be taken to ensure that these will all be implemented.
 - c. where there are opportunities for providing dedicated 'bat-loft' areas within the building roof spaces
 - d. definite proposals for the provision of biodiversity gain as part of the development, for bats and other species to include, as appropriate to the site and its wider surroundings
 - 1. the provision of bat lofts within pitched roof voids,
 - 2. the provision of 'woodcrete' or similarly durable shelters for bats and birds, to be installed and permanently maintained on the exterior of buildings and in mature trees
 - 3. the planting of six or more deciduous trees/large shrubs within the school grounds (e.g. along the path dividing the grassland areas at the east of the school site), comprising a mix of predominantly native with non-native species to provide a mix, appropriate to the location, that will attract and support a range of wildlife at different times of year.
 - 4. or other, suitable alternatives
- o a time plan for the proposed mitigation and gain works, the subsequent successful establishment of vegetation, and ongoing management for a period of at least 5 years after the completion of building works

This document should incorporate the consultants' recommendations provided within Section 4.3 of the submitted PRA (October 2019) and the Addendum (of February 3rd 2020) as informed by the 2020 survey evidence, and should also give consideration as to how best to provide enhancement of the school site for biodiversity and access to nature for the benefit of wildlife, staff, pupils, visitors and local residents.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area.

11. Biodiversity 7

The applicant will ensure that the actions agreed and approved in discharge of Condition 6 will be implemented in accordance with the agreed time plan, unless otherwise agreed, in writing, with the Council. Notwithstanding any planning permission, where there is any doubt or discrepancy, matters agreed under Condition 6 shall take precedence over requirements under Condition 2.

REASON: To ensure that the development makes appropriate provision for the protection, enhancement, creation and management of biodiversity within the site and surrounding area.

12. Surface Water Drainage Strategy

No development shall take place, other than works of demolition, until details of works for the disposal of surface water, including surface water attenuation and storage, have 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 the development achieves an appropriate greenfield run-off rate and to ensure that sustainable urban drainage measures are exploited.

13. Foul Surface Water Drainage Strategy

No development shall take place, other than works of demolition, until a foul water drainage strategy, has 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 there would be adequate infrastructure in place for the disposal of foul water arising from the development.

14. Lighting

Notwithstanding the approved plans and documents, the development hereby approved shall not commence until details of the lighting of all public realm and other external areas (including buildings) within the site has been submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

Reason: To ensure that the development incorporates lighting that contributes to Secured by Design principles and achieves a high standard of residential quality.

15. Landscaping 1 MUGA Landscape details

The development of the MUGA hereby approved shall not commence until a scheme for the soft landscaping works along the south western boundaries of the site as shown on drawing ADP-XX-XX-Dr-L01900 Rev S1P07 have been submitted and approved in writing by the Local Planning Authority. Soft landscaping works 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. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

Reason: To ensure that the development makes provision for soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensures a high standard of design, layout and amenity.

16. Landscaping 2 – Management and Maintenance

The development hereby approved shall not be occupied until a scheme for the on-going management and maintenance of the soft landscaping within the development, to include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years for all landscape areas, and details of irrigation arrangements and planters, has been submitted to the Local Planning Authority in writing to be agreed,. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

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 within the site and surrounding area.

17. Landscaping 3 – Implementation

All hard and 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 occupation 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.

18. MUGA – Hours of Use/Floodlighting

The Multi Use Games Area hereby approved shall not be floodlit, shall only be used by students and staff of the Hujjat Primary school during school term times and shall not be used outside the hours of 8:30am to 4:30pm Monday to Friday (excluding bank holidays), unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the residential amenities of the occupiers of adjacent residential properties.

19. MUGA – Noise Management Plan

Prior to the first use of the Multi Use Games Area (MUGA) hereby approved, a Noise Management Plan detailing both physical and administrative measures to minimise the control of noise arising from the use of the MUGA, shall be submitted and approved in writing by the Local Planning Authority. The Noise

Management Plan shall be implemented in accordance with the approved details and shall be adhered to for the duration of use of the MUGA on the site.
Reason: To safeguard the residential amenities of the occupiers of adjacent residential properties.

20. MUGA Acoustic fencing

The acoustic fencing referred to in the submitted Noise Report Ref: 05-19-76160-AC-3v1 by Stroma Built Environment and identified on drawing ADP-XX-XX-Dr-L-1901 Revision S1P04 shall be installed as per the requirements within. The acoustic fencing shall be maintained in good condition thereafter.
Reason: To safeguard the residential amenities of the occupiers of adjacent residential properties.

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan 2016

3.16 Protection and Enhancement of Social Infrastructure
3.18 Education Facilities
6.9 Cycling
6.13 Parking
7.2 An Inclusive Environment
7.3 Designing Out Crime
7.4 Local Character
7.5 Public Realm
7.6 Architecture
7.8 Heritage assets and archaeology
7.16 Green Belt
7.19 Biodiversity and Access to Nature
7.21 Trees and Woodlands

Intend to Publish Draft London Plan (2019):

D1 London's form and characteristics
D2 Delivering good design
D3 Inclusive Design
D4 Noise
S3 Education and Childcare Facilities
HC1 Heritage Conservation and Growth
G2 London's Green Belt
G6 Biodiversity and Access to Nature
G7 Trees and Woodlands
SI12 Flood Risk Management
SI 13 Sustainable Drainage

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 2 – Achieving Lifetime Neighbourhoods Policy
DM 9 - Managing Flood Risk Policy
DM 10 On Site Water Management and Surface Water Attenuation
DM 12 Sustainable Design and Layout
DM16 Maintaining the Openness of the Green Belt and Metropolitan Open Land
DM 20 Protection of Biodiversity and Access to Nature

DM 21 Enhancement of Biodiversity and Access to Nature
DM22 – Trees and Landscaping
DM 44 - Servicing
DM46 New Community Sport and Education Facilities

2. Compliance with planning conditions

Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

3. 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. Party Wall Act:

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: communities@twoten.com

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 (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 3: SITE PHOTOS



South western car park



Front Elevation





Front Elevation along Brookshill

APPENDIX 4: PLANS AND ELEVATIONS





1 South Elevation Proposed
1 : 100



2 West Elevation Proposed
1 : 100

1. Existing Brickwork
2. Existing Tiled pitched roof
3. Existing Window refurbished
4. Existing Timber Doors
5. New Painted Alu RWPs & gutters to match existing. Hoppers to be retained and refurbished, unless damaged beyond reasonable repair.
6. PPC louvres in high level windows. Colour to match
7. New Insulated PPC Aluminium Glazed doors to match window Crittal style
8. New Entrance Signage - Cut PPC Aluminium letters
9. New Freestanding Polycarbonate Canopy to Reception Play area
10. New Aluminium vented access hatch to plantroom

Original windows to be repaired / reinstated to match existing, where possible existing windows re-used where being removed from elsewhere

| Item | Quantity | Unit | Value |
|--------------|-----------|------|----------------|
| 101 | 1 | Lot | 100.00 |
| 102 | 1 | Lot | 100.00 |
| 103 | 1 | Lot | 100.00 |
| 104 | 1 | Lot | 100.00 |
| 105 | 1 | Lot | 100.00 |
| 106 | 1 | Lot | 100.00 |
| 107 | 1 | Lot | 100.00 |
| 108 | 1 | Lot | 100.00 |
| 109 | 1 | Lot | 100.00 |
| 110 | 1 | Lot | 100.00 |
| Total | 10 | | 1000.00 |

acp

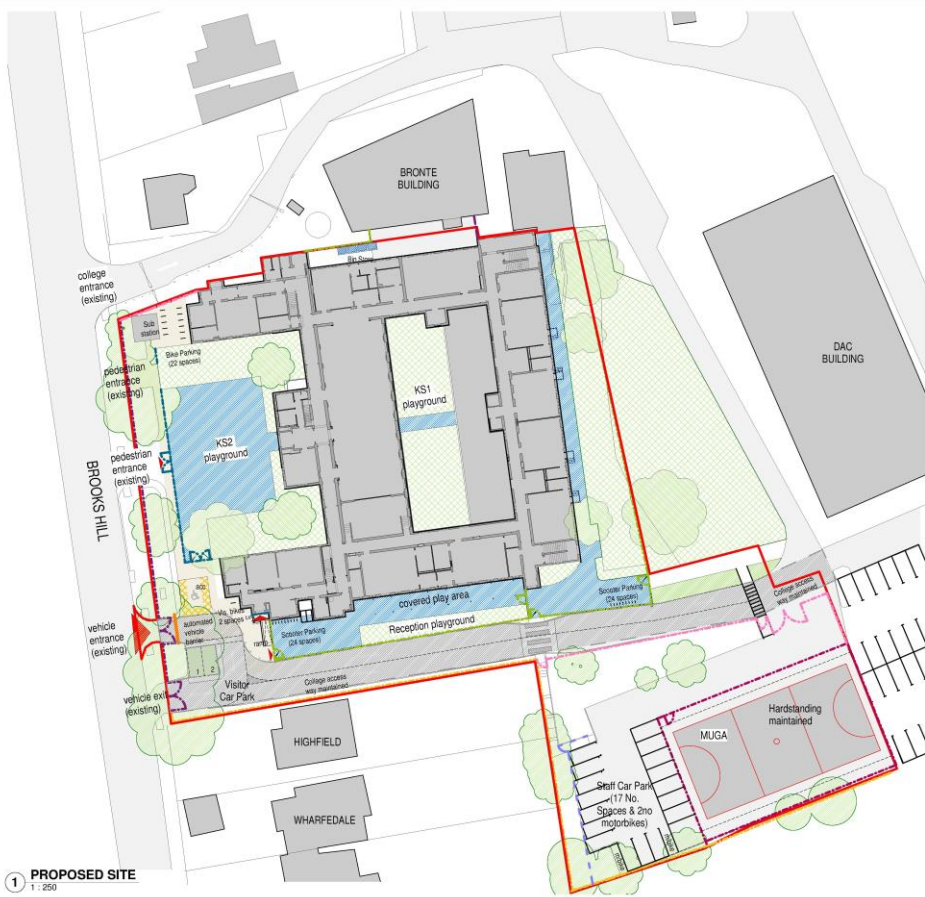
ARUP CONSULTANTS
100 Brook Hill
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HD10 1JH
Tel: 01484 510000
Fax: 01484 510001
www.arup.com

HUJJAT PRIMARY SCHOOL
HARRISON WEALE
(PLA)

Site Plan - Proposed

As indicated A1

1001/1002 ADP-13-12-01 A-001 10/10/13



1 PROPOSED SITE
1 : 250

- KEY**
- SECURE EXIT PLAY AREAS (Soft Play)
 - SECURE EXIT PLAY AREAS (Hard Play)
 - HARDSTANDING AREAS (Hard Surfacing)
 - TREES REMOVED
 - SITE OWNERSHIP BOUNDARY
- TOTAL CAR PARKING: 20 No. spaces**

| Item | Quantity | Unit | Value |
|--------------|-----------|------|----------------|
| 101 | 1 | Lot | 100.00 |
| 102 | 1 | Lot | 100.00 |
| 103 | 1 | Lot | 100.00 |
| 104 | 1 | Lot | 100.00 |
| 105 | 1 | Lot | 100.00 |
| 106 | 1 | Lot | 100.00 |
| 107 | 1 | Lot | 100.00 |
| 108 | 1 | Lot | 100.00 |
| 109 | 1 | Lot | 100.00 |
| 110 | 1 | Lot | 100.00 |
| Total | 10 | | 1000.00 |

acp

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