

## Report of the Head of Planning & Enforcement Services

**Address** ST MARTINS SCHOOL MOOR PARK ROAD NORTHWOOD

**Development:** Single storey front extension.

**LBH Ref Nos:** 664/APP/2012/223

**Drawing Nos:** 2613A010  
Design and Access Statement  
Photographs  
2613A014  
2613A011  
2613A012  
2655-101  
2655-102  
2613-BO10  
2613-BO22  
2613-BO32  
2613-BO33

**Date Plans Received:** 31/01/2012

**Date(s) of Amendment(s):** 31/01/2012

**Date Application Valid:** 03/02/2012

03/02/2012

28/03/2012

### 1. SUMMARY

The application seeks to erect a new reception area to the school which would be in the form of a single storey extension to the eastern flank of the building. The proposal would have a similar architectural style to the main school building and would not impact the character and appearance of the existing build or the surrounding area.

It is considered that the proposal would not lead to an intensification of activities that would merit additional parking. Furthermore there would not be any detrimental impact to the neighbouring properties in terms of noise, disturbance or loss of amenity.

Given the siting of the extension and its relatively modest scale, the proposal is considered to be acceptable development in accordance with the relevant Policies of the UDP Saved Policies September 2007. It is therefore recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [2613-BO10; 2613-

BO22; 2613-BO32;AO10 and the Design and Access Statement date stamped 06/02/2012] and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

### **3 RES10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

## **INFORMATIVES**

### **1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

### **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
LPP 3.18	(2011) Education Facilities
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture

**3            I11                    The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**4            I12                    Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**5            I15                    Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **6 13 Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

## **7 134 Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive

environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises a large school located on the north side of Moor Park Road. The building to which this application relates is situated along the south west boundary of the site (adjacent to 44 Moor Park Road). The building is two storeys high with a gable projection which projects 7m forward of the main bulk of the building. It contains a part hipped, part gable ended roof which includes several box dormers to the side and is finished in white coated render. To the front of the building, there is a car park and vehicular access onto Moor Park Road.

Directly, south west lies No. 44 Moor Park Road, a two storey residential dwelling. While directly east lies the main school building. The site is within a developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

The proposal seeks planning permission for a single storey reception area to be situated along the eastern flank of the property. The proposal would infill a square section between the main body of the building and the projecting gable element. It would measure 8.3m wide by 8.3m deep with a pitched roof at a maximum height of 4m and would be integrated with the existing reception via a hallway measuring 2.7m wide by 1.8m deep.

The materials consist of glazed curtain wall around the main bulk of the building and single layer membrane roof. It is also proposed to attached a roof canopy along the southern and eastern flanks which would project a further 1.6m out at a finished height of 2.8m.

#### **3.3 Relevant Planning History**

664/AK/99/1762

St Martins School Moor Park Road Northwood

Erection of a sports complex comprising sports hall, new swimming pool enclosure and associated changing facilities (involving the demolition of the existing swimming pool enclosure)  
Details following outline planning permission ref.664AD/96/963 dated 04/04/97

**Decision:** 07-01-2000 Approved

664/APP/2001/162

St Martins School Moor Park Road Northwood

ERECTION OF A REPLACEMENT CLASSROOM BLOCK (INVOLVING DEMOLITION OF EXISTING BLOCK) TOGETHER WITH IMPROVEMENTS TO EXISTING TERRACE AND EMERGENCY VEHICLE ACCESS

**Decision:** 09-05-2001 Approved

664/APP/2006/1922 St Martins School Moor Park Road Northwood

ERECTION OF A SINGLE STOREY ART/DESIGN AND TECHNOLOGY CLASSROOM (INVOLVING DEMOLITION OF EXISTING TEMPORARY CLASSROOM).

**Decision:** 29-09-2006 Approved

664/APP/2006/1923 St Martins School Moor Park Road Northwood

ERECTION OF A TWO STOREY MULTI-USE HALL WITH TWO CLASSROOMS, MUSIC PRACTICE ROOMS AND ANCILLARY OFFICE AND STORES (INVOLVING DEMOLITION OF EXISTING SINGLE STOREY THEATRE).

**Decision:** 18-07-2007 Approved

664/APP/2009/1771 St Martins School Moor Park Road Northwood

Details in compliance with conditions 3 (survey plan), 6 (hard and soft landscaping), 9 (access to building entrances), 15 (control of noise) and 17 (boundary fencing) of planning permission ref 664/APP/2006/1923 dated 18/07/2007 (Erection of a two storey multi-use hall with two classrooms, music practice rooms and ancillary office and stores (involving demolition of existing single storey theatre).

**Decision:** 30-09-2009 Approved

664/APP/2009/859 St Martins School Moor Park Road Northwood

Installation of 16 photovoltaic panels to roof.

**Decision:** 17-06-2009 Approved

664/APP/2010/976 St Martins School Moor Park Road Northwood

New canopies to front and side and replacement windows.

**Decision:** 05-07-2010 Approved

#### **Comment on Relevant Planning History**

None relevant.

#### **4. Planning Policies and Standards**

#### **UDP / LDF Designation and London Plan**



The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
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OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
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LPP 3.18	(2011) Education Facilities
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

34 neighbouring properties as well as Northwood Residents Association were consulted on the 13th February 2012. 2 representations have been received, one in favour of the proposal. The other representation in the form of a petition with 20 signatures objecting on the following grounds:

1. The proposal is not in keeping with the surroundings and detracts from the overall appearance of the headmaster's house.
2. It appears that ten car parking spaces will be lost during construction and it is possible that they may not be fully reinstated following the building of the reception. Parking is already an issue outside the school and this will only add to the problem.

Northwood Residents Association:

An objection has been received from the Northwood Residents Association raising concerns that:

- (i) The proposal is not in keeping with its surroundings and the "modern" architecture would be a stark contrast to the surroundings,
- (ii) Concerns regarding encroachment, which could likely be overcome, and
- (iii) Concerns regarding traffic and parking.

### **Internal Consultees**

Access Officer:

Having reviewed the development plans and associated Design & Access Statements for the above proposal, it is considered that measures to be introduced would result in a good standard of accessibility.

The details provided on plan and within the Access Statement are commensurate with a development of this scale, and are considered to be acceptable.

Conclusion: acceptable

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy R10 of the UDP (Saved Policies September 2007) states that the local planning authority will regard proposals for new buildings to be used for educational purposes as acceptable in principle provided they comply with other policies in the plan. The proposal does not conflict with any other policies in the plan and therefore complies with Policy R10 of the UDP (Saved Policies September 2007). The proposed alterations and canopy additions would not result in the loss of any play areas. The principle of the development is therefore acceptable as it would comply with policies R10, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **7.02 Density of the proposed development**

Not applicable to this application.

### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

### **7.07 Impact on the character & appearance of the area**

The proposal relates to the erection of a single storey extension along the flank of the existing two storey property. It is considered that the design and positioning of the extension would not cause a detrimental impact to the character and appearance of the existing building and the surrounding area.

The proposal has been amended in the course of the application to remove a large lantern roof feature. The amended plans are now similar in design to the adjacent school building situated directly east. Although, the proposal is contemporary in design in comparison to the attached building, given its function as a reception area and its location adjacent to the main school building, it would not cause a detrimental impact to the overall appearance of the site. The dimensions, scale and design are therefore compatible with the existing building. As such the proposal is considered not to have significant affect upon the visual amenity of the locality. Therefore the proposal would comply with Policy BE13 and BE19 of the UDP (Saved Policies September 2007)

### **7.08 Impact on neighbours**

The extension would be situated a significant distance (27m) from the nearest



neighbouring property. There would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion. As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal would not lead to any changes at the school to on-site parking arrangements. The extension is to be used as a reception area to the school and it is envisaged that it would not lead to additional need for parking. At the moment, the school does not benefit from a reception area for either staff, parents, or pupils. The extension would not result in an increase in the numbers of pupils and teaching staff than presently catered for. Nor would it lead to additional visitors to the site than what is normally expected. There is sufficient parking on site for the number of staff presently employed. The requirement of further parking would not be considered necessary. As such, the proposal is considered to comply with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies) September 2007).

#### **7.11 Urban design, access and security**

Urban Design is dealt with at Section 7.07 above. Access is dealt with in Section 7.12 below and as an extension to the school, there are no additional security considerations.

#### **7.12 Disabled access**

The extension would provide suitable access for people with disabilities. The design and access statement indicates that the main entrance would provide a level threshold at the entrance doors and also between the reception and the existing school. The entrance door would have a minimum width of 1.7m, which would be an appropriate standard for accessibility. The Access Officer has no objections to the proposal. As such, the scheme complies with policy R16 of the adopted Hillingdon Unitary Development Plan, (Saved Policies September) 2007.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The proposal would not cause a detrimental impact on any trees or landscaping of importance to the site. Although, the proposal would remove a small ornamental pond and some minor vegetation to the side of the building, this landscaping would not be of merit to the overall appearance of the site. The large boundary trees along the front boundary would not be affected by the development. As such, the scheme is acceptable in terms of Saved Policy BE38 of the UDP and in this instance, it would not be necessary to attach a landscaping condition requiring further details of an additional landscaping scheme.

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

Concerns have been raised within the consultation regarding the design of the proposed reception and its impact on the attached building. As noted in Section 7.07, the amendments received (removal of lantern roof) would now allow the proposal to blend with the adjoining school. As the site, already contains a mixture of both the historical and modern architectural design, the proposal would not impact the overall character of the site. Given that the attached building is neither listed or within a Conservation Area, the variation of design would be considered acceptable given the function of the development as a reception area. It is considered that the proposed design would not cause adverse visual impact to merit a refusal.

With regards the parking and traffic issues raised, the proposal would not reduce the level of parking available on site.

#### **7.20 Planning Obligations**

Not applicable to this application.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

There are no other relevant issues raised by this application.

### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

### **9. Observations of the Director of Finance**

Not applicable to this application.

## **10. CONCLUSION**

Overall, the proposed reception extension would be of a size, scale and design that would not cause a detrimental impact on the character and appearance of the street scene or the adjacent properties.

The extension would not cause an adverse impact on the neighbouring properties amenity nor would it lead to need for additional parking. As such the proposal complies with the relevant policies within the Hillingdon Unitary Development Plan (Saved Policies September 2007) and is recommended for approval.

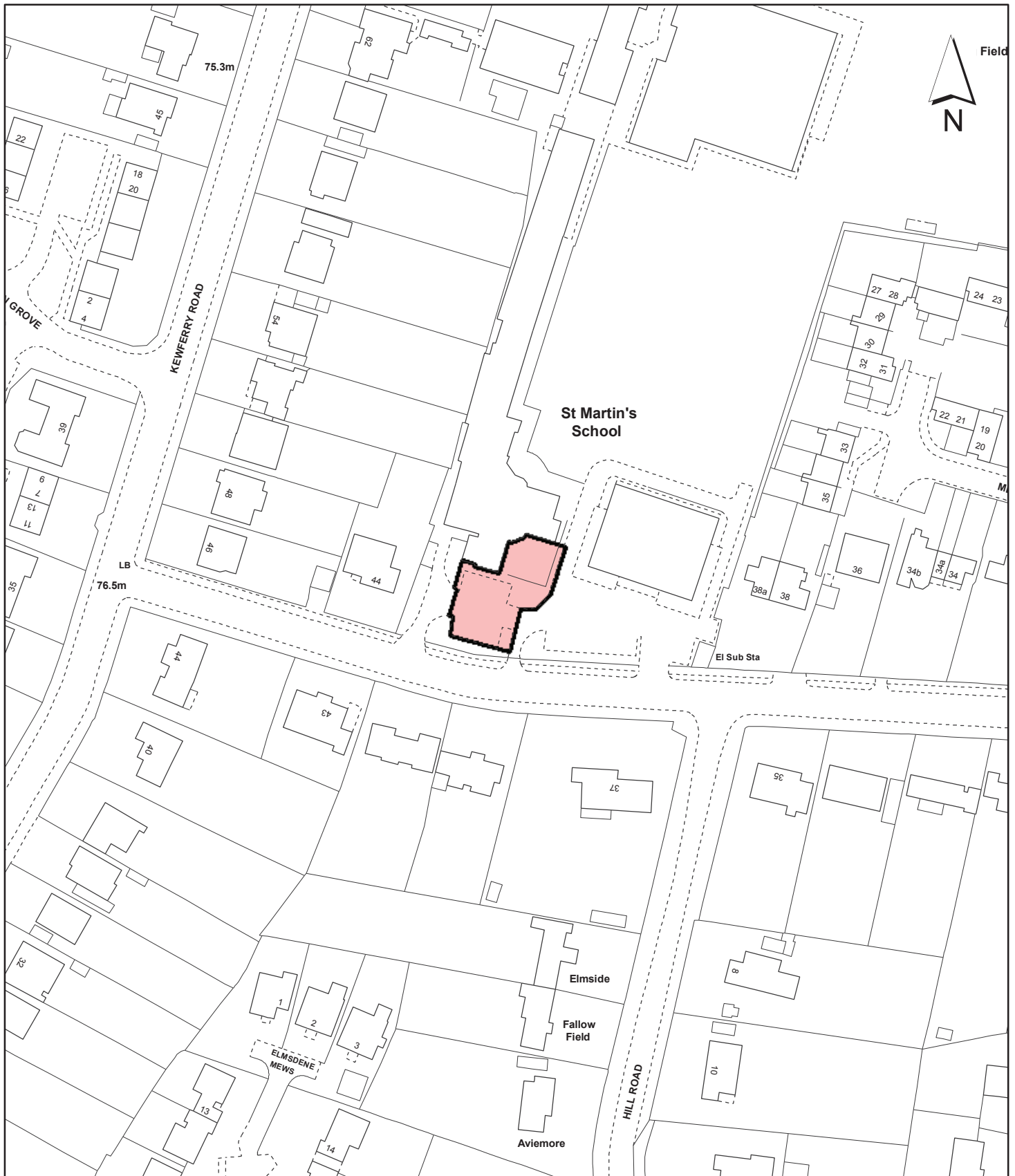
## **11. Reference Documents**

The London Plan (July 2011)

Hillingdon Unitary Plan Saved Policies (September 2007)

**Contact Officer:** Eoin Concannon

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**St. Martins School  
Moor Park Road  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:

**664/APP/2012/223**

Scale

**1:1,250**

Planning Committee

**North**

Date

**May  
2012**



**HILLINGDON**  
LONDON