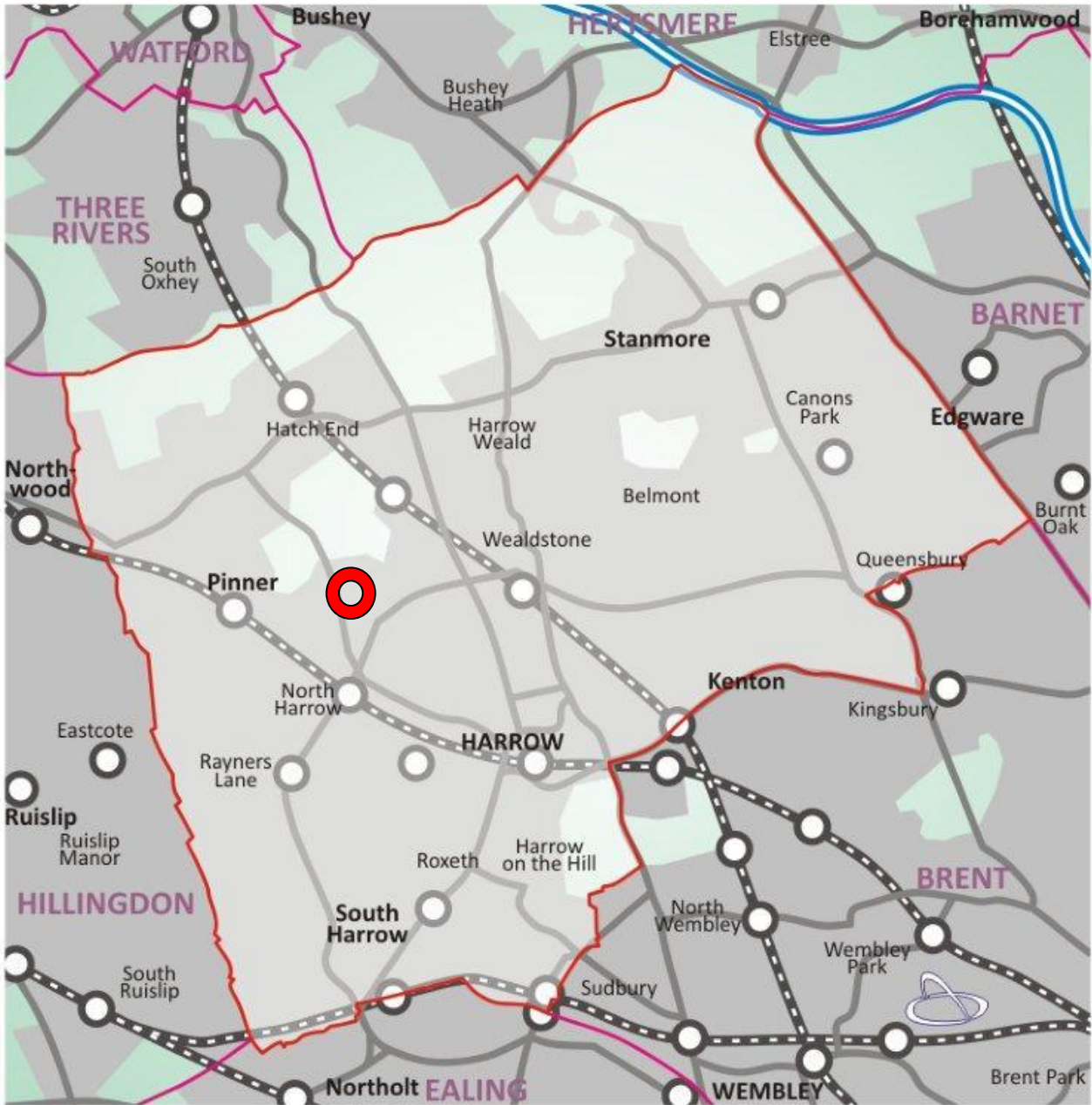
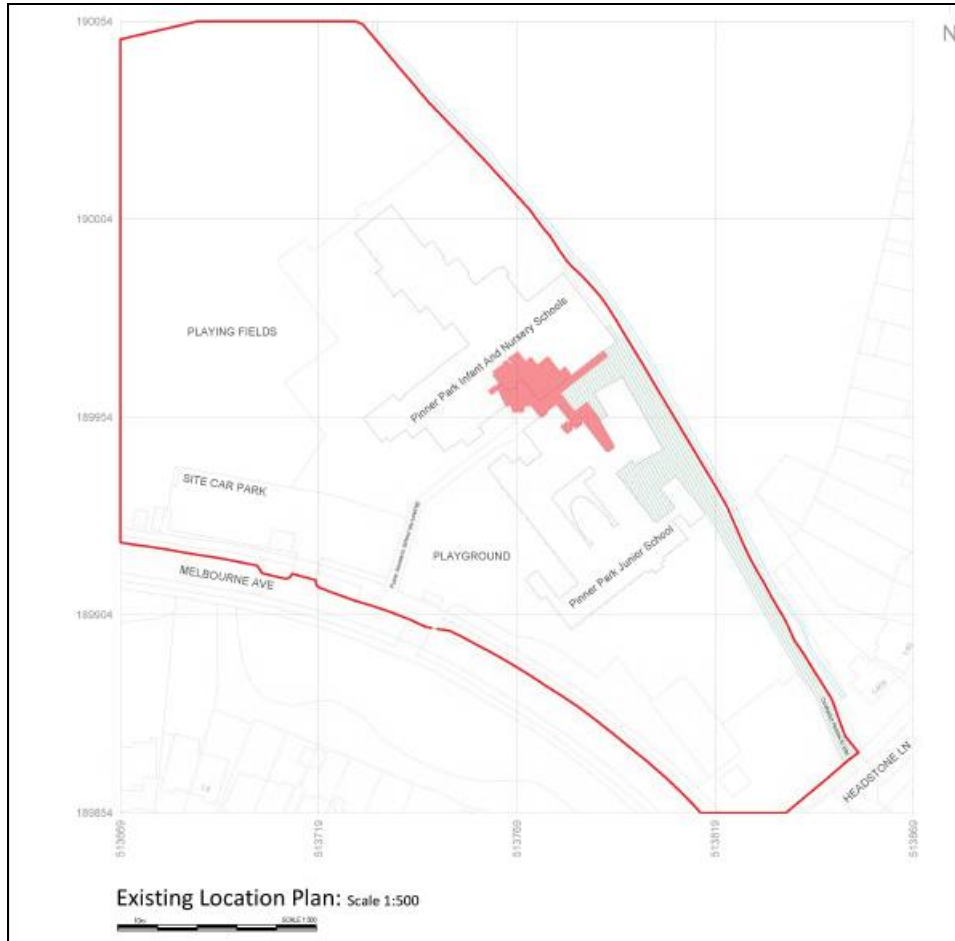


 = application site



<b>Pinner Park Primary School, Melbourne Avenue, Pinner</b>	<b>P/1614/20</b>
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## LOCATION PLAN

**LONDON BOROUGH OF HARROW**

**PLANNING COMMITTEE**

**2<sup>nd</sup> September 2020**

**APPLICATION NUMBER:** P/1614/20

**VALID DATE:** 10<sup>TH</sup> JUNE 2020

**LOCATION:** PINNER PARK PRIMARY SCHOOL MELBOURNE AVENUE

**WARD:** HEADSTONE NORTH

**POSTCODE:** HA5 5TJ

**APPLICANT:** MR MICK WYNNE

**AGENT:** EDGE PS

**CASE OFFICER:** SHAMAL LONDON

**EXPIRY DATE:** 27<sup>th</sup> JULY 2020

**PROPOSAL**

The development proposes a single storey front and side extension to sports hall building.

**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: 120 sqm  
GLA Community N/A  
Infrastructure Levy (CIL)  
Contribution (provisional):  
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**

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

## **1.0 SITE DESCRIPTION**

- 1.1 The subject site is situated within the district of Harrow and is located on the northern side of Melbourne Avenue. The schools two buildings currently separate the infant and Junior Schools.
- 1.2 The site consists of a variety of one and two storey educational buildings, a car park, playgrounds and playing fields.
- 1.3 The subject site is identified within surface water flood zone 3a & 3b as well as a critical drainage area, the site is at a high risk of flooding.

## **2.0 PROPOSAL**

- 2.1 The application proposes the construction of a single storey linked extension to facilitate a corridor between infant and junior school which would form part of an enlarged reception. The development would also include other internal alterations to the host building.
- 2.2 It would see ramped access in the internal link corridor. The proposed extension would comprise a mono-pitched roof over the main reception section with the remaining link extension being flat roofed.
- 2.3 It is proposed to re-use most of the existing glazed curtain walling to the current reception entrance on the proposed new reception entrance. The remaining extension would be constructed in brickwork and windows to match the existing character of the existing school.
- 2.4 The area of the proposed building would result in an additional floor space of approximately 120m<sup>2</sup>.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 None

## **4.0 CONSULTATION**

- 4.1 A total of 24 consultation letters were sent to neighbouring properties regarding this application.

- 4.2 The overall public consultation period expired on 8<sup>th</sup> July 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.

**LBH Drainage**

Note that the site is identified within surface water flood zone 3a & 3b according to our surface water flood maps. The site is at a high risk of flooding.

Can confirm that all additional information submitted regarding flooding and drainage are satisfactory.

**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] which 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
- 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 Policies Local Plan (2013): DM1, DM46 and 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 extension would provide additional circulation space for the school, rather than additional classrooms. 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 The proposal would not harm the ability of the site to continue as an educational institution, it is considered to be in accordance with policy 3.18 of the London Plan, S3 of the Intend to Publish Draft London Plan and Development Management Policies Local Plan (2016) and in line with Policy DM46 of the Development Management Policy.

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

6.3.1 The relevant policies are:

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

6.3.2 The proposed development would be sited within the middle of the school complex and would link the two existing buildings. Being single storey the proposal 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 compete nor detract from the surrounding buildings and would not be an incongruous nor intrusive form of development, as outlined within the design and access statement supporting document.

6.3.4 In conclusion, it is considered that the proposal would have an acceptable impact on the character and appearance of Pinner Park Primary 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, policies D1 and D4 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): 7.4B
- The Draft London Plan (Intend to Publish Version) (2019): D3
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

6.4.2 Due to its siting and modest design, it is considered that it would have no undue impact on neighbouring amenity of the area. Given the nature of the development being largely buffered by the host building it would not unduly impact on the residential amenity of neighbouring properties.



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.

## **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 (Intend to Publish Version) (2019): SI13
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10

6.5.2 Part of the application site is sited within Surface Water Floodzone 3a and 3b and therefore the site is at a high risk of flooding. The Drainage Authority has been consulted regarding the proposal and had initially raised objection these have been since revised to which the Drainage engineer stated were satisfactory as such there are no objections to the proposal. Therefore, the proposal would be considered to be acceptable in relation to drainage and flood risk considerations.

## **7.0 CONCLUSIONS 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, completed and retained in accordance with the following approved plans and document: Thames Water Supporting Letter Dated 01.05.2020; 100428\_01\_0800\_01.1 Revision T01; 100428\_01\_0800\_01.2 Revision T01; 19-187-PSRE-01; 19-187-PSRE-04; 19-187-PSRE-02; 19-187-PSRE-05; 19-187-PSRE-06; 19-187-PSRE-07; 19-187-PSRE-08; Pinner Park School, Harrow Flood Risk Assessment and Drainage Strategy; 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 extension hereby permitted shall match those used in the existing building.

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

## **INFORMATIVES:**

### 1. Policies

The following policies are relevant to this decision:

#### **The National Planning Policy Framework 2019**

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

3.18 Education Facilities

7.4 Local Character

7.6 Architecture

#### **Draft London Plan Intend to Publish Version 2019**

D1 London's form and characteristics

D3 Inclusive Design

S3 Education and childcare facilities

#### **The 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.

### 2. Sustainable Urban Drainage

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving

water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

6. Surface and foul water connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email [infrastructure@harrow.gov.uk](mailto:infrastructure@harrow.gov.uk) with your plans.

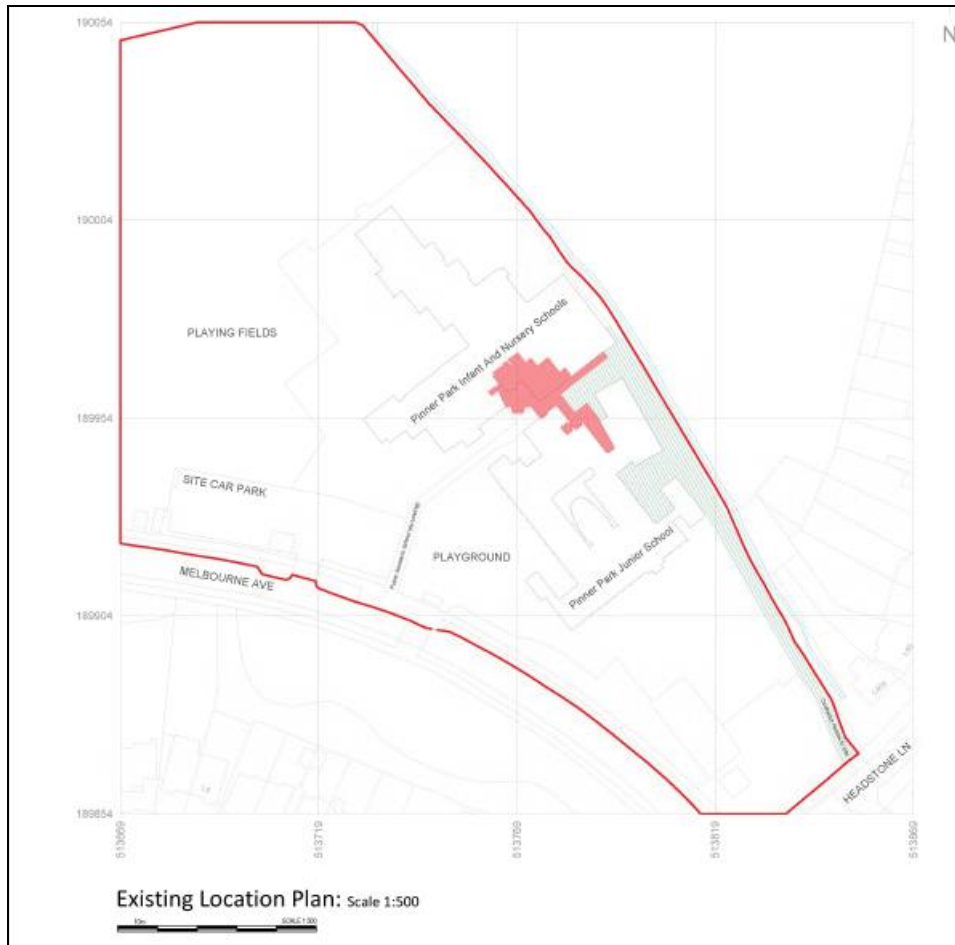
7. Damage to Highway

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.

**CHECKED**

Interim Chief Planning Officer	Orla Murphy pp Beverly Kuchar 20.8.20
Corporate Director	Hugh Peart pp Paul Walker 20.8.20

## APPENDIX 2: LOCATION PLAN



**APPENDIX 3: SITE PHOTOGRAPHS**

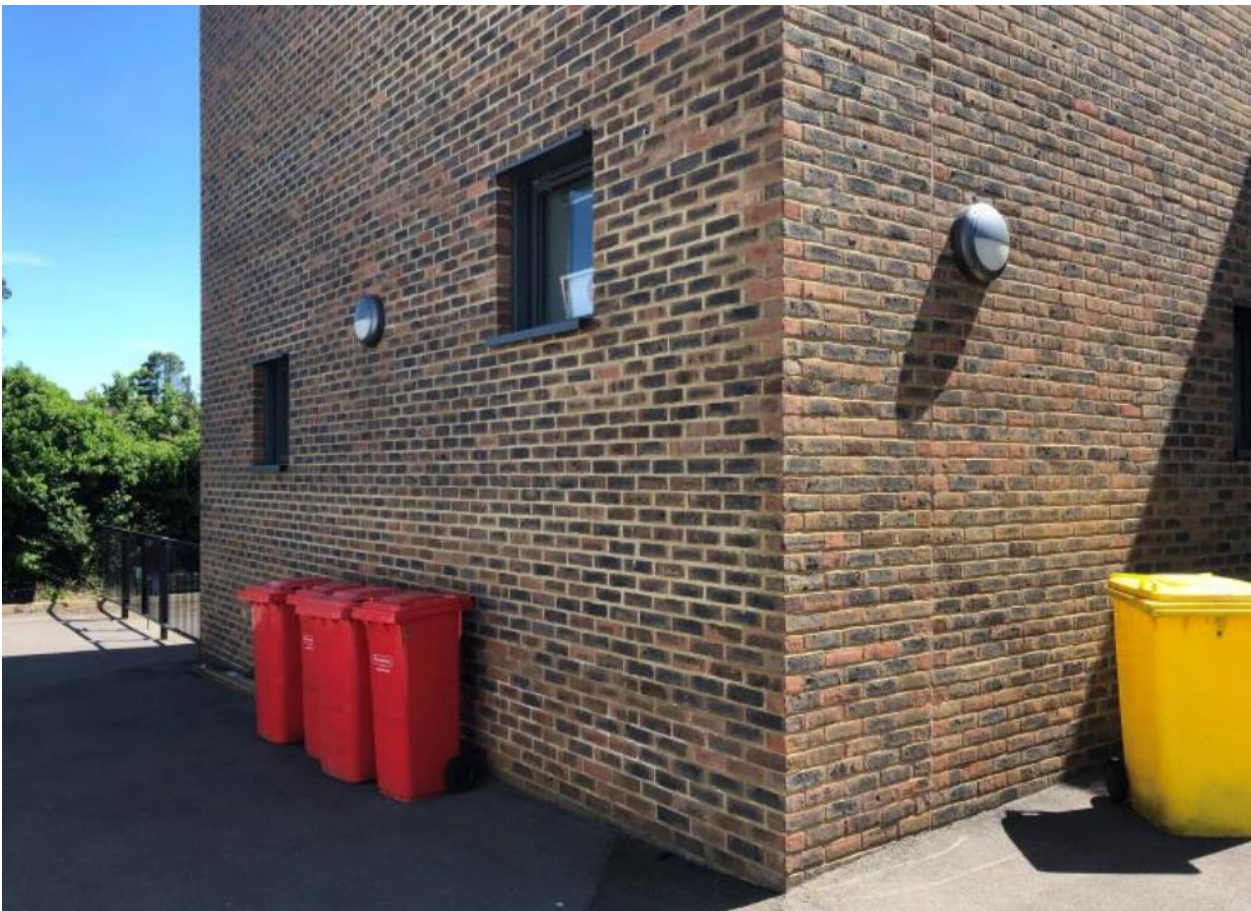














**APPENDIX 4: PLANS AND ELEVATIONS**



Figure 1 Demolition Plan

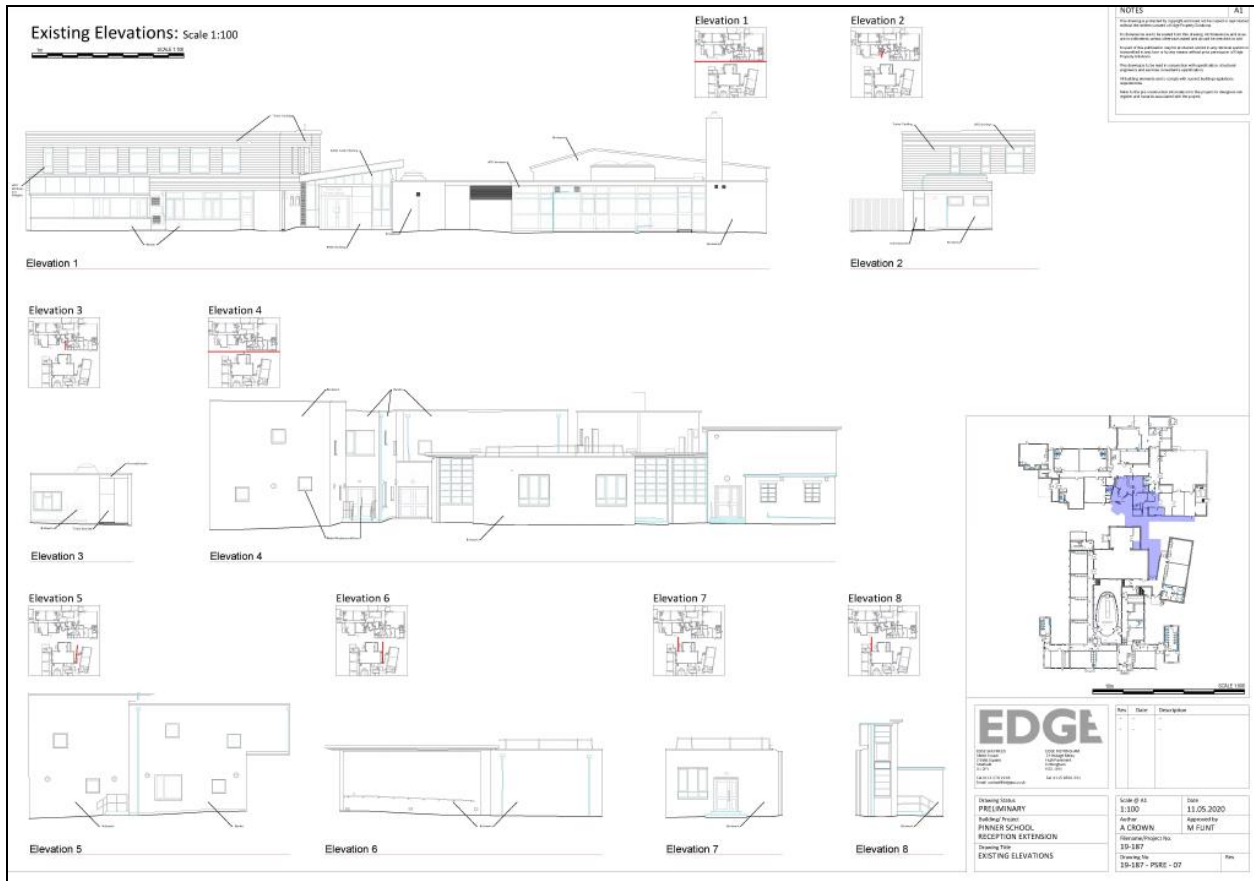


Figure 2 Existing Elevations



Figure 3 Existing Floor Plans

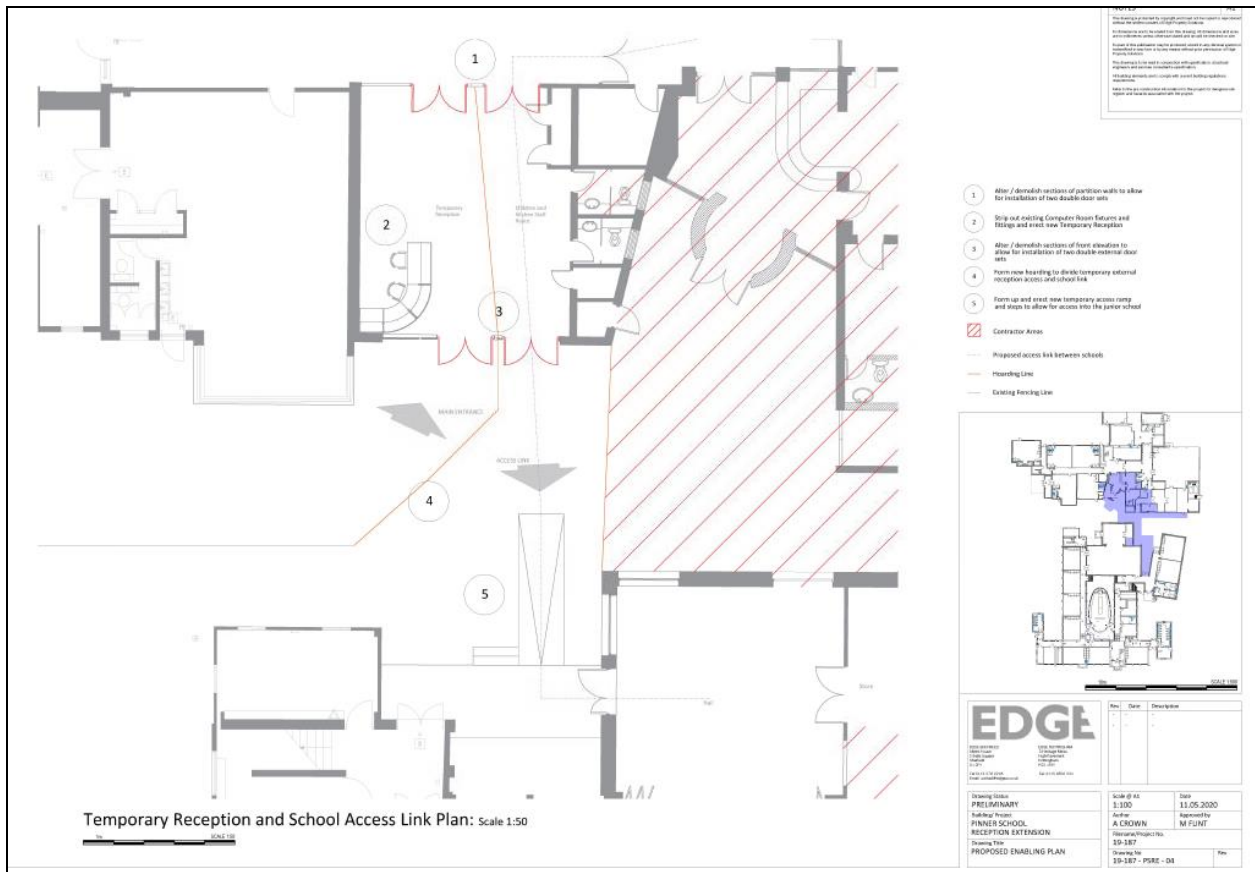


Figure 4 Temporary Reception and School Access Link Existing floor plans

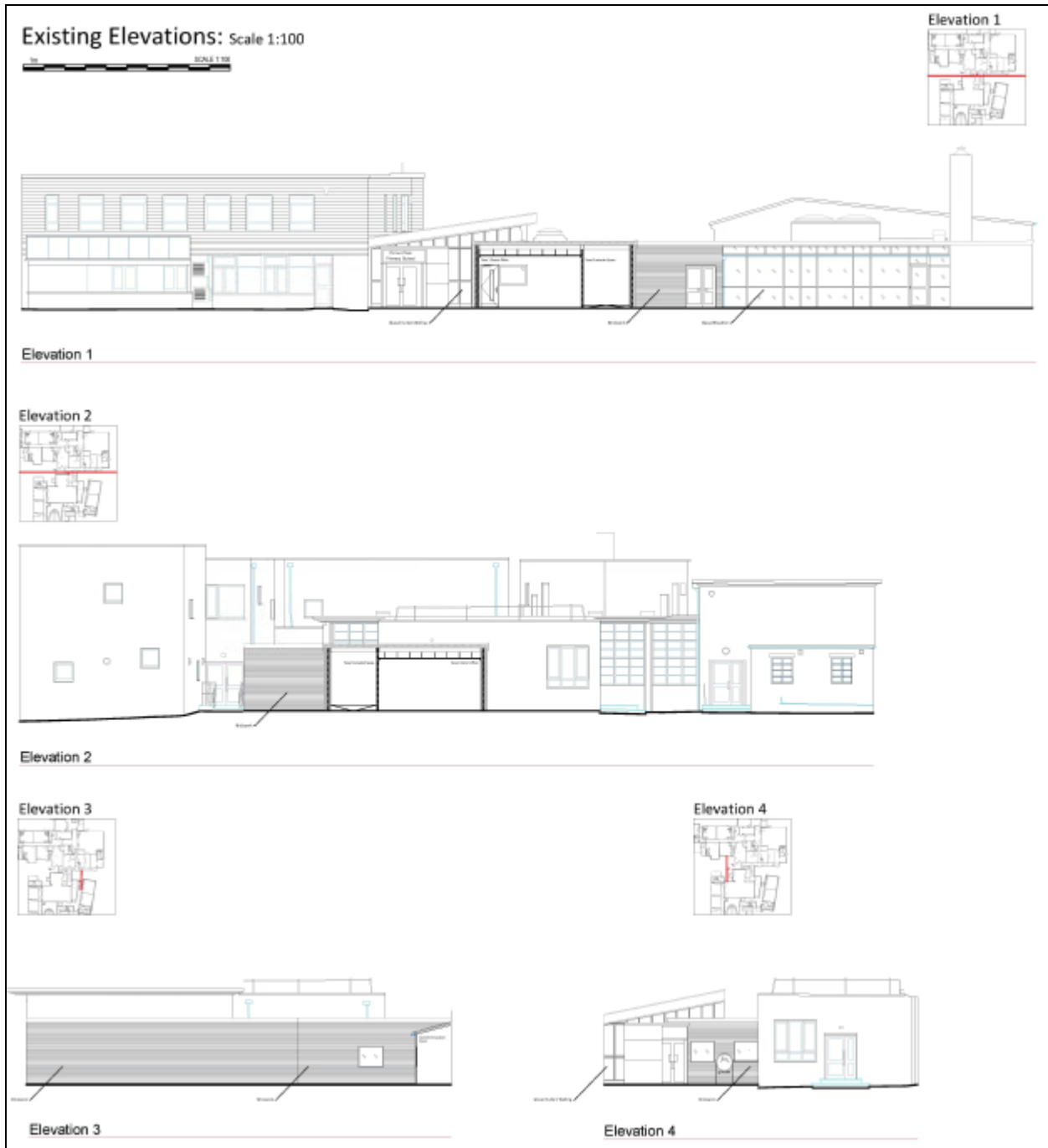


Figure 5 Existing Elevations





Figure 6 Proposed Floor Plan

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