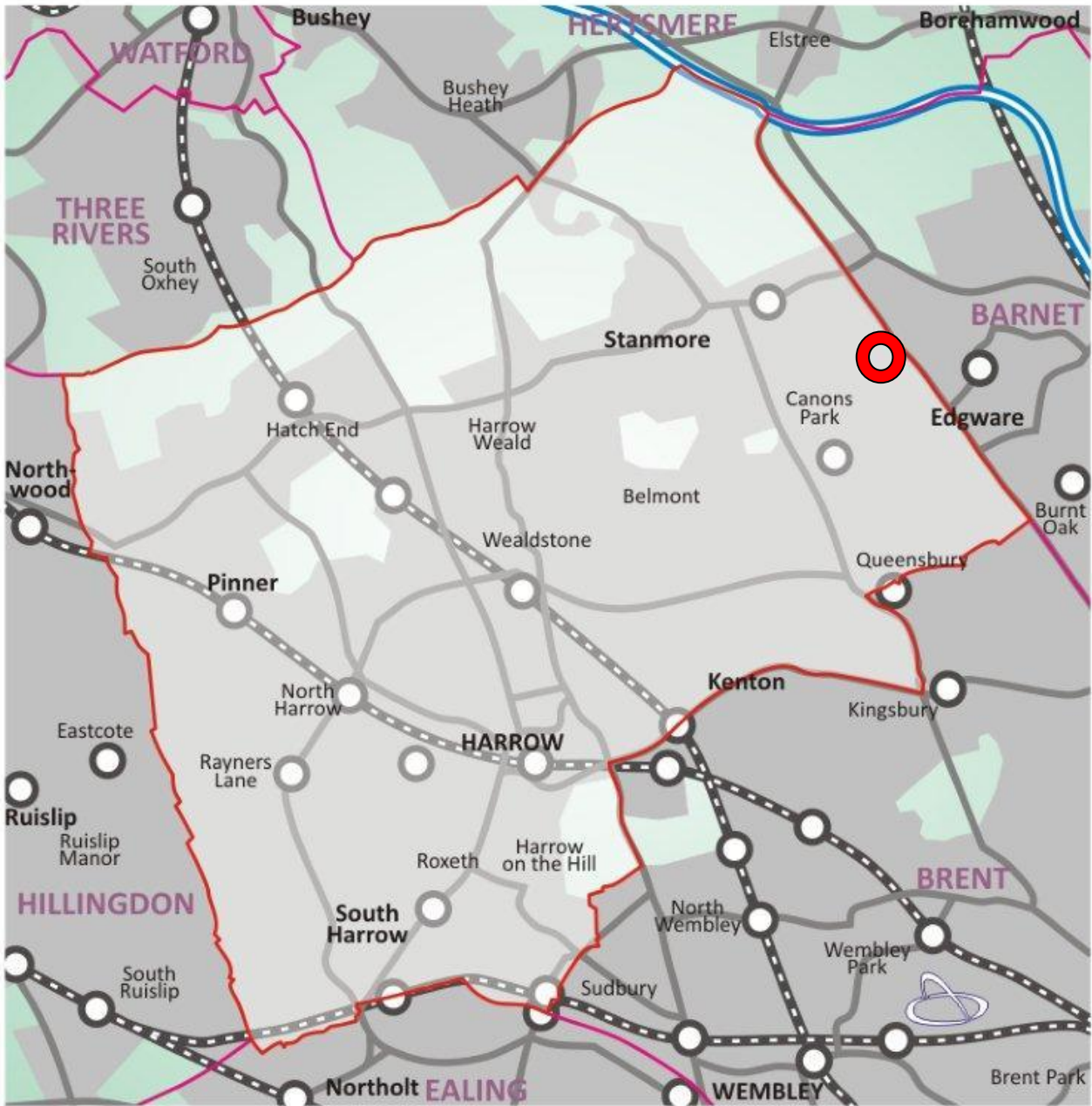


 = application site



Canons High School, Shaldon Road, HA8 6AL

PL/0117/23

Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

14th February 2024

APPLICATION NUMBER: PL/0117/23
VALID DATE: 5th October 2023
LOCATION: CANONS HIGH SCHOOL, SHALDON ROAD,
EDGWARE, HA8 6AL
WARD: EDGWARE
POSTCODE: HA8 6AL
APPLICANT: SIMON NEWTON
AGENT: STREETSPACE GROUP
CASE OFFICER: NICOLA RANKIN
EXPIRY DATE: 10TH JANUARY 2024 (EXTENDED EXPIRY DATE 18th
MARCH 2024)

PROPOSAL

Creation of a single storey building (use class F1(a))

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 Policy D3 of The London Plan (2021) 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 100m² 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:	Minor
Council Interest:	Council has ownership of land in subject application
Net additional Floorspace:	165sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policy D11 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. However, a condition has been recommended for evidence of certification of Secure by Design Accreditation for the development to be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied or used.

1.0 SITE DESCRIPTION

- 1.1 The subject site comprises the Canons High School complex. The main access to the school is via Shaldon Road which adjoins the site to the north.
- 1.2 The immediate locality around the school is residential in character with the rear gardens of residential properties being sited adjacent to the boundaries of the complex and playing fields.
- 1.3 The buildings on the application site comprise a variety of buildings ranging from single to three storeys. The main buildings are sited in the middle of the site and are internally connected, whilst detached buildings used as a dining hall, a gym are sited around the main building whilst mobile units and sports courts are sited in the south-east quarter of the site.
- 1.4 To the west of the school is the Canons School Playing Fields which can be accessed via Coombe Close and Bridgewater Gardens. The school playing fields are sited to the west of the application site and are a Designated Open Space.

2.0 PROPOSAL

- 2.1 The proposal involves the construction of a single storey building situated adjacent to the north eastern elevation of the main school complex. The extension is to provide an indoor dining and informal learning space within the school grounds.
- 2.2 The proposed building would span 10 metres in depth and 16 metres in width and would have a mono-pitch roof. The front (north-eastern) elevation eaves height would be 3.2 metres whilst the height to the rear (western elevation) would measure 3.8 metres. The front and rear elevation of the proposed building would be glazed and would have steel side panels, powder coated to match the existing buildings.
- 2.3 The area of the proposed building would span approx. 165m², and would have four doorways, two in each of the front and rear elevation.
- 2.4 It is proposed that the existing canopy walkway adjacent to the structure would be removed.

Amendments in relation to previous application P/0937/20

- The proposal would form a separate building and would not be attached to the adjacent wall of the existing school building.
- The depth of the extension is marginally reduced from 11 metres to 10 metres
- The height at the rear would be marginally higher at 3.8 metres compared to 3.1 metres previously proposed.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status & date of decision
LBH/11424/2	Alterations and single storey extensions to existing school buildings for educational purpose (outline)	Granted (02/12/1976)
EAST/366/99/LA3	Alterations and single storey extensions to existing school buildings	Granted (28/06/1999)
P/3556/06	Construction of three storey extension to school in two phases to provide sixth form teaching block	Granted (19/04/2007)
P/2162/20	Two single storey temporary buildings to provide classroom and dance studio with ancillary accommodation (3 years) two single storey extensions to dining hall	Granted (06/11/2009)
P/0937/20	Single storey infill Extension	Granted 24/07/2020

4.0 Consultation

4.1 A site notice was erected on 29th November 2023

4.2 The overall public consultation period expired on 20th December 2023. No representations were received.

4.3 Statutory and Non-Statutory Consultation

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

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

are not acceptable.

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

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

Should any further clarification be required, please advise the applicant to contact infrastructure@harrow.gov.uk

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

5.2 '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.'

5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP], The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan SALP 2013 [SALP].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

6.1 The main issues are;

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

6.2 Principle of Development

The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): S3
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM46, DM47

- 6.2.1 The NPPF (December 2023) requires that Local planning authorities give great weight to the need to create, expand or alter schools through the preparation of plans and decision on applications (paragraph 99(a)).
- 6.2.2 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.
- 6.2.3 The proposal would provide an indoor recreational and learning space for students of Canons High School. The proposal is largely a resubmission of a previous application granted planning permission under P/0937/20, aside from a few minor deviations as noted above. The accompanying Design and Access Statement notes that the school has a shortage of indoor dining, social and informal learning space which is exacerbated during periods of inclement weather.
- 6.2.4 The proposal would provide additional facilities to support the function of the school and provide additional needed learning facilities and would accord with the relevant development plan policies. As noted, a very similar proposal was granted previously and there has been no substantial change in planning policy since that decision that would warrant a different conclusion. There development is therefore considered to be acceptable in principle.

6.3 Character and Appearance of the Area

6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan 2021: D3
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013): DM1

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

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

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

6.3.5 It is acknowledged that the proposed building would be situated to the north of an existing classroom window which would give rise to some loss of outlook. However, this classroom is served by a further large window on the other southern side of the building which would ensure acceptable levels of light and outlook are retained for this classroom. On balance, this is considered to be acceptable when considered in relation to the enhanced facilities that would benefit the school.

6.3.6 In conclusion, it is considered that the proposal would have an acceptable impact on the character and appearance of Canons High School and the wider area in accordance with the NPPF (2023), Harrow Core Strategy (2012) CS1.B, policy D3 of The London Plan (2021) 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 (2023)
- The London Plan (2021): D3
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013): DM1

Residential Amenity of neighbouring Occupiers

6.4.2 The proposed extension is sited over 40m from the closest neighbouring residential properties, and as such it is considered the proposal would not have any significant detriment to neighbouring residential occupiers in terms of loss of privacy, light and outlook.

6.4.3 It is considered the proposal would not have an unacceptable impact on the residential amenities of adjoining occupiers in accordance with London Plan policy D3 D.7 and Development Management Policies Local Plan (2013) Policy DM1 and would therefore have an acceptable impact on neighbouring amenity.

6.5 Development and Flood Risk

6.5.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): S113
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013): DM9, DM10

6.5.2 The proposed development sites is situated within flood zone 1 and as such is at low risk of flooding. The Drainage Authority have been consulted regarding the proposal and have not raised any objections to the proposal, subject to conditions relating to the management of surface water. As such, the proposal would be acceptable in relation to drainage and flood risk considerations.

6.6 Accessibility

6.6.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D5
- Harrow Core Strategy 2012:CS1
- Harrow Development Management Policies Local Plan (2013): DM2

6.6.2 The building has been designed to comply with DDA requirements and would have wide level access and there would be acceptable circulation within the building for wheelchairs users. The proposed development is considered acceptable in relation to the above policies.

6.7 Fire Safety

6.7.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D12

6.7.2 The applicant had provided supporting information in relation to Fire Safety. The applicant had outlined that the proposals will not have any negative implications on the sites existing arrangements for fire appliances and assembly points. The building will be located directly adjacent to an access roadway which is an ideal

location for a fire appliance. The proposed building will be fitted with an automatic fire detection and alarm system and all the materials used in construction will be in accordance with the relevant building control requirements. The proposal is considered to be satisfactory in relation to the requirements of policy D12.

7.0 CONCLUSION AND REASONS FOR APPROVAL

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

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. **Timing**

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

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

2. **Approved Plans and Documents**

The development hereby permitted shall be carried out in accordance with the following documents and plans: Site Location Plan; 15196-CHS-P-RFP-P; 15196-CHS-P-RFP-E; 15196-CHS-P-G; 15196-CHS-P-E-P; 15196-CHS-P-E-E; Design and Access Statement; 15196-CHS-P-BP-P; 15196-CHS-P-BP-E

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

3. **Materials**

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

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

4. **Surface Water Storage and Attenuation**

The building hereby permitted shall not be commenced until works for the disposal of surface water and surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with the National Planning Policy Framework (2023) and policy DM 10 of the Harrow Development Management Policies Local Plan (2013).

5. **Foul Drainage**

The development hereby permitted shall not be commenced until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with Sewers for Adoption and to ensure appropriate on site water management in accordance with policy DM 10 of the Harrow Development Management Policies Local Plan (2013).

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2023)

London Plan (2021):

D3 Inclusive Design

D5 Inclusive Access

D12 Fire Safety

S3 Education and childcare facilities

SI13 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

DM10 On Site Water Management and Surface Water Attenuation

DM 46 - New Community, Sport and Education Facilities

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3. Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicant's expense. Failure to report any damage could result in a charge being levied against the property.

4. Sustainable Drainage Systems



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

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer

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

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

 <p>Orla Murphy Head of Development Management 29th February 2024</p>	 <p>Viv Evans Chief Planning Officer 29th February 2024</p>
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APPENDIX 2: SITE PLAN



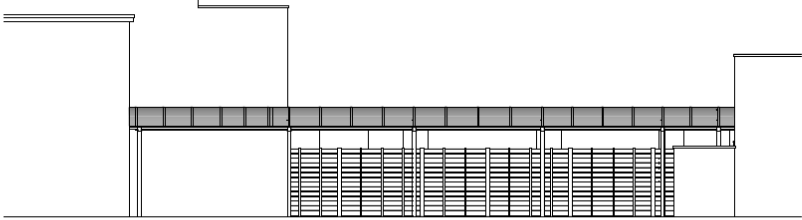
APPENDIX 3: SITE PHOTOS



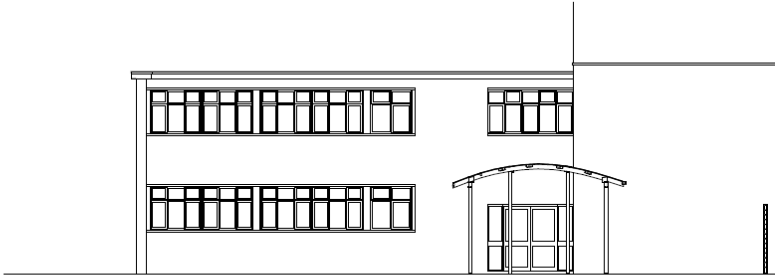


APPENDIX 4: PLANS AND ELEVATIONS

North East Elevation-Existing




North West Elevation-Existing



Drawn By:- SRC
Scale:- 1:50 @ A1

Drawing Type:- Proposal



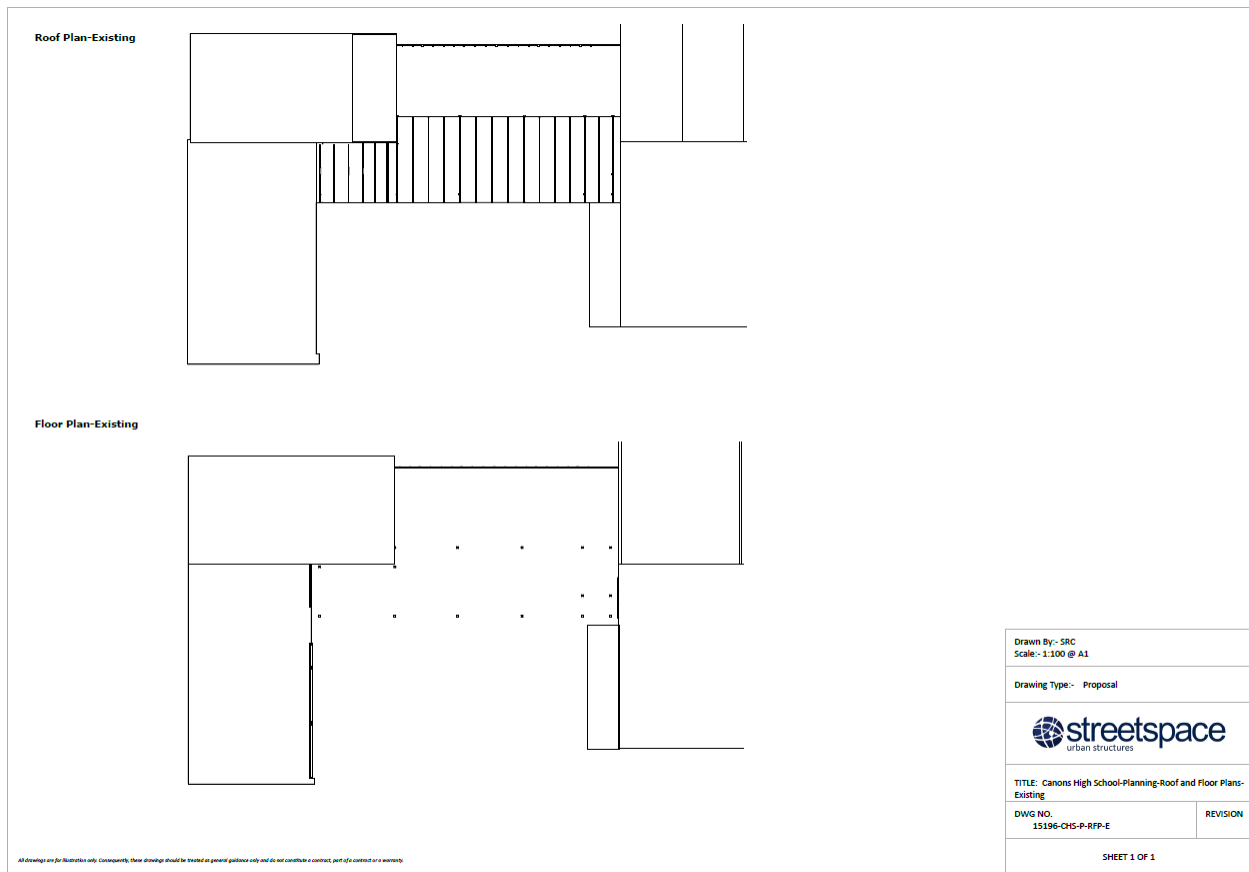
TITLE: Canons High School-Planning-Elevations-Existing

DWG NO.	REVISION
15196-CHS-P-E-E	

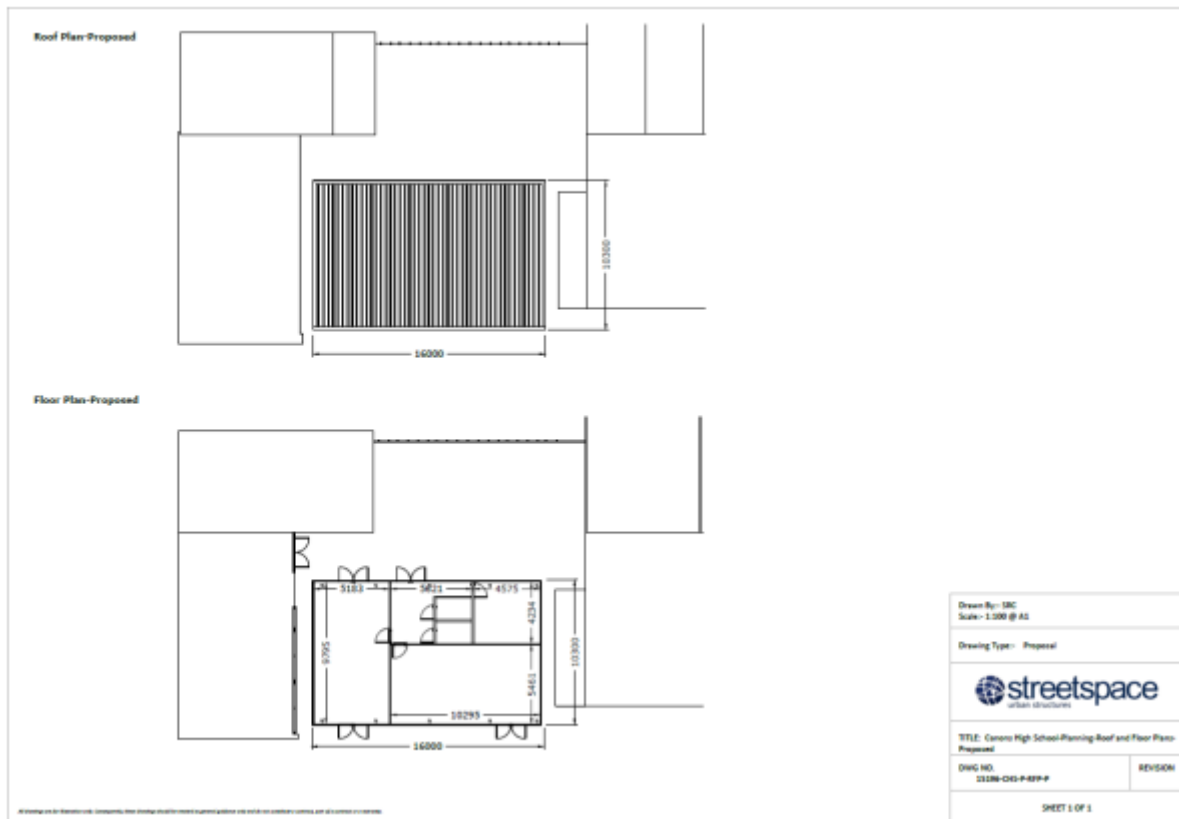
SHEET 1 OF 1

All drawings are for illustration only. Consequently, these drawings should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

Existing Elevation



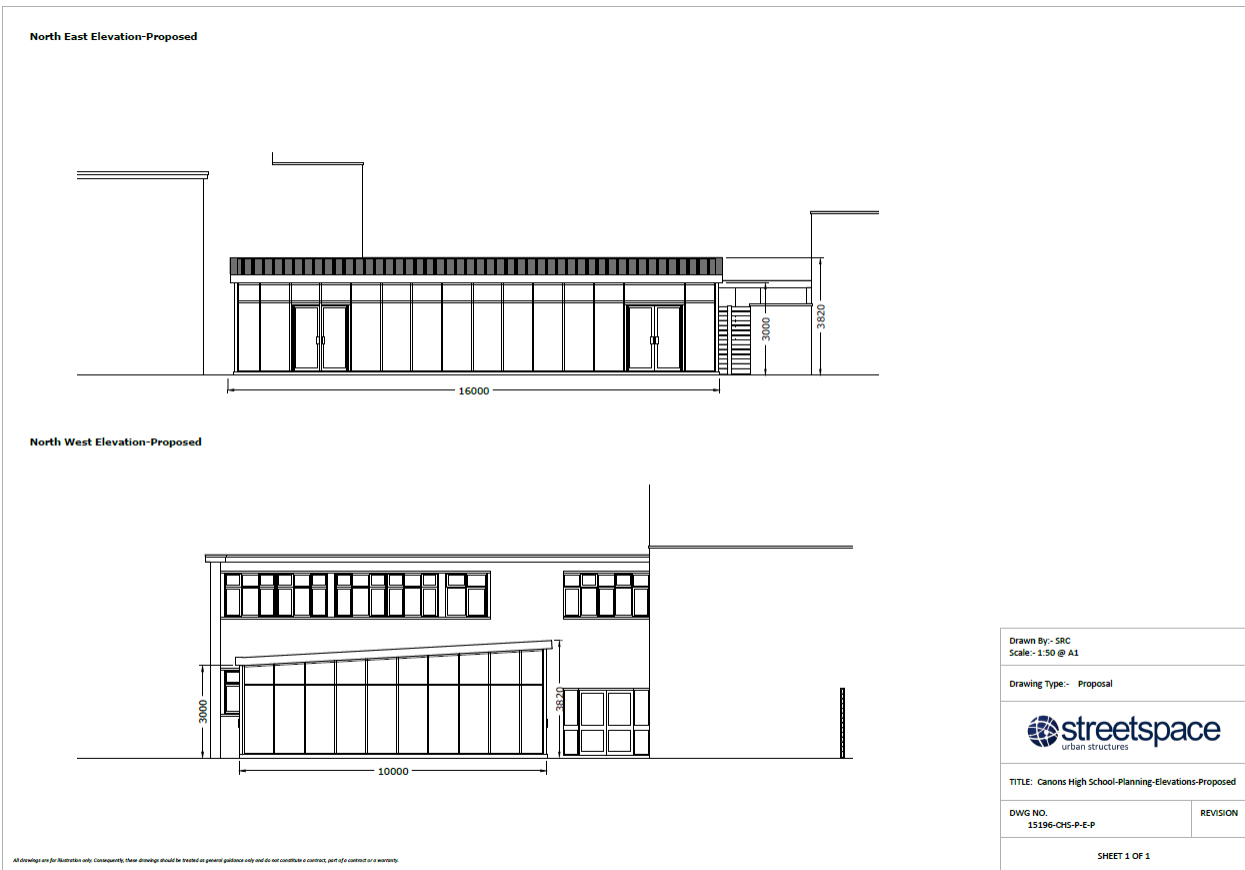
Existing Roof Plan



Proposed Roof Plan and Floor Plan



Proposed Elevations



Proposed Elevations

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