

HARROW COUNCIL

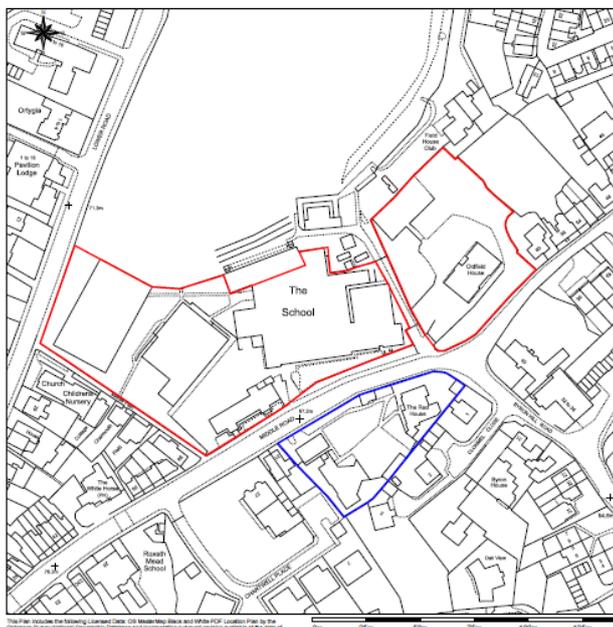
SUPPLEMENTARY ADDENDUM

PLANNING COMMITTEE

DATE: 18th November 2020

1/01

Replace Site Plan on page 20 with the following:



INFORMATION on page 22:

Insert additional information

At the January committee, the motion to defer the planning application was recorded as follows “deferred for the applicant to have negotiations with the planning officers and then for us to look at it again”. At the committee meeting in February 2020 the published minutes were amended to read “The Chair proposed a motion to defer the application to allow the planning team to undertake further negotiations with the applicant and local residents on matters relating to the footprint and the location of the proposals”.

Following consultation with the LPA a revised “Alternative Site Study” was submitted. The LPA carried out a consultation exercise with local residents on 8th October 2020. A meeting was arranged with ward Councillor, representatives of John Lyon School and the Local Planning Authority on 19th October 2020. A further meeting was held with representatives of the local residents, John Lyon School and the Local Planning Authority on 4th November 2020 where the “Alternative Site Study” was presented. The discussions at the meeting were predominantly relating to local residents not being involved in negotiations.

	<p>It is considered that the Local Planning Authority carried out the request of the Committee by exploring alternatives with the applicant and consulting with the local residents, allowing them to put their views forward.</p> <p><u>Amend table at 2.3 on page 24:</u> Delete existing No of Classroom: 43 Insert 51 (including 8 in Oldfield House to be demolished)</p> <p>CONSULTATION: Amend Paragraph 4.2 to read: The overall public consultation period expired on 15/11/2019. 210 letters of objection for the application and 5 support letters were received. A further consultation was carried out on the revised “Alternative Sites Study” which expired on 29/10/2020 a further 65 letters of support were received. A petition containing 179 signatures and two further objections following this second round of consultation have been received reiterating the previous objections and raising concerns that there had been no negotiation with local residents prior to the submission of the “Alternative Sites Study”.</p> <p>Add INFORMATIVE: The applicant has confirmed that at this time there is no intention to increase pupil numbers as a result of this development. The application has been determined on its merits and on the basis that the school pupil numbers will not change. Any such increase would require an application to modify section 106 planning obligation relating to planning permission WEST/695/94/FUL dated 23rd June 1995 (principal agreement) (modified by deed of variation dated 24.09.2007.</p>
1/02	<p><u>Addendum Item 1:</u></p> <p>Correction to the wording of Condition 31 on page 97:</p> <p>The commercial premises on the ground floor shall be used for the purpose specified in the application being a use within Class B1a/b/c of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and for no other purpose whatsoever including any other purpose pursuant to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class B1a/b/c in any statutory Instrument revoking and re-enacting that order with or without modification).</p>
1/03	<p><u>Addendum Item 1</u></p> <p>Amend Recommendation A to include:</p> <ol style="list-style-type: none"> 1) agree the reasons for approval and the conditions as set out this report in appendix 1 subject to the comments from the GLA under stage 1 of the referral process and any additional conditions and section 106 obligations that may be required through this consultation and 2) refer this application to the Mayor of London (the GLA) as a Stage 2 referral; and 3) subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the case itself and

does not wish to direct refusal, or to issue a direction under Article 7, in that he is to act as the local planning authority for the purposes of determining the application, delegate authority to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services for the continued negotiation and completion of the modification to the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement.

The modification to the Section 106 Agreement Heads of Terms would cover the following matters:

A deed of variation to Legal Agreement attached to planning permission P/0654/12 (Varied from EAST/446/94/FUL), dated 16th August 2012 to address the following matters:

- a) Community Use agreement to be agreed and implemented for each phase of the development
- b) **The existing red line restrictive building envelope to be removed and replaced with the revised approved parameters plans.** All future development on the site must be undertaken in accordance with the approved parameters plans. The outline development hereby approved shall be begun no later than 2 years from the approval of the last Reserved Matter. The outline element must be completed within 5 years from the approval of the final reserved matters application.
- c) A financial contribution (to be agreed) towards off site carbon reductions for each phase of the development
- d) Legal Costs, Administration and Monitoring: A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council's legal costs associated with the preparation of the planning obligation and a further financial obligation (to be agreed) to be paid to reimburse the Council's administrative costs associated with monitoring compliance with the obligation terms.

Addendum Item 2

Update to Conservation Officer Comments on pages 139-144

The initial comments from the conservation officer raised concerns with the following points:

- Area of hardstanding at the Dalkeith Grove entrance:
- Outbuildings not benefiting from planning permission
- Height of classroom extension and Junior School
- Rooflights and Door to the Barn
- Landscaping changes around the barn and the cottages

Additional clarification and information has been provided by the applicant in response:

Officer Response to the above issues:

There is a discrepancy in the drawings as the existing unauthorised area of hardstanding at the Dalkeith Grove entrance has not been shown on the drawings. However, the details of the hardstanding are evidenced in the

committee report by supporting photos. The applicant contends that the area of unauthorised hardstanding is temporary and has been used to support works to the Junior School and have suggested a condition could be applied to ensure the land is restored to lawn in accordance with the proposed submitted plans. Although this area of land falls outside of the phased development boundary, it is still within the ownership of the applicant and a condition is considered to be necessary to restore this land to lawn within a reasonable timeframe, given it is currently unauthorised. Therefore, a condition is recommended to ensure this land is restored within a 6-month period from the date of the decision in accordance with the proposed plans.

In relation to the height of the buildings, these are maximum building parameters and the final height of the buildings would be subject to consideration of more detailed design through reserved matters applications.

The conservation officer has raised concerns that the scale of the rooflights to the barn are not appropriate and that they should be reduced to four smaller rooflights and also in relation to the glazing proposed for the barn doors. The conservation officer has outlined it would be more appropriate for the glazing to be recessed. It is considered that currently both elements detract from the curtilage listed building. In order to address this issue, a condition is recommended to ensure the final design of the barn rooflights and doors are reserved for consideration by condition to ensure an acceptable appearance. The Conservation officer raised concerns with the replacement of the windows to west elevation of the Art building. However, as the west elevation of the art building will become internal with the new ideas hub this is considered to be acceptable. Moreover, the applicant has highlighted that as the windows are internal, they need to be fire rated in accordance with Building Regulations.

The Conservation officer requested more details in relation to solar panels on the west elevation of the IDEAS hub. The applicant has explained that panels are required as part of the additional sustainability comments including achieving BREAM excellent targets. The panels will be installed within the roof line rather than being fixed to the roof to ensure a more integrated approach. In officer's opinion, the PV panels are considered to be acceptable.

Given the harm to heritage assets, the Conservation officer has queried the level of detail provided for the restoration and upgrading to the ancillary outbuildings and cottages. An informative has been attached to this permission reminding the applicant that listed building consent will be required. Officers consider that the necessary listed building consents will address the issues with restoration of these buildings.

Finally, the conservation officer has raised concerns with the level of hardstanding proposed around the tractor barn and cottages as these areas have been historically important as a soft setting to these ancillary buildings. The applicant has outlined that the hardstanding is necessary to accommodate mini bus parking and the need for this is acknowledged. However, it remains unclear whether the full extent of the gravel area shown on the plans is required for this purpose and officers consider there is scope for additional landscaping to soften this area and improve the setting of the adjacent curtilage listed buildings. As such, a condition is recommended for the final details of this area to be agreed

Addendum Item 3

Biodiversity Officer Response:

Summary

No objection in principle to the masterplan or Phase I proposals subject to the application of appropriate conditions and the provision of proportionate gain for biodiversity.

Officer response: Conditions added

Addendum Item 4

Environmental Health

No comments have been received from Environmental Health. Officers have included relevant conditions relating to noise, construction management and contaminated land to address any issues that may arise

Addendum Item 5

Travel Plan Officer

The Travel Plan provides a good basis for promoting Sustainable transport journeys to and from school. In order for the Travel Plan to be acceptable, the following comments will need to be incorporated.

- 4.5-There are 2 questions that are required for a STARS compliant survey - How do you Travel to school and how would you like to travel to school? A revised travel plan will need to adhere to this methodology for students and staff. The student survey should be conducted in class and all modes should be answered separately and not combined. I am aware that some survey modes were combined for the survey in this Travel Plan and it does give a good indication of current travel trends, however any baseline survey will need to comply with STARS. The survey was conducted in January 2020 and will need to be updated and then repeated annually.
- 4.6– In relation to the above point, parents that park more than 5 minutes away from the school would be considered in the park and stride option. It is important to use options as listed in STARS surveys (also mentioned above), so we can gather the information which we require at a regional level.
- 4.7– I am not accepting this as a baseline due to the above reasons. A baseline survey can be added to updated version of this Travel Plan prior to the commencement of the development.
- 6.3 – The targets are not clear and will need to be recalculated. Targets – Targets are to be set for 5 years, however they can be reviewed in year 3. Please include targets for reaching Gold Accreditation by year 5. Targets will need to be agreed prior to commencement of building works.

7.2 – The TPC is required to report contact details to the Travel Planning Team initially and also if there is a change of person responsible for the Travel Plan.

8 – Please enter an action to:

- Reach Gold accreditation by year 5.
- Ensure all transport policies in the school are updated and managed effectively. If there are no policies in place, please add an action to include policies. This should be provided as evidence in the updated version of the Travel Plan.
- Ensure all Coach company use vehicles that are Euro 6 compliant or adhere to regional legislation moving forward.
- Add specific actions to target students that live locally.

Officer response: A condition has been included for the above measures to be incorporated into a revised travel plan.

Addendum Item 6

Energy and Sustainability

The applicant has submitted additional information in relation to the carbon offset calculation. In order to achieve zero carbon for the phase 1 proposals a contribution of £95 per tonne of carbon dioxide will be made by the school. Once all energy savings measures are implanted, it is estimated that there will be 3.5 tonnes of carbon to offset annually which over a 30 years period would result in a contribution of £9990. The final calculation will be agreed through the section 106 agreement, following further detailed energy comments from the GLA

Addendum Item 7

Condition Amendments

Amend Condition 12 (Page 185) as follows:

Material Samples

Notwithstanding the details shown on the approved drawings, the phase one buildings hereby approved shall not progress beyond the ground floor slab level until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:

- a) facing materials for the building;
- b) windows/doors for the building.

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 is carried out to the highest standards of architecture and materials in accordance and safeguards the character and appearance of the designated heritage assets on the application site in accordance with Policies 7.6, 7.7 and 7.8 of the London Plan (2016) and Policies DM 1 and DM 7 of the Local Plan (2013).

Ground surfacing has been omitted from the condition as this is already covered by condition 13.

Amend Condition 17 (Page 188) as follows:

Travel Plan

Notwithstanding the approved plans and documents, the development of the phase one works shall not commence until a revised Travel Plan that sets out up-to-date travel surveys and measures to encourage greater use of sustainable transport modes, particularly cycling and walking has been submitted to the Local Planning Authority in writing to be agreed. Within five years of the date of the revised approved Travel Plan, the school shall achieve STARS Gold Accreditation.

The use of the application site shall only be operated in accordance with the agreed Travel Plan and the mitigation measures identified in the Travel Plan shall be implemented for the duration of the development.

REASON: To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Local Plan Policy DM42 and Policies T4, T5 and T6 of the Draft London Plan Intend to Publish (2019).

Remove the following conditions (Page 184):

Condition 8: Surface Water Drainage

Condition 9: Foul Water Drainage

The applicant has provided further detailed information relating to the proposed phase 1 drainage works. The council's drainage engineers has confirmed that the above conditions are no longer required. However, the drainage condition in relation to the outline element will still apply.

Amend condition 1 (Page 191) to the 'Outline Element' as follows:

Timing

Applications for approval of the Reserved Matters for the outline development hereby approved shall be made to the local planning authority before the expiration of 10 years from the date of this planning permission.

The outline development hereby approved shall be begun no later than 2 years from the approval of the last Reserved Matter.

The outline element must be completed within 5 years from the approval of the final reserved matters application.

REASON: To comply with the provisions of section 92 of the Town and Country Planning Act 1990 and to ensure that the development safeguards the amenity and character of Metropolitan Open Land in accordance with the National Planning Policy Framework, policy 7.17 of the London Plan (2016), policy G3 of The London Plan (2019) Intend to publish and policy DM 16 of the Harrow Development Management Polices Local Plan (2013).

Addendum Item 8

Additional Conditions Detailed Phase 1 Element:

Add the following conditions:

Unauthorised Hardstanding

Within 6 months of the date of the decision notice, the unauthorised hardstanding and wooden pillars on the central grassed area adjacent to the Dalkeith Road Loop Road, accessed from Dalkeith Grove, shall be removed and restored to soft landscape in accordance with the approved plans.

Reason: To ensure the development safeguards the character and appearance of the designated heritage assets on the application site and the surrounding area in accordance with Policies 7.6 and 7.8 of the London Plan (2016) and Policies DM 1 and DM 7 of the Local Plan (2013).

Barn doors and Rooflights

Notwithstanding the details shown on the approved plans, no works shall be undertaken on the Barn until details of the rooflights and the doors have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed design of the rooflights and barn doors shall be implemented in accordance with the approved plans.

Reason: To ensure the development safeguards the character and appearance of the designated heritage assets on the application site and the surrounding area in accordance with Policies 7.6 and 7.8 of the London Plan (2016) and Policies DM 1 and DM 7 of the Local Plan (2013).

Level of Hardstanding adjacent to the tractor barn and cottages

Notwithstanding the details shown on the approved plans, the phase one buildings hereby approved shall not progress beyond the ground floor slab level until the level of hardstanding adjacent to the Tractor Barn, Cannon Cottages and Outhouse as shown on drawing 566.PH1.03.001 Rev A, has been submitted to and agreed in writing by the Local Planning Authority. The approved level of hardstanding shall be implemented in accordance with the approved details.

Reason: To ensure the development safeguards the character and appearance of the designated heritage assets on the application site and the surrounding area in accordance with Policies 7.6 and 7.8 of the London Plan (2016) and Policies DM 1 and DM 7 of the Local Plan (2013).

Biodiversity Enhancement

Prior to the commencement of any work on the phase one development hereby approved, the application shall submit the following details to the Local Planning Authority to be agreed in writing:

- a. A plan for the implementation of the mitigation measures proposed within the approved Ecological Appraisal report, or to otherwise avoid harm to wildlife and how these will fit within the development timeframe.

- b. An outline plan for (a) the preparation of a full site ecology management plan, identifying what vegetation and species surveys and habitat assessments are to be undertaken to facilitate the plan's preparation, the format this this will follow and the information to be provided and (b) an outline of preparatory management works to be undertaken between commencement and the plan coming into operation (which should be no later than April 2022). *These should explain both the scale of impact of the development scheme and of the benefits of the mitigation and enhancement proposals.*

The development shall be undertaken in accordance with the agreed details, unless otherwise agreed in writing with the local planning authority.

Reason: For the protection of biodiversity (in accordance with Policy DM 20) and for the enhancement of biodiversity conservation and provision of access to nature (per Policy DM21) in support of the local Biodiversity Action Plan and in accordance with the London Plan and the National Planning Policy Framework. This is a pre commencement condition to ensure no harm would be caused to biodiversity during construction.

Site Ecology Management Plan

Before the end of November 2021, the applicant shall provide to the Local Planning Authority for approval in writing, a detailed site ecology management plan (in accordance with the outline agreed under condition 12b, which should run for a period of 5 years. Thereafter, the applicant or their agents should implement the then current agreed plan, subject to variation to be agreed in advance with the Local Planning Authority, and, within 3 months of the end of the then current plan, provide to the Local Planning Authority a plan for the five years subsequent to the current plan.

Reason: For the protection of biodiversity (in accordance with Policy DM 20) and for the enhancement of biodiversity conservation and provision of access to nature (per Policy DM21) in support of the local Biodiversity Action Plan and in accordance with the London Plan and the National Planning Policy Framework.

Phase 1 – Dust Extractor Enclosure

Notwithstanding the approved plans and documents, the dust extractor enclosure for the phase one Ideas and Administration building shall be undertaken in accordance with approved drawing 566.PH1.03.016.

Reason

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

Addendum Item 9

Add the following approved plans and documents for the detailed element:

- 1914-PD0001-Existing Site Location Plan
- 1914-PD0002-Existing Site Plan
- 1914-PD0005-Existing Site-Demolition Plan
- 1914-PD0050-Existing Elevation-N&E
- 1914-PD0051-Existing Elevations-S&W

1914-PD0100-Art School Existing Plans
 1914-PD0101-Art School Existing Sections
 1914-PD0102-Art School Existing Elevations
 1914-PD0103-Art School Demolition Scope Plans
 1914-PD0105-Art School Scope of Works
 1914-PD0200-Barn Existing Plans
 1914-PD0201-Barn Existing Sections
 1914-PD0202-Barn Existing Elevations
 1914-PD0203-Barn Demolition Scope
 1914-PD0205-Barn Scope of Works
 1914-PD0300-CDT Existing Plans
 1914-PD0301-CDT Existing Sections
 1914-PD0302-CDT Existing Elevations
 1914-PD0303-CDT Existing Demolition Scope Plans
 1914-PD0305-CDT Scope of Works
 1914-PD0400-Plant Existing Plans
 1914-PD0401-Plant Existing Sections
 1914-PD0402-Plant Existing Elevations
 1914-PD0500-Bursary Existing Plans
 1914-PD0502-Bursary Existing Elevations
 1914-PD0503-Bursary Demolition Scope
 1914-PD1000-Proposed Site Plan
 1914-PD1001-Proposed Layout Plan
 1914-PD1011-Admin_IDEAS hub - Ground Floor Plan
 1914-PD1012-Admin_IDEAS hub - First Floor Plan
 1914-PD1013-Admin_IDEAShub-Roof Plan
 1914-PD1210-Admin_IDEAShub-Proposed Sections AA&BB
 1914-PD1211-Admin_IDEAShub-Proposed Sections CC&DD
 1914-PD1310-Admin_IDEAShub- Proposed Elevations-North & West
 1914-PD1311-Admin_IDEAShub - Proposed Elevations-East & South
 1914-PD1800-Phase 1 Site-Fire Plan
 1914-PD1801-Admin_IDEAShub- Ground Floor Fire Plan
 1914-PD1802-Admin_IDEAShub- First Floor Fire Plan
 1914-PD3000-Admin_IDEAShub- Detail Sections 1
 1914-PD3001-Admin_IDEAShub- Detail Sections 2
 1914-PD3002-Admin_IDEAShub- Link thro Art Bldg
 1914-PD3003-Admin_IDEAShub- Link thro CDT Bldg
 1914-PD3004-Admin_IDEAShub- Link thro Barn Bldg
 1915-PD0600-Tractor Barn - Existing Floor Plans
 1915-PD0601-Tractor Barn - Existing Sections
 1915-PD0602-Tractor Barn - Existing Elevations - East & West
 1915-PD0603-Tractor Barn - Existing Elevations - North & South
 1915-PD0610-Tractor Barn - Demolition Scoping
 1915-PD0615-Tractor Barn - Scope of works
 1915-PD1021-Tractor Barn-Ground Floor Plan
 1915-PD1022-Tractor Barn-First Floor Plan
 1915-PD1023-Tractor Barn-Roof Plan
 1915-PD1220-Tractor Barn - Proposed Sections AA & BB
 1915-PD1221-Tractor Barn - Proposed Sections CC & DD
 1915-PD1320-Tractor Barn-Proposed Elevations- N & E
 1915-PD1321-Tractor Barn-Proposed Elevations- S & W
 1915-PD1820-Tractor Barn-Fire Strategy
 566.Ph1.03.001-General arrangement Plan_ Phase 1
 566.Ph1.03.008-Tree Planting plan_ Phase 1
 566.Ph1.03.016-Detail - Dust extractor enclosure
 1609-PD-0000 (Site Location Plan)

Tree Survey and Impact Assessment Rev 0 (June 2020) by Keen Consultants
 9392-KC-Ph1-YTREE-TPP01Rev0
 North London Collegiate School Travel Plan 2020-25 (dated July 2020)
 Transport Statement (dated July 2020)
 Sustainability Statement (dated 3rd July 2020)
 Health Impact Assessment (dated July 2020)
 Stage 3 Fire Strategy Reference 19089-FS-01-C
 Contaminated Land Assessment
 Statement of Community Involvement (dated July 2020)
 Planning Statement (dated July 2020)
 Noise Impact Assessment Issue 2 (dated 26th June 2020)
 Landscape and Ecology Management Plan (LEMPP (dated July 2020)
 Heritage and Visual Impact Assessment
 Flood Risk Assessment and Drainage Strategy (SUDS) Report Version 2 Ref:
 28546
 Energy Statement (dated 11th November 2020)
 Ecological Appraisal (dated August 2020)
 Design and Access Statement Volume 1 (dated July 2020)
 Design and Access Statement Volume 2 (dated July 2020)
 Education Needs Assessment and Community Benefit V2 dated 14th July 2020
 Air Quality Assessment Ref: AQ1672 (dated June 2020)
 Drainage Report by Price and Myers, dated 11th November 2020 Ref: 28546/1
Add the following approved plans and document for the outline element:

1609-PD-0000-Site Location Plan
 1609-PD-0001-Existing Site Plan
 1609-PD-0002-Existing Building Heights Plan
 1609-PD-0003-Building Demolition Plan
 1609-PD-0004-Development Parcels
 1609-PD-0005-Building Parameter Plan
 1609-PD-0006-Proposed Building Heights
 1609-PD-0007-Phasing Plan
 1609-PD-0008-Illustrative Masterplan – Roof
 1609-PD-0009-Illustrative Masterplan – Footprint
 566.03.001-Open Space_Existing
 566.03.002-Open Space_Proposal
 566.03.003-Existing Landscape masterplan
 566.03.004-Zone of intervention
 566.03.005-Illustrative Landscape masterplan
 566.03.006-Masterplan tree planting proposal
 Tree Survey and Impact Assessment Rev 0 (June 2020) by Keen Consultants
 9392-KC-Ph1-YTREE-TPP01Rev0
 North London Collegiate School Travel Plan 2020-25 (dated July 2020)
 Transport Statement (dated July 2020)
 Sustainability Statement (dated 3rd July 2020)
 Health Impact Assessment (dated July 2020)
 Contaminated Land Assessment
 Statement of Community Involvement (dated July 2020)
 Planning Statement (dated July 2020)
 Noise Impact Assessment Issue 2 (dated 26th June 2020)
 Landscape and Ecology Management Plan (LEMPP (dated July 2020)
 Heritage and Visual Impact Assessment
 Flood Risk Assessment and Drainage Strategy (SUDS) Report Version 2 Ref:
 28546

	<p>Energy Statement (dated 11th November 2020) Ecological Appraisal (dated August 2020) Design and Access Statement Volume 1 (dated July 2020) Design and Access Statement Volume 2 (dated July 2020) Education Needs Assessment and Community Benefit V2 dated 14th July 2020 Air Quality Assessment Ref: AQ1672 (dated June 2020)</p>
2/03	<p><u>Addendum Item 1</u></p> <p>Additional Condition (Condition 11) added to the list of conditions. It is deemed necessary to add a condition restricting the provisions of Schedule 2, Part 20, Class AA of General Permitted Development Order which allows for of up to two additional storeys of new dwellinghouses immediately above the topmost storey on a detached building. This is considered necessary due to the potential impact of such development on the setting of the adjoining grade II listed Regents House.</p> <p><u>Condition 11</u></p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 20, Class AA/AB shall take place and the building shall remain four storeys in height only.</p> <p>REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 on the impact on the adjoining grade II listed heritage asset.</p>
2/05	<p><u>Addendum Item 1:</u></p> <p>The proposed development includes a replacement roof over the entire structure. Zinc cladding was proposed for the roof, which was considered to be an inappropriate material that would fail to preserve the character and appearance of the original building and the conservation area. As a result of this concern, the applicant submitted amended drawings to confirm that the replacement roof would consist of a clay tile, as per the original building and to reference the surrounding traditional buildings within the conservation area.</p> <p>Update condition 2 (Plan List) with the following:</p> <p>1320 Rev: PL2; 1321 Rev: PL2; 1322 Rev: PL2; 1323 Rev: PL2; 1401 Rev: PL2; 1402 Rev: PL2; 1403 Rev: PL2; 1404 Rev: PL2; 2831 Rev: PL2; 2832 Rev: PL2; 2835 Rev: PL2; Design and Access Statement November 2020</p>
<p>AGENDA ITEM 10 - REPRESENTATIONS ON PLANNING APPLICATIONS</p>	

1/01	<p>1/01 JOHN LYON SCHOOL, MIDDLE ROAD (P/1813/19)</p> <p>Ashley Vickers (Objector)</p> <p>James Govier (Agent for Applicant)</p> <p>Cllr Dan Anderson (Back Bench)</p> <p>Cllr Stephen Greek (Back Bench)</p>
1/03	<p>NORTH LONDON COLLEGIATE SCHOOL, EDGWARE (P/2488/20)</p> <p>Varsha Patel (Objector)</p> <p>Gill Eaton (Agent for Applicant)</p>
2/01	<p>52 HIGH STREET, HARROW (P/2250/20)</p> <p>Cllr Sarah Butterworth (Back Bench)</p> <p>Ian Coward (Agent for Applicant)</p>
2/02	<p>52 HIGH STREET, HARROW (P/1444/20)</p> <p>Cllr Sarah Butterworth (Back Bench)</p> <p>Ian Coward (Agent for Applicant)</p>