



LONDON BOROUGH OF
HARROW

Planning Committee Addendum

Date: Thursday 4 January 2024

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HARROW COUNCIL

ADDENDUM

PLANNING COMMITTEE

DATE: 4TH JANUARY 2024

	<p><u>EOT date/Recommendation B update</u> The applicant has agreed to amend the decision date until 29th February to enable further time for the completion of the section 106 agreement.</p>
	<p><u>Consultation Comment</u></p> <p>A total of 35 objections has been received</p> <p>An additional comment was received from the Stanmore Society raising the following points:</p> <ul style="list-style-type: none"> • Whilst we support our local college’s need to improve their facilities we object to this proposal. We consider the current proposals to be overdevelopment of the site in this residential area that will detract from the character of the area generally and that of the adjacent Old Church Lane Conservation Area. • Blocks A,B,C and E would be overbearing and out of character with the local area • Having regard to the considerable increase in the floor area of the current proposal, it is likely that an increase in student numbers is envisaged. Perhaps therefore a limit on student numbers can be imposed. • The proposed replacement of the existing two storey building at the NW corner of the campus with a four storey STEM Building will be visible from the CA, particularly after leaf fall in the Autumn, resulting a solid backdrop behind the boundary trees and loss of sky. • The established trees along the length of the Old Church Lane boundary of the campus is an extension of a similar tree line along this boundary within the CA. It is an important feature both to views out of the CA and the local area generally, creating a green southerly vista out of the CA down Old Church Lane between Gordon Avenue and The Ridgeway. • Trees should be protected for the duration of the project.
<p>Para 2.10</p>	<p>This should state Block B – 4 Storeys</p>
<p>Para 6.3.47</p>	<p><u>Trees Update</u> During the course of the application, the applicant submitted some minor modifications to the proposed landscape information.</p> <p>The revised drawings illustrate that the applicant will <u>need to remove 25 individual trees and 3 groups of trees. For info – no partial tree groups are now proposed to be removed.</u></p>

	<p>For clarity – the reason for this improvement is a design change that was made at the Old Church Lane entrance – so we could retain 1 additional tree, 1 group of trees and 1 partial group compared to the original planning submission.</p> <p>In the most recent submission documents from NVB it shows that 3 trees will be added to the south of the sports hall, 2 trees will be added to the northern boundary and removed 1 proposed tree from Old Church Lane. In summary, the application <u>proposes a total of 38 new trees which is an increase to additional trees on site by 13.</u></p>
Para 6.4.10	<p><u>Screening Update</u></p> <p>With reference to the trees update above, the applicant proposes two additional trees on the northern boundary which would assist in providing some additional screening to the properties at 15/16 Manor House.</p>
Para 6.4.12	<p><u>Phasing Update</u></p> <p>In order to reduce the amenity impacts of redevelopment on the properties to the north, the applicant proposes to utilise the existing Spruce Building as the site offices which is situated adjacent to Elm Park. A condition is recommended to secure the final details of construction phasing.</p>
Para 6.3.21	<p>The applicant has advised that the café design shown in the submitted documents is only indicative at this stage. Nevertheless, the final finished fit outs of the café are not material to the determination of this application.</p>
	<p>Condition Update</p> <p>Amend condition 27 to:</p> <p>Tree Protection</p> <p>Notwithstanding the approved plans and documents, prior to commencement of any development (including any demolition), an updated Arboricultural Method Statement and Tree Protection Plan shall be submitted and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the Arboricultural Impact Assessment Plan (FE0011-NVB-ZZ-00-M-L-1900) and revised Tree Protection Plan and Arboricultural Method Statement.</p> <p>The Tree Protection Plan and Method Statement shall follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.</p> <p>REASON: To safeguard the health and safety of trees during building</p>

	<p>operations and the visual amenities of the area generally and to comply with Local Plan Policy DM22 and Policy G7 of the London Plan (2016).</p> <p>Add the following condition:</p> <p>The premises shall only be used for the purpose as set out in the application, (Education F.1 (a)) and for no other purpose, including any other purpose in Class F1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or with or without modification.</p> <p>Reason: To safeguard the amenity of the neighbouring residents and the character of the locality and in the interest of highway safety in accordance with polices DM 1 and DM 42 of the Harrow Development Management Polices Local Plan (2013).</p>
	<p><u>Plan and Document List</u></p> <p>FE0011-JWA-ZZ-ZZ-D-A-0001 S5 – C01; FE0011-JWA-ZZ-ZZ-D-A-0002 S5 – C01; FE0011-JWA-ZZ-1000 S5 – C01; FE0011-JWA-ZZ-1001 S5 – C01; FE0011-JWA-ZZ-1002 S5-C01; FE0011-JWA-ZZ-1003 S5 – C01 FE0011-JWA-ZZ-ZZ-D-A-3000 S5 – C01; FE0011-JWA-ZZ-ZZ-D-A-3001 S5 – C01; FE0011-JWA-ZZ-ZZ-D-A-3002 S5 – C01; FE0011-JWA-ZZ-ZZ-D-A-3003 S5 – C01; FE0011-JWA-ZZ-ZZ-D-A-3004 S5 – C01; FE0011-JWA-ZZ-ZZ-D-A-0003 S5 – C01; FE0011-JWA-ZZ-00-D-A-1010 S5-C02; FE0011-JWA-ZZ-00-D-A-1011 S5-C01; FE0011-JWA-ZZ-00-D-A-1012; S5 – C01; FE0011-JWA-ZZ-00-D-A-1013 S5-C02; FE0011-JWA-ZZ-00-D-A-1014 S5 – C01; FE0011-JWA-ZZ-ZZ-D-A-3010 S5-C03; FE0011-JWA-ZZ-ZZ-D-A-3011 S5-C03; FE0011-JWA-ZZ-ZZ-D-A-3012 S5-C03; FE0011-JWA-ZZ-ZZ-D-A-3013 S5-C02; FE0011-JWA-ZZ-ZZ-D-A-3014 S5-C02; FE0011-JWA-ZZ-ZZ-D-A-3015 S5 – C01; FE0011-JWA-ZZ-ZZ-D-A-3016 S5-C03; FE0011-JWA-ZZ-ZZ-D-A-4010 S5-C02; FE0011-JWA-ZZ-ZZ-D-A-4011 S5-C03; FE0011-JWA-ZZ-ZZ-D-A-4012 S5-C02; FE0011-TER-ZZ-00-D-C-9002-C02 S5-P02; FE0011-TER-ZZ-00-D-C-9001-C02 S5-P02; FE0011-NVB-ZZ-00-D-L-1200 S5 - C03; FE0011-NVB-ZZ-00-D-L-1201 D5-P02; FE0011-NVB-ZZ-00-D-L-1001 S5 - C03; FE0011-NVB-ZZ-00-D-L-1040 S5 - C03; FE0011-NVB-ZZ-00-D-L-1060 D5-P01; FE0011-NVB-ZZ-00-D-L-1061 S5 - C03; FE0011-NVB-XX-XX-L-L-2960 D5-P03; FE0011-NVB-ZZ-00-D-L-1090 D5-P04; FE0011-NVB-ZZ-00-D-L-1100 D5-P06; FE0011-NVB-ZZ-00-D-L-1101 D5-P04; FE0011-NVB-ZZ-00-D-L-1104 S5 - C01; FE0011-NVB-ZZ-ZZ-D-L-1150 D5-P02</p> <p>Application covering letter Montagu Evans 06 October 2023 Design & Access Statement, including Landscape Statement Jestico & Whiles and NVB 03 January 2024 Planning Statement Montagu Evans 20 December 2023 Air Quality Assessment First Horizon 03 September 2023 Biodiversity Net Gain Assessment Arbetch 02 October 2023 Preliminary Ecological Appraisal and Preliminary Bat Roosting Assessment Arbetch 02 October 2023</p>

	<p> Bat Survey Report Temple 05 October 2023 Phase 02 Ground Investigation Report First Horizon 08 March 2022 Site Investigation & Geotechnical assessment Milvum July 2023 Daylight and Sunlight Assessment, Stroma, 16 June 2023 Energy Statement & LZC Feasibility Study Technical Note London Plan – Be Lean CO2 Reduction Method Consulting, 20 October 2023 23 October 2023 Flood Risk Assessment Terrell 06 October 2023 Drainage and Civils Strategy Report, Terrell, 05 December 2023 Utilities Assessment Method Consulting 22 September 2023 Noise Impact Assessment AECOM, 05 September 2023 External Noise Survey Report AECOM July 2023 Waste Management Plan Caneparo Associates, 11 December 2023 Statement of Community Involvement, Cascade, October 2023 Statement of Need Stanmore College 06 October 2023 Sustainability Statement Method Consulting 29 September 2023 Transport Assessment Caneparo Associates, 11 December 2023 Travel Plan, Caneparo Associates, 11 December 2023 Arboricultural Impact Assessment Arbetch, October 2023 Arboricultural Method Statement Arbetch, 05 October 2023 Arboricultural Survey, Arbetch, 03 October Tree Protection Plan, Arbetch, October 2023 Fire Statement, AECOM, 04 October 2023 Heritage and Visual Assessment, Montagu Evans, October 2023 Ventilation Statement, Method Consulting, 22 September 2023 Construction Environmental Management Plan Bouygues October 2023 Framework Delivery and Servicing Plan Caneparo Associates, 11 December 2023 Archaeological Assessment, RPS 04 October 2023 External Lighting Report Method Consulting 29 September 2023 External Lighting Lux Levels, Method Consulting 29 September 2023 External Luminaire schedule, Method Consulting 22 September 2023 Construction Environmental Management Plan and Landscaping Ecology Plan Arbetch 05 October 2023 Overheating Report Method Consulting 20 October 2023 Flood Risk – File Note Terrell -05 December 2023 </p>
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