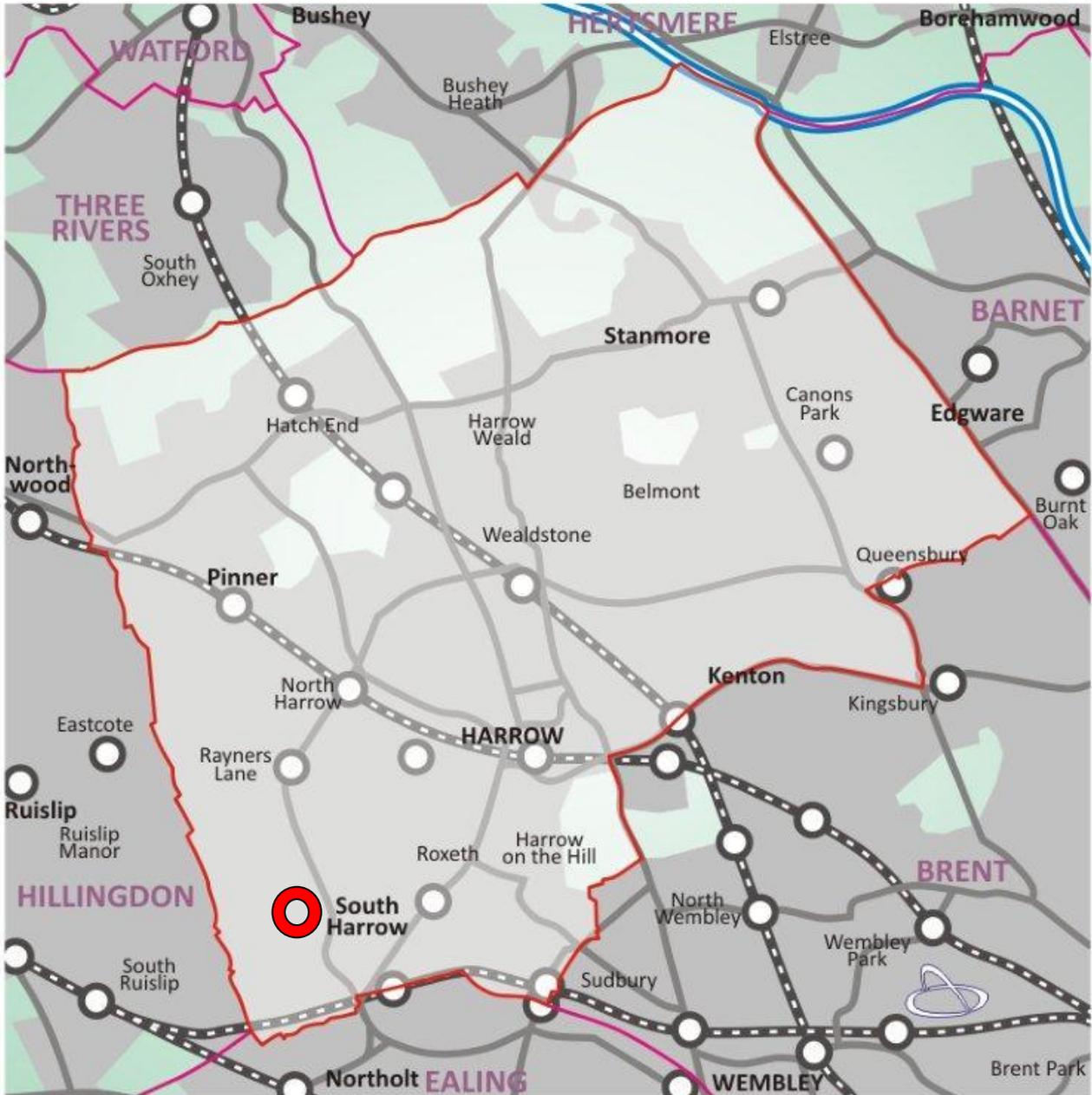
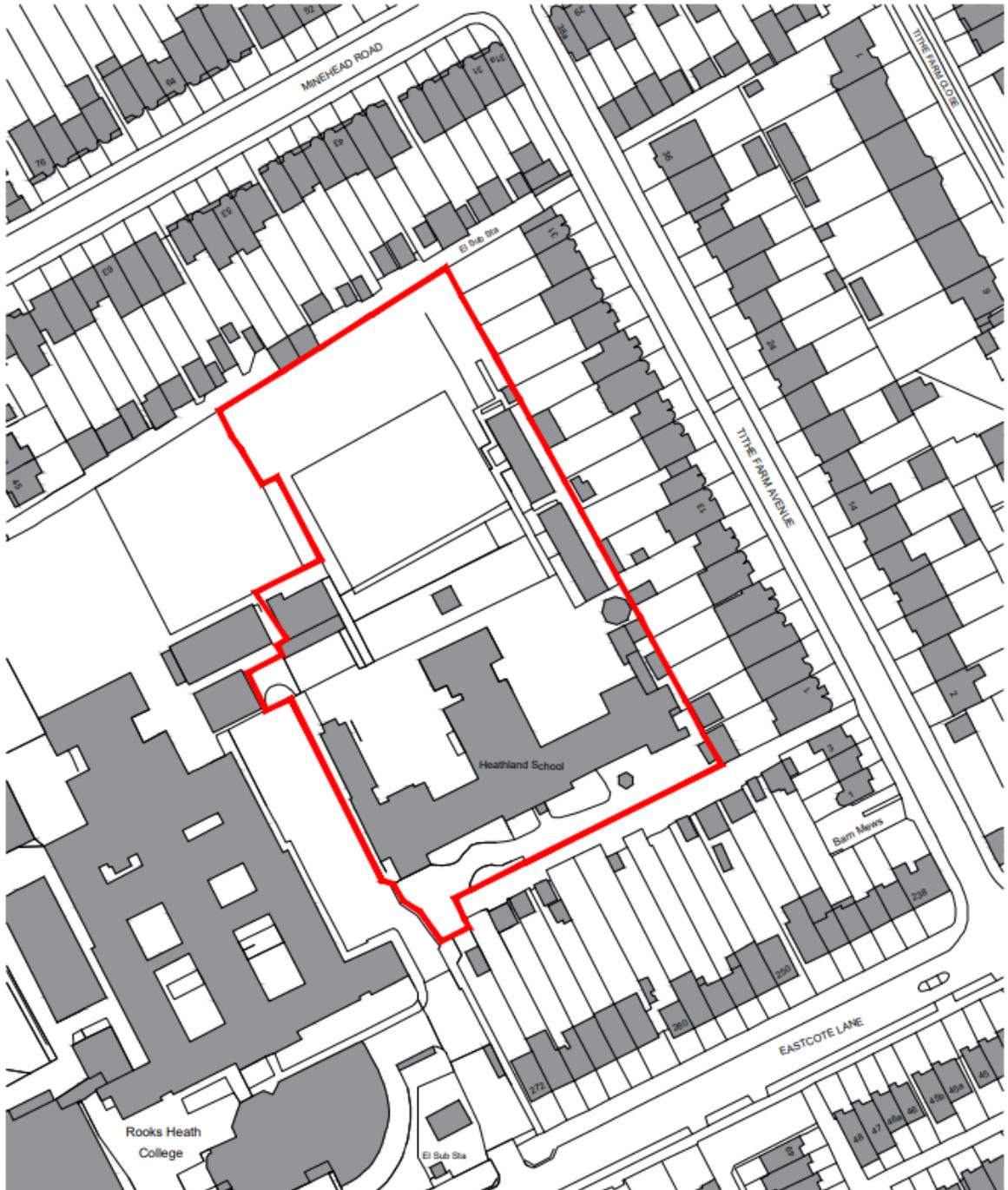


 = application site



Heathland School, Eastcote Lane, HA2 9AG	PL/0459/23
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Location Plan



Site Location Plan @ 1:1250



Scale in metres

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

17th April 2024

APPLICATION NUMBER: PL/0459/23
VALID DATE: 8TH NOVEMBER 2023
LOCATION: HEATHLAND SCHOOL, EASTCOTE LANE,
HARROW
WARD: ROXBOURNE
POSTCODE: HA2 9AG
APPLICANT: MR MANVIR PANESAR
AGENT: ACADEMY ESTATE CONSULTANTS LTD
CASE OFFICER: AKSHAY SISODIA
EXPIRY DATE: 22nd APRIL 2024 (EOT)

PROPOSAL

Redevelopment to provide single storey teaching block (Use class F1a) (demolition of existing teaching block)

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 proposal would result in an improvement in the school's educational facilities whilst ensuring that the proposed building would not detract from the character and appearance of the application site, street scene and area in a wider context, and would have an acceptable impact upon the residential amenity of neighbouring properties. The proposed development would not result in an unacceptable increase in parking strain and would not adversely impact upon the safety of the highway. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Reasonable Exemption Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. Conditions have been recommended requiring the submission of a Demolition and Construction Logistics Plan, as well as details on foul water disposal and surface water disposal and attenuation.

In light of the above, subject to conditions the proposed development would be in accordance with the National Planning Policy Framework (2023), Policies GG1, GG2, GG3, D3, D4, D5, D11, D12, D13, D14, S1, S3, SI 2, SI 12, SI 13, T1, T2, T3, T4, T5, T6, T7 of the London Plan (2021), Policies CS1.B, CS1.E, CS1.F, CS1.T, CS1.U, CS1.W, CS1.Z, of

the Harrow Core Strategy, Policies DM1, DM2, DM9, DM10, DM12, DM14, DM18 DM22, DM42, DM43, DM44, DM46 of the Harrow Development Management Policies Local Plan.

INFORMATION

This application is reported to Planning Committee as the footprint of the proposal exceeds 100m² floorspace, on land owned by the Council and therefore falls within proviso C (i) of the Scheme of Delegation.

Statutory Return Type:	(E)18.Minor Development, all other
Council Interest:	None
Net additional Floorspace:	Approximately 330m ²
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

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 application relates to Heathland School, a public mixed gender primary school which accommodates children from the ages of 3 to 11 years old. The site is located towards the northeastern side of Eastcote Lane.
- 1.2 The site is comprised of a number of teaching buildings (ranging from 1 to 3 storeys in height - the main school building is two storeys in height. The school site benefits from soft and hard surfaced play areas across the site.
- 1.3 To the west of the site, the application site is flanked by Rooks Heath College and School. The rear gardens of a numbers of residential dwellinghouses along Eastcote Lane sit to the south of the site. A servicing road provides a small buffer between these gardens and the site. The rear gardens of a number of dwellinghouses along Tithe Farm Avenue are located to the east of the site. The rear gardens of a number of dwellinghouses along Minehead Road are located to the north of the site.
- 1.4 The main access to the site is off Eastcote Lane.
- 1.5 There are no statutory or locally listed buildings within the confines of the site, and the site is not located within a Conservation Area.
- 1.6 The green playing field located towards the north of the site forms Designated Open Space.
- 1.7 The application site located within a Critical Drainage Area, but is not located within a high risk Flood Zone.

2.0 PROPOSAL

- 2.1 The removal of two existing demountable single storey detached teaching blocks and an existing single storey toilet block linked to the main building, all located towards the eastern boundary of the site beside the rear gardens of houses along Tithe Farm Avenue, and the construction of a long single storey teaching block consisting of 4 teaching rooms, an office, a store (with staff WC), a plant roof, an accessible WC, and well as girls and boys toilets.
- 2.2 The proposed building would feature a flat roof with a height of approximately 3.9m, it would feature a front canopy to the western elevation and would be finished in brick with fenestration to the front (western) and rear (eastern) elevations.
- 2.3 As set out within an email from the agent (Dated 19/03/2024), the proposed development would not result in changes to student and/or staff numbers.
- 2.4 It should be noted that the submitted drawings indicate the provision of proposed 2m high V-mesh fencing and gates around a small outbuilding located to the south of the proposed building. This was not described within the submitted application

form, and therefore was not referenced within the description of development meaning that neighbouring occupants have not been sufficiently made aware of this change. It should be noted that officers have not made an assessment on this proposed fencing and gates as part of the application, an informative has been imposed making it clear that this has not been assessed and approved (subject to committee decision) as part of this application. The height of this boundary treatment appears to be consistent with permitted development allowances, however the applicant is encouraged to submit a Certificate of Lawful Development application to verify its lawfulness, or alternatively submit a separate planning application.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status & date of decision
HAR/17582/A	H.Q. Building for scout group	Granted 05/04/1963
HAR/19611	Store for sports equipment	Granted 15/11/1962
HAR/19611/A	Store for sports equipment (revised)	Granted 14/10/1963
LBH/5370	Erection of 2-storey classroom block	Granted 20/07/1970
LBH/5370/1	Erection of temporary mobile classroom	Granted 10/08/1970
LBH/5370/2	Erection of additional temporary mobile classroom	Granted 17/12/1970
LBH/5370/3	Retention and continued use of temporary mobile classroom	Granted 25/08/1971
LBH/5370/4	Retention and continued use of additional temporary mobile classroom	Granted 25/08/1971
LBH/5370/5	Erection of additional temporary mobile classroom	Granted 25/08/1971
LBH/5370/6	Conversion of existing lean-to shelter into enclosed store-room	Granted 04/04/1972
LBH/5370/7	Erection of additional temporary mobile classroom	Granted 31/05/1972
LBH/5370/8	Erection of additional temporary mobile classroom (junior school)	Granted 18/12/1972
LBH/5370/9	Erection of additional temporary mobile classroom unit	Granted 02/04/1973
LBH/5370/10	Erection of single-storey extension to woodwork store (boys school)	Granted 14/08/1973
LBH/5370/11	Erection of two additional temporary mobile classroom units (infant)	Granted 07/08/1973

LBH/5370/12	Retention and continued use of temporary mobile classroom	Granted 09/10/1973
LBH/5370/13	Erection of 3-storied extension to provide additional teaching accommodation	Granted 18/02/1974
LBH/5370/14	Erection of mobile classroom	Granted 09/06/1976
LBH/5370/15	Retention of mobile classroom unit	Granted 30/07/1976
LBH/40723	Application under reg 4 of the t&cp gen regs 1976: two detached single storey mobile classroom units to replace existing	Granted 08/05/1990
WEST/484/94/LA3	Enclosure of two covered walkways	Granted 10/10/1994
WEST/151/97/LA3	External alterations to former toilet block and dining room including provision of new windows and re-cladding and provision of disabled access facilities with ramp and steps	Granted 23/05/1997
WEST/740/97/LA3	Detached single storey building with canopy and access ramp to provide nursery school	Granted 14/01/1998
P/165/06/CFU	Part single part two storey side extension to west wing to provide additional facilities	Granted 09/06/2006
P/2770/07UN	Two storey infill extension with lower ground floor located on north west elevation at the rear	Granted 23/11/2007
P/1287/09	TWO STOREY INFILL EXTENSION (FIRST FLOOR AND MEZZANINE) TO PROVIDE NEW THREE STOREY LIFT SHAFT AND REPLACEMENT OF WINDOWS TO REAR (EAST) ELEVATION	Granted 09/09/2009
P/2489/09	NEW CANOPY TO MAIN ENTRANCE ON FRONT ELEVATION; EXTERNAL ALTERATIONS; REPLACEMENT AND NEW 2M HIGH SECURITY FENCING WITH GATES ALONG ACCESSWAY, CAR PARK, PLAY AREAS AND SITE BOUNDARY; SOFT LANDSCAPING; WIDENING OF VEHICLE ACCESS TO EASTCOTE LANE AND ALTERATIONS TO PEDESTRIAN ENTRANCE; RAISED FOOTPATH	Granted 16/03/2010

	AND HARDSURFACING; ILLUMINATED BOLLARDS AND LIGHTING; MODIFICATIONS TO CAR PARK LAYOUT; NEW REFUSE STORAGE AREA, BIKE STORAGE AND PARKING AT THE ENTRANCE; REMOVAL OF SHEDS	
P/0352/10	TWO STOREY PLUS BASEMENT EXTENSION TO THE REAR OF MAIN BUILDING; FOLLOWING DEMOLITION OF EXISTING SINGLE STOREY WING AT REAR	Granted 26/04/2010
P/4643/15	Prior approval for the installation of solar panels on roof	Refused 23/11/2015

4.0 **CONSULTATION**

- 4.1 A total of 96 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 03rd January 2024. 4.no objections were received. If further comments are received between the publication of this committee report and the committee meeting, these shall be set out within an addendum.
- 4.3 The objections raised have been summarised and responded to in the table below:

Summary of Matters Raised	Officer Response
Concern over noise disturbance from building works and an increase in cars along their road.	As per recommendations made by the Council's Highways Officer, a condition has been recommended requiring the applicant to submit a Demolition and Construction Logistics Plan prior to the commencement of the development in order to be certain that demolition and construction operations would be undertaken in such a manner that they would not result in significant disturbance to neighbouring residents in, and in order to be certain that demolition and construction operations can be safely undertaken, without unduly impeding the flow of vehicular movement around the surrounding local highway network. The proposed development would not result in an increase in the number of students and/or staff, as such it is not

	considered to result in increased strain upon on-street car parking.
They question which part of the school is to be demolished and rebuilt, and express concerns as their garden backs onto the school.	The existing floor plan drawings (1297-PL-002) together with the proposed flood plan drawings (1297-PL-003) clearly illustrate which existing buildings are to be removed and where the proposed building is to be located. Please refer to the Residential Amenity Section (6.4) of this committee report for a full assessment of the proposal upon the residential amenities of neighbouring properties.
Concern that residents have been given insufficient time to make comments given the timing of the festive period.	Neighbouring occupants have been given significant time following the festive period to provide comments on the application, far exceeding the 21 day statutory consultation period.
Concern over the height of the proposed building and overlooking of their garden from the facing windows, given the building's proximate siting to their rear garden. Their garden is currently subject to overlook from the windows from an existing teaching block, for which they were told would be the same height as a pitched roof building which existed previously in the same location, however the windows ended up being higher.	Impacts relating to overlooking, loss of outlook and visual amenity are addressed within the Residential Amenity Section (6.4) of this committee report. Officers are only considering proposed works as part of this application and are not making an assessment on the acceptability of the existing structures.
They note that they are unable to access the proposed drawings online.	Officers have looked into this and can confirm that the proposed drawings are accessible online through the Council's website, and records indicate that these drawings have been online since 13/11/2023.

4.4 Statutory and non-statutory consultation

4.5 A summary of the consultation responses received are set out in the Table below.

Consultee and Summary of Comments
Highways – Officers had a discussion with highways, within which it was confirmed that a Demolition and Construction Logistics Plan would be expected for a development of this scale.

Waste Management Policy Officer – No response

Drainage Team Leader – No comments have been received; however officers have recommended for the application of standard drainage conditions commonly applied for developments of this scale outside of high risk Flood Zones.

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 The Government has issued the National Planning Policy Framework [NPPF 2023] 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.

5.4 In this instance, the Development Plan comprises The London Plan 2021 [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]. The relevant policies are referenced within the report below and a summary within Informative 1

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of the Development
- Character, Appearance and Design
- Residential Amenity
- Accessibility
- Traffic and Parking
- Development and Flood Risk
- Sustainability
- Fire Safety

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): S1, S3
- Harrow Core Strategy 2012: CS1.Z

- Harrow Development Management Policies Local Plan (2013): DM46

- 6.2.2 The NPPF (Dec 2023) requires that Local Planning Authorities give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications (paragraph 99 (a)).
- 6.2.3 Policy S1 C of the London Plan notes that development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported.
- 6.2.4 Policy S3 of the London Plan relates to 'Education and childcare facilities'. Part B of the policy notes that development proposals for education and childcare facilities should:
- 1) Locate facilities in areas of identified need.
 - 2) locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling
 - 3) locate entrances and playgrounds away from busy roads, with traffic calming at entrances
 - 4) link to existing footpath and cycle networks to create healthy routes to schools, and other education and childcare facilities, to enable all children to travel actively to school (walk, cycle or travel by public transport)
 - 5) maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures
 - 6) encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities, and between early years and health and social care providers
 - 7) ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach
 - 8) ensure that facilities incorporate suitable, accessible outdoor space
 - 9) locate facilities next to parks or green spaces, where possible
- 6.2.5 Part C of Policy S3 of the London Plan notes that development proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need.
- 6.2.6 Policy CS1.Z of Harrow's Core Strategy relates to 'Required Infrastructure'. It notes that proposals for new development will be required to demonstrate adequate capacity exists or can be secured both on and off site to serve the development. The development or expansion of physical or social infrastructure will be permitted where it is needed to serve existing or proposed development or required to meet projected future requirements. The loss of community facilities will be resisted unless adequate arrangements are in place for their replacement or the enhancement of other existing facilities.
- 6.2.7 Policy DM46 of the Council's Development Management Policies Local Plan relates to 'New Community, Sport and Education Facilities' Part B of the Policy notes that proposals for the provision of new community, sport, and educational facilities will be supported where:

- a) they are located within the community that they are intended to serve;
- b) subject to (a) they are safe and located in an area of good public transport accessibility or in town centres; and
- c) there would be no adverse impact on residential amenity (see Policy DM1) or highway safety.

6.2.8 The proposed development is not considered to conflict with the interests of the above planning policies. The development involves the removal of existing demountable teaching blocks and a toilet block and the erection of a replacement permanent building in its place. The proposed building would provide an improvement in facilities with a greater quantum of teaching space being provided (approximately 18m² more), a staff office being provided, additional storage space being provided and well as integrated toilets. The proposed building would also be vastly superior in terms of its aesthetics, offering a far more attractive environment for students to learn. The need for the building is considered to be justified.

6.2.9 The proposed development would serve the existing student base, the proposal is not being used to justify an expansion in the number of pupils that the school accommodates. The proposed building is located within the confines of an existing school, as such its public transport accessibility is not of significant importance. The proposed development is not considered to impact upon the safety of students, teachers, visitors, pedestrians and vehicles, furthermore it is not considered to unduly prejudice the residential amenity of neighbouring occupants, further assessment will be provided on this within the pertinent sections of this committee report.

6.2.10 In light of all of the above, officers raise no objection to the principle of development.

6.3 Character, Appearance and Design

6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3, D4
- Harrow Core Strategy 2012: CS1.B, CS1.F
- Harrow Development Management Polices Local Plan (2013):DM1, DM18 DM22

6.3.2 Policy D3.D(1) of the London Plan states that development should in terms of form and layout, enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Policy D3.D(11) goes on to states that in terms of quality and character, developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

- 6.3.3 Policy D4 of the London Plan outlines how Local Planning Authorities should scrutinise development proposals to ensure that they deliver a good design, and outlines what information should be provided in achieving this.
- 6.3.4 Policy CS1.B of Harrow's Core Strategy notes that proposals that would harm the character of suburban areas and garden development will be resisted. All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.
- 6.3.5 Policy DM1 of the Development Management Policies Local Plan states that all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.
- 6.3.6 Policy DM18 of the DMP relates to the protection of open space and notes that proposals that would be harmful to open space, having regard to the criteria set out within the policy, will be refused.
- 6.3.7 Policy DM22 of the Development Management Policies Local Plan provides design guidance on trees and hard and soft landscaping for proposals. Part B of this policy provides an assessment framework on appropriate forms of hard and soft landscaping.
- 6.3.8 The proposed development is considered to be acceptable on character and design grounds. The existing buildings being replaced are of poor architectural merit as such officers raise no objection to their removal. Whilst the proposed development results in the loss of some open space provided on site, the main play area of the school would remain unaffected, and there would be sufficient space around buildings for setting. Although the proposed building would be very wide, its overall height, scale and massing is not considered to be excessive and would be comparable to other buildings within the site and would not appear as an alien addition. Any views of the proposed building between houses along Tithe Farm Avenue would be negligible and would be considered within the backdrop of the overall main school buildings, as such the proposed development is not considered to result in undue harm upon the street scene of Tithe Farm Avenue. The detailed design of the building and use of external materials is considered to be acceptable in context with the design and finishes of other buildings across the school complex.
- 6.3.9 The proposed development is not considered to be significant enough in height and scale to unduly impact upon the openness of the Designated Open Space sited to the north of the site.

6.4 Residential Amenity

6.4.1 The relevant policies are:

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

6.4.2 Policy DM1 of the Development Management Policies Local Plan seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".

6.4.3 The proposed new building would be sited closest to numerous residential properties located along Tithe Farm Avenue. Any impact would be most significant to No. 9-23 Tithe Farm Avenue, the rear ends of the gardens of these neighbouring properties would sit parallel to the proposed new building. The proposed building is set back approximately 2.15 metre from the rear boundaries of these neighbouring properties, and many of these neighbours benefit from rear outbuildings which would screen the development from view. Screening would also be provided by way of the boundary treatment sited between the school and the rear gardens of these neighbouring properties.

6.4.4 Owing to the fact that the proposed building would be limited to a single storey and would be well set back from the main rear facades of adjacent dwellinghouses along Tithe Farm Avenue (distances ranging from approximately 21m to 17.15m), it is not considered to unduly impact upon light, outlook and visual amenity afforded to the rear facing habitable room windows of these neighbouring properties. Whilst the proposed building would be visible from the rear end of some gardens along Tithe Farm Avenue, the proposed building would actually incorporate a ridge height lower than the existing teaching blocks being replaced (approximately 0.1m lower), taking this into account alongside the existence of boundary screening and the approximately 2.15 metre separation gap, the proposed development is not considered to result in significantly worsened impacts of overshadowing and loss of outlook in respect to the rear gardens of No. 9-23 Tithe Farm Avenue. It is worth adding that any resultant impact would be to the very rear end of adjacent gardens, with limited impact to the vast majority of usable amenity space.

6.4.5 Measuring off the applicant's proposed elevation drawings, officers have observed that the glazing associated with the rear facing windows serving class rooms and the staff office would have a base height of approximately 1.15 metre and a maximum height of approximately 2.2 metres, the glazing associated with the WC windows would have a base height of approximately 1.78 metres and a maximum height of approximately 2.2 metres. There would be an approximately 2.15 metre separation gap between the building and the rear gardens of parallel neighbours and following a site visit officer observed there to be approximately 1.8m high solid boundary treatment in the form of fencing and walls at boundary between the site and properties along Tithe Farm Avenue. Officers note that there is some potential for overlooking in respect to certain gardens, as such officers have recommended

for the application of a condition requiring the proposed rear facing fenestration to be obscure glazed and have restricted openings where they are not set above 1.7m above internal floor level.

6.4.6 The proposed building is considered to be sufficiently distant from parallel rear gardens along Minehead Road to the north, and is not considered to give rise to any undue impact in respect to these neighbours.

6.5 Accessibility

6.5.1 The relevant policies are:

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

6.5.2 London Plan policy D5 notes that development proposals should achieve the highest standards of accessible and inclusive design. They should:

- 1) be designed taking into account London's diverse population
- 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
- 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
- 4) be able to be entered, used and exited safely, easily and with dignity for all
- 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

6.5.3 Policy DM2 of the Development Management Policies Local Plan notes that the location, design and layout of development, and any associated improvements to public realm, transport and other infrastructure, will be required to contribute to the creation of lifetime neighbourhoods. In particular:

- b) non-residential development and change of use proposals must be accessible to all.

6.5.4 The entrances to the existing teaching blocks are highly elevated, and are only accessible via sets of tall access steps. The proposed building would be accessible without the need for access steps, and although it has not been made clear if the building would be directly accessible for wheelchair users, it appears possible for the buildings to be easily adapted if necessary.

6.6 Traffic, Parking and Refuse

6.6.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): T5, T6
- Harrow Core Strategy 2012: CS1.Q, CS1.R, CS1.S
- Harrow Development Management Policies Local Plan (2013): DM42, DM43 DM44

6.6.2 London Plan maximum car parking standards are outlined within Policy T6 of the London Plan. Policy T5 outlines minimum cycle parking standards.

6.6.3 Policy T7 of the London Plan relates to deliveries servicing and construction. Part G of this policy notes that development proposals should facilitate safe, clean and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street parking bays used only when this is not possible.

6.6.4 Policy DM42 of the Development Management Plan relates to the Council's parking standards. Criterion (F) of this Policy notes that proposals that would result in inappropriate on-site parking provision and those which would create significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclists will be resisted.

6.6.5 Policy DM43 of the DMP relates to Transport Assessments and Travel Plans. Part A of the policy notes that proposals for major development will be required to submit a Transport Assessment for objective review by the Council. The Transport Assessment should quantify the impacts of the proposal upon public transport, the highway network, the cycle network, and upon conditions for pedestrians. Part B of the Policy notes that proposals for major development will be required to satisfactorily mitigate the impacts identified in the Transport Assessment and any others arising from the Council's assessment of it. Mitigation measures will be required to contribute to the desirability of achieving modal shift away from private car use and should include the preparation and implementation of Travel Plans. Part C notes that proposals that fail to satisfactorily mitigate the transport impacts of development will be resisted. Whilst the proposal is not a major development, given that it relates to the development of a school which is already expected to make a shift towards healthier and more sustainable modes of transport outside of this application, Policy DM43 is relevant.

6.6.6 Policy DM44 of the Council's Development Management Plan relates to servicing. Within Part C, it is emphasised that proposals that will be detrimental to safety, traffic flow or the amenity of neighbouring occupiers will be resisted.

6.6.7 Owing to the fact that the proposed development does not result in an increase in the number of pupils and staff on-site it is not considered to result in an increase in the need for car and cycle parking. The proposed building is sited with the school complex and is distant from main highway network, it is not considered to compromise highways safety.

6.6.8 Based on the scale of demolition and construction works required for the proposed development, access limitations into the site, and its close proximity to surrounding residential properties, the Council's Highways Officer has recommended for the application of a condition requiring the applicant to submit a Demolition and Construction Logistics prior to the commencement of this development. Officers have recommended the application of this condition, please refer to Appendix 1.

6.7 Development and Flood Risk

6.7.1 The relevant policies are:

- National Planning Policy Framework (2023)
- London Plan (2021): SI 12, SI 13
- Harrow Core Strategy (2012): CS1.U, CS1.W
- Harrow Development Management Policies Local Plan (2013): DM9, DM10

6.7.2 The application site is located within a Critical Drainage Area and would result in an increase in development footprint on site and would therefore have an impact in terms of increase surface water flood risk. In order to be conclusively satisfied that the proposed development would not be susceptible to unacceptable flood risk and would not unduly exacerbate flood risk elsewhere, officers have recommended the application of standard conditions relating to the disposal of foul water, and surface water disposal and attenuation. In addition, officers have recommended for the application of a standard informative encouraging the use of Sustainable Urban Drainage systems (SUDs).

6.8 Sustainability

6.8.1 The relevant policies are:

- National Planning Policy Framework (2023)
- London Plan (2021): SI 2
- Harrow Core Strategy 2012: CS1.T
- Harrow Development Management Policies Local Plan (2013): DM12, DM14

6.8.2 London Plan policy SI 2 Minimising green house gas emission states that major development should be net zero carbon.

6.8.3 Policy DM 12 of the Harrow Development Management Policies Local Plan seeks to ensure that the design and layout of development proposals are sustainable. It states that development will need to "utilise natural systems such as passive solar design and, wherever possible incorporate high performing energy retention materials"... Proposals should make provision for natural ventilation and shading to prevent internal overheating and incorporate techniques that enhance biodiversity". Policy DM14 highlights that development proposals should incorporate renewable energy technology where feasible.

6.8.4 For minor development proposals, the development plan at this point does not set out energy and sustainability targets greater than those required by Building Regulations. As these standards would be secured through other legislation, the proposal is not considered to conflict with sustainability policies in the development plan.

6.9 Fire Safety

6.9.1 The relevant policies are:

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

6.9.2 Policy D12 of the London Plan notes that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. The applicant has completed a Reasonable Exemption Statement to confirm that the proposed development will not adversely affect the appropriate fire safety measures of the site.

7.0 CONCLUSION AND REASONS FOR RECOMMENDING APPROVAL

7.1 The proposal would result in an improvement in the school's educational facilities whilst ensuring that the proposed building would not detract from the character and appearance of the application site, street scene and area in a wider context, and would have an acceptable impact upon the residential amenity of neighbouring properties. The proposed development would not result in an unacceptable increase in parking strain and would not adversely impact upon the safety of the highway. The proposed development is not considered to conflict with S17 of the Crime and Disorder Act 1998 (as amended), and finally, the applicant has provided a Reasonable Exemption Statement to confirm that the development will not adversely affect the appropriate fire safety measures of the site. Conditions have been recommended requiring the submission of a Demolition and Construction Logistics Plan, as well as details on foul water disposal and surface water disposal and attenuation.

7.2 Subject to conditions the proposed development would be in accordance with the National Planning Policy Framework (2023), Policies GG1, GG2, GG3, D3, D4, D5, D11, D12, D13, D14, S1, S3, SI 2, SI 12, SI 13, T1, T2, T3, T4, T5, T6, T7 of the London Plan (2021), Policies CS1.B, CS1.E, CS1.F, CS1.T, CS1.U, CS1.W, CS1.Z, of the Harrow Core Strategy, Policies DM1, DM2, DM9, DM10, DM12, DM14, DM18 DM22, DM42, DM43, DM44, DM46 of the Harrow Development Management Policies Local Plan.

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:

1297-PL-003, 1297-PL-002, 1297-PL-003, Reasonable Exception Statement, Email from Agent (Dated 19/03/2024)

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

3. Materials

The external surfaces of the new building hereby approved shall be constructed in accordance with the details provided within the submitted application form and Drawing No. 1297-PL-003.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. Glazing

No window(s)/door(s), shall be installed in the flank elevation(s) of the new building hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5. Obscure Glazing Rear Elevation

Notwithstanding the details shown on the approved drawings, The windows in the rear (eastern) elevation of the proposed building shall: (a) be of purpose-made obscure glass, (b) be permanently fixed closed below a height of 1.7m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the residential amenities of neighbouring residents, in accordance with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

6. Surface Water Disposal and Attenuation

The development hereby permitted shall not be commenced (other than demolition works) until works for the disposal of surface water and works for surface water attenuation and storage have been submitted to, and approved in writing by, the local planning authority.

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 run-off rates in this high risk flood area and to ensure that sustainable urban drainage measures are utilised.

7. Foul Water Disposal

The development hereby permitted shall not be commenced (other than demolition works) until works for the disposal of sewage have been submitted to, and approved in writing by, the local planning authority.

The development shall be carried out in accordance with the details so agreed prior to the occupation of the development, and shall be retained as such thereafter.

REASON: To ensure that adequate drainage facilities are provided for the development.

8. Demolition and Construction Logistics Plan

No development shall take place, including any works of demolition, until a detailed demolition and construction logistics plan has first been submitted to the Local Planning Authority and agreed in writing. The plan shall detail the arrangements for:

- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials used in construction the development;
- d) The erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- e) Wheel washing facilities; and
- f) A scheme for recycling/disposing of waste resulting from demolition and construction works.
- g) Measures for the control and reduction of dust
- h) Measures for the control and reduction of noise and vibration
- i) How traffic would be managed to minimise disruption
- j) Air quality management measures

The demolition and construction of the development shall be carried out in accordance with the plan so agreed.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during demolition and construction and to safeguard the amenity of neighbouring occupiers, and to ensure that the transport network impact of demolition and construction work associated with the development is managed. To ensure that measures are agreed and in place to manage and reduce dust, noise and vibration during the demolition and construction phases of the development and manage transport impacts during the demolition and construction phases of the development.

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2023)

London Plan 2021: GG1, GG2, GG3, D3, D4, D5, D11, D12, D13, D14, S1, S3, SI 2, SI 12, SI 13, T1, T2, T3, T4, T5, T6, T7

The Harrow Core Strategy 2012: CS1.B, CS1.E, CS1.F, CS1.T, CS1.U, CS1.W, CS1.Z

Harrow Development Management Policies Local Plan 2013:

DM1, DM2, DM9, DM10, DM12, DM14, DM18, DM22, DM42, DM43, DM44, DM46

2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday

3. 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 Portal website: <https://www.gov.uk/party-wall-etc-act-1996-guidance>

4. 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.

5. Grant without Pre-App Advice

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

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 with your plans.

7. 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 (2023) 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 (2021) 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.

8. Fencing and Gates Not Assessed and Approved

The applicant is advised that the new 2m high V-mesh fencing and gates detailed on Drawing No. 1297-PL-003, have not been assessed and approved as part of this application as they were not referenced within the submitted application form and therefore were not reflected in the description of development. Whilst the height of this boundary treatment appears to be consistent with permitted development allowances, the applicant is encouraged to submit a Certificate of Lawful Development application to verify its lawfulness, or alternatively submit a separate planning application.

Checked

 <p>Orla Murphy Head of Development Management 4th April 2024</p>	 <p>Viv Evans Chief Planning Officer 4th April 2024</p>
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APPENDIX 2: SITE PLAN



Site Location Plan @ 1:1250



Scale in metres

APPENDIX 3: SITE PHOTOS

Front View of Existing Teaching Block:



Front View of Existing Teaching Block:



Front View of Existing Teaching Block:



View Between Teaching Blocks:



Front View of Toilet Block:



Space Between Teaching Block and Toilet Block:



Flank View of Toilet Block:



Land to Rear of Toilet Block:



View of Gardens to the Rear:



View of Gardens to the Rear:

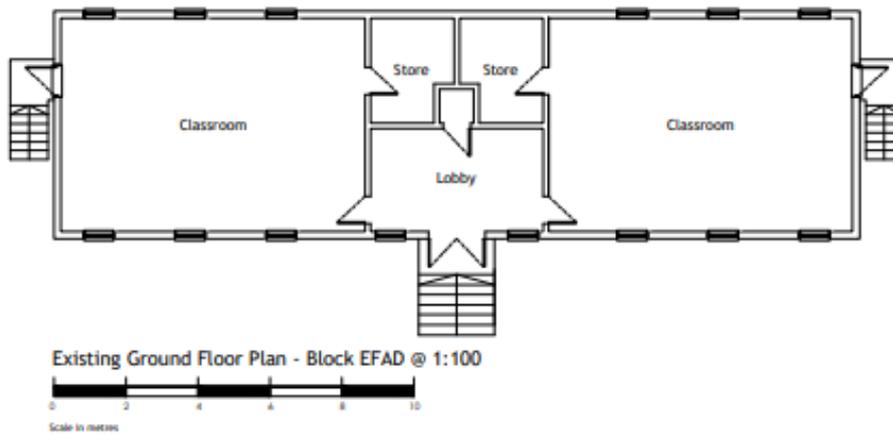


Land to the Rear of Teaching Blocks:

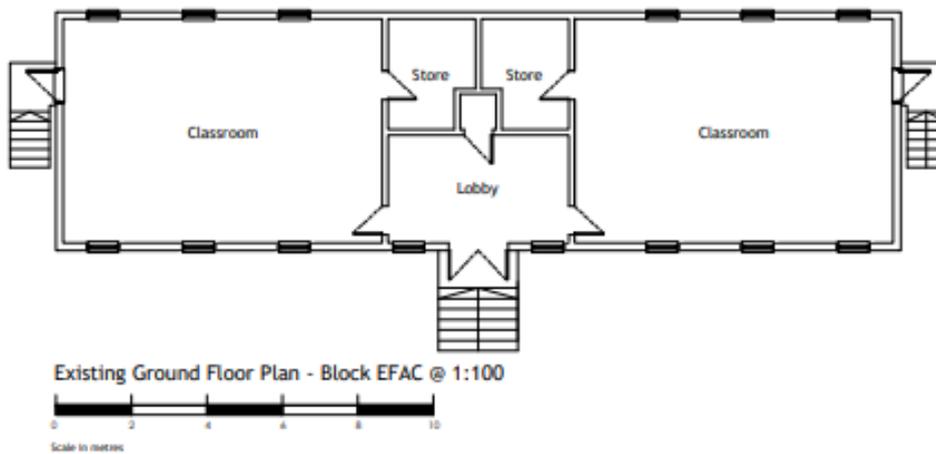


APPENDIX 4: PLANS AND ELEVATIONS

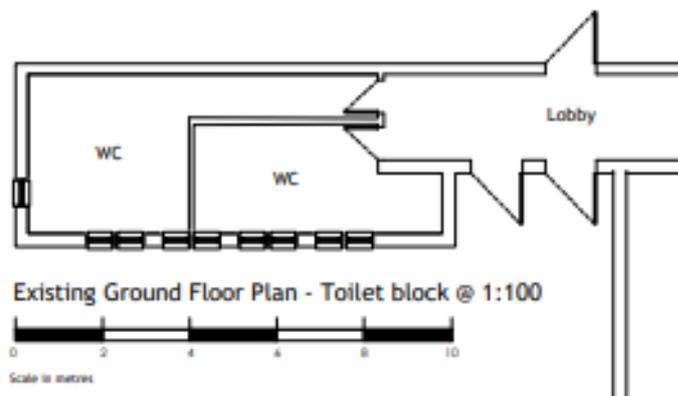
Existing Ground Floor Plan (Block EFAD):



Existing Ground Floor Plan (Block EFAC):



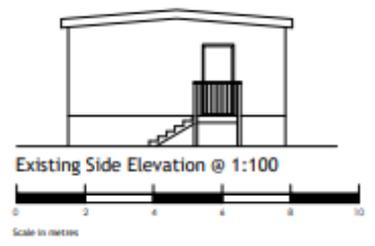
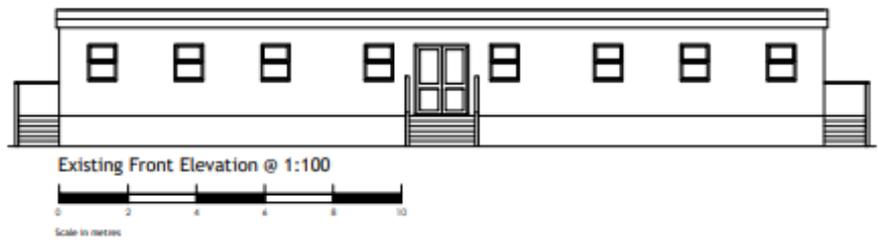
Existing Ground Floor Plan (Toilet Block):



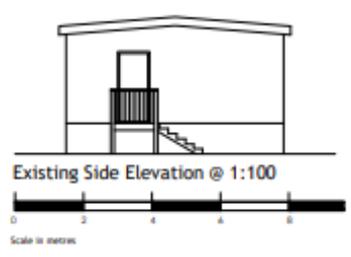
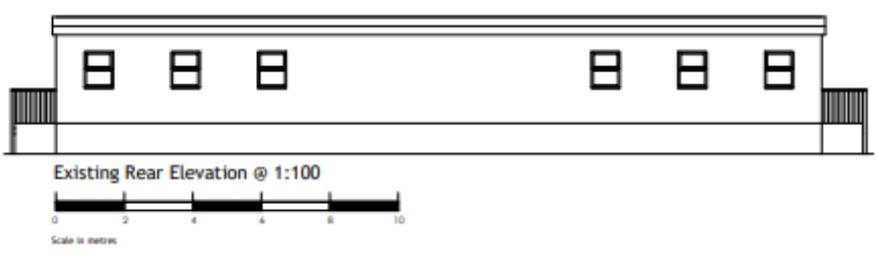
Existing Block Plan:



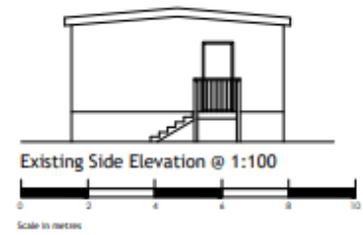
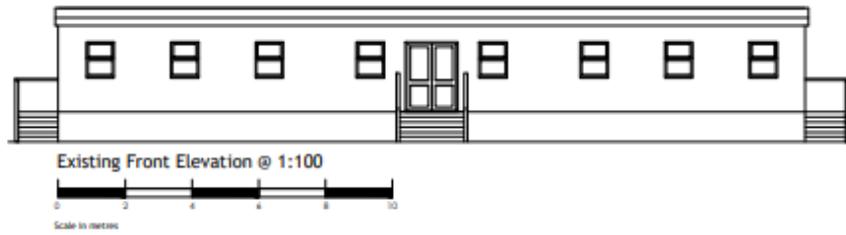
Existing Front and Side Elevations (Block EFAD):



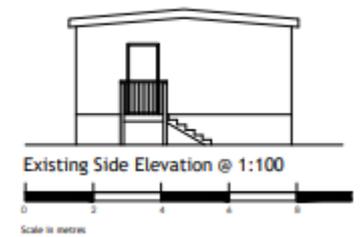
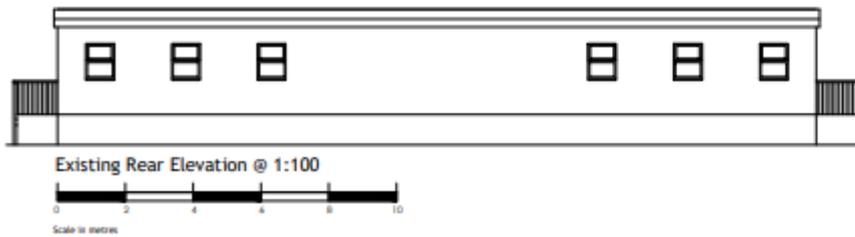
Existing Rear Elevation and Other Side Elevation (Block EFAD):



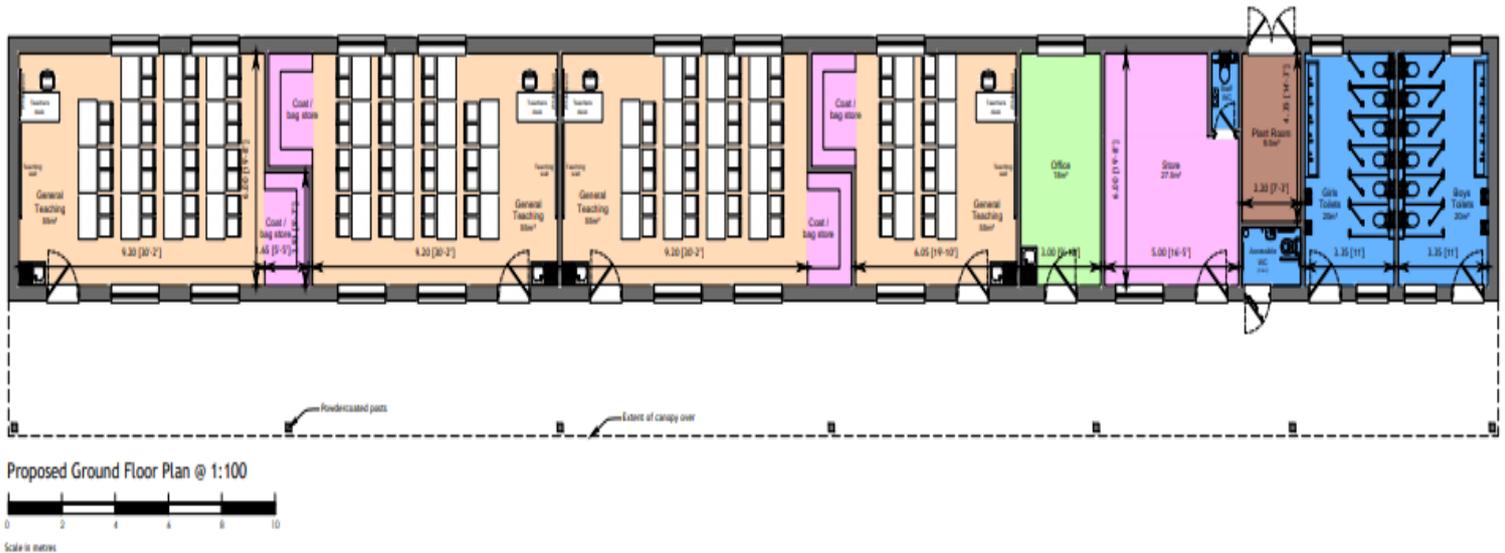
Existing Front and Side Elevations (Block EFAC):



Existing Rear Elevation and Other Side Elevation (Block EFAC):



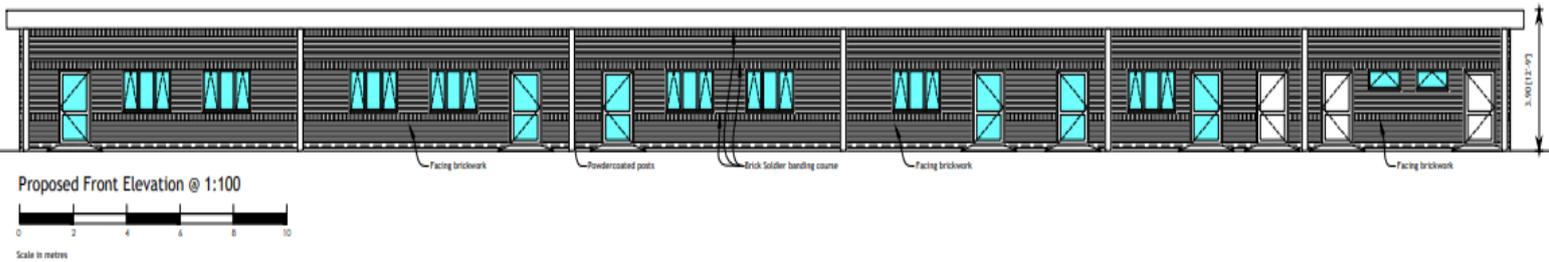
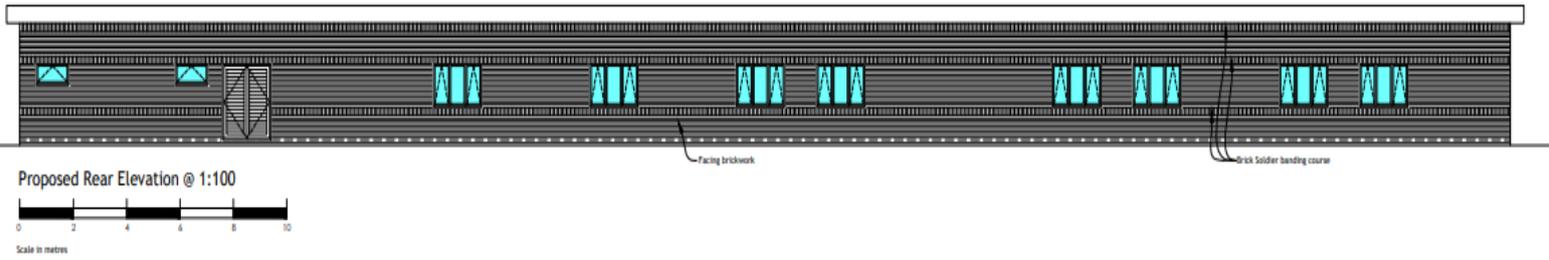
Proposed Ground Floor Plan:



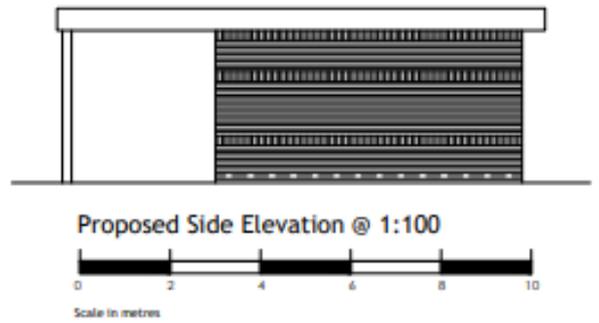
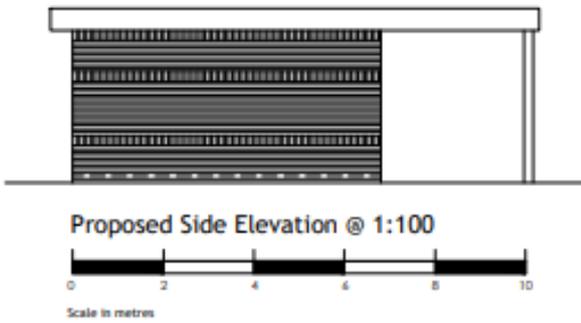
Proposed Block Plan:



Proposed Front and Rear Elevations:



Proposed Front Side Elevations:



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