

## Report of the Head of Planning & Enforcement Services

**Address** HARLYN PRIMARY SCHOOL TOLCARNE DRIVE PINNER

**Development:** Construction of part two storey/part single storey extension to existing school; erection of a stand alone two storey classroom block; demolition of the existing caretaker's house, nursery building and refuse compound; demolition and removal of six temporary units; construction of an extension to the south of the main hall; partial refurbishment of the existing building; car parking; landscaping; and associated development.

**LBH Ref Nos:** 8883/APP/2012/3004

**Drawing Nos:**

- 8218/A/110 Rev.P14 (Proposed Ground Floor Plan)
- Unnumbered location plan showing demolition
- 8218/A/111 Rev.P13 (Proposed First Floor Plan)
- 8218/A/112 Rev.P12 (Proposed First Floor Plan)
- 8218/A/109 Rev.P14 (Proposed Ground Floor Plan)
- 8218/A/113 Rev.P6 (Proposed Elevations)
- 8218/A/102 Rev.P11 (Proposed Site Plan and Ground Floor)
- 8218/A/114 Rev.P6 (Proposed Elevations)
- 8218/A/115 Rev.P5 (Proposed Sections)
- 8218/A/116 Rev.P4 (Proposed Sections)
- 8218/A/119 Rev.P5 (Proposed Roof Plan)
- 8218/A/121 Rev.P4 (Proposed Elevations)
- 8218/A/125 Rev.P1 (Proposed Refuse Enclosure)
- 8218/A/141 Rev.P4 (Proposed Fire Strategy)
- 8218/A/142 Rev.P5 (Proposed Fire Strategy)
- 8218/A/143 Rev.P7 (Proposed Site and Building Access Strategy)
- 8218/A/090 Rev.P3 (Existing Ground Floor Plans)
- 8218/A/091 Rev.P4 (Existing First Floor Plans)
- 8218/A/095 Rev.P1 (Existing Site Plan Showing Demolition)
- 2915/015/120 (Elevations)
- 2915/015/121 (Sections)
- 2915/015/122 (Sections & Elevations)
- 2915/015/001 Rev.A
- 2915/015/002 Rev.A
- 2915/015/003 Rev.A
- Design & Access Statement prepared by Mace dated December 2012 (Rev.A)
- Planning Statement prepared by Montagu Evans dated December 2012
- Transport Assessment prepared by Robert West dated November 2012
- Level 2 Flood Risk Assessment prepared by Robert West dated December 2012
- Energy Statement prepared by Low Carbon Consultants dated February 2013 (Rev.02)
- Report on Tree Inspections prepared by Broad Oak Tree Consultants Ltd dated 15/08/11
- Landscape Maintenance Plan prepared by Wynne-Williams Associates Ltd dated November 2012
- Ecological Survey Report prepared by Access Ecology dated July 2011
- Ground Investigation Report prepared by WYG dated October 2012
- Baseline Air Quality Assessment prepared by Air Quality Consultants dated

August 2011  
 Sustainability Checklist  
 BRUKL Assessment  
 Statement of Community Involvement prepared by Montagu Evans dated  
 December 2012  
 Surface Water Drainage information prepared by Robert West dated  
 31/01/13  
 Validation and Calibration of traffic Models prepared by Robert West  
 8218/A/100 Rev.P6 (Site Location Plan)  
 8218/A/104 Rev.P24 (Proposed Site Plan)  
 1240/LL/101 Rev.E (Landscape Layout Plan)  
 1240/LP/301 Rev.A (Planting Plan)  
 OS 486-12.1 Rev.B (Tree Retention & Removal Plan)  
 OS 486-12.2 Rev.B (Tree Protection Plan)  
 Arboricultural Impact Assessment prepared by Open Spaces dated  
 February 2013

<b>Date Plans Received:</b>	03/12/2012	<b>Date(s) of Amendment(s):</b>	22/02/2013
<b>Date Application Valid:</b>	20/12/2012		13/02/2013
			04/02/2013
			20/12/2013
			15/02/2013

## 1. SUMMARY

This application seeks full planning permission for the significant expansion of Harlyn Primary School in Northwood through the provision of a new part single-storey, part two-storey extension to the east of the existing school building, extension to the school hall and the provision of a new two-storey stand alone classroom block. The development would also involve the demolition of six existing temporary classroom units, the caretaker's house, the nursery building and the refuse compound, partial refurbishment of the existing building, reconfiguration and extension of the car park, landscaping and other associated development.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a rise in birth rates up to 2008 and the trend has continued through 2009 and 2010. This growth in the birth rate, combined with net immigration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the borough.

Accordingly, the Council wishes to expand Harlyn Primary School from two forms of entry to three forms of entry to provide additional places for the children of the borough. The new school will provide capacity for a total of up to approximately 630 pupils, up to 90 nursery aged children (split into two sessions of 45) and approximately 119 staff.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part 2 policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. Sport England

have raised no objections to the loss of playing field and the plans indicate a plot would be provided of sufficient size to provide a replacement dwelling, sufficient to offset the loss of the caretaker's property, in accordance with Local Plan policy.

It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the school site or on the surrounding area. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

## **2. RECOMMENDATION**

**APPROVAL subject to the following:**

### **1 SP01 Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

### **2 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.

### **3 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 8218/A/110 Rev.P14, 8218/A/100 Rev.P6, Unnumbered location plan showing demolition, 8218/A/111 Rev.P13, 8218/A/112 Rev.P12, 8218/A/104 Rev.P24, 8218/A/109 Rev.P14, 8218/A/113 Rev.P6, 8218/A/102 Rev.P11, 8218/A/114 Rev.P6, 8218/A/115 Rev.P5, 8218/A/116 Rev.P4, 8218/A/119 Rev.P5, 8218/A/121 Rev.P4, 8218/A/125 Rev.P1, 8218/A/141 Rev.P4, 8218/A/142 Rev.P5, 8218/A/143 Rev.P7, 8218/A/090 Rev.P3, 8218/A/091 Rev.P4, 8218/A/095 Rev.P1, 2915/015/120, 2915/015/121, 2915/015/122, 2915/015/001 Rev.A, 2915/015/002 Rev.A, 2915/015/003 Rev.A, 1240/LL/101 Rev.E, 1240/LP/301 Rev.A, OS 486-12.2 Rev.B & OS 486-12.1 Rev.B, 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 Local Plan and the London Plan (July 2011).

### **4 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until it has been completed in full accordance with the details within the following specified supporting plans and/or documents:

Reduction in energy use and renewable technology installation [Energy Statement prepared by Low Carbon Consultants dated February 2013, Sustainability Checklist]

SUDS [Flood Risk Assessment prepared by Robert West dated December 2012, Surface Water Drainage Information prepared by Robert West dated 31/01/13]

Fully accessible development [Design and Access Statement prepared by Mace dated December 2012, Email from Montagu Evans dated 21/02/13]

Highway Mitigation Measures [Transport Assessment prepared by Robert West dated November 2012]

Landscaping [Report on Tree Inspections prepared by Broad Oak Tree Consultants Ltd dated 15/08/11, Arboricultural Implications Assessment prepared by Open Spaces dated February 2013]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

#### REASON

To ensure that the development complies with the objectives of Policies OE1, OE8, R16, AM2, AM9, AM7 and AM13 of the Hillingdon Local Plan: Part 2, and policies 3.1, 3.8 and Chapter 6 of the London Plan (2011).

#### **5 COM7 Materials (Submission)**

Within 1 month of the start of contract on site, details of all materials and external surfaces, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part 2.

#### **6 COM6 Levels**

Prior to start of any development around trees to be retained plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings and external works shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

#### REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part 2.

#### **7 COM8 Tree Protection**

No site clearance or construction work shall take place until the fencing, to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained, has been erected in accordance with the approved plans. Thereafter, the fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- a. There shall be no changes in ground levels;
- b. No materials or plant shall be stored;
- c. No buildings or temporary buildings shall be erected or stationed.
- d. No materials or waste shall be burnt; and
- e. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

## REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part 2.

### **8 COM9 Landscaping (including refuse/cycle storage)**

Within 1 month of the start of contract on site a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

#### 1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

#### 2. Details of Hard Landscaping

- 2.a Covered and secure cycle and scooter storage facilities
- 2.b Means of enclosure/boundary treatments
- 2.c Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
- 2.d Hard Surfacing Materials
- 2.e External Lighting
- 2.f Other structures (such as play equipment and furniture)

#### 3. Living Walls and Roofs

- 3.a Details of the inclusion of living walls and roofs
- 3.b Justification as to why no part of the development can include living walls and roofs

#### 4. Details of Landscape Maintenance

- 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

#### 5. Schedule for Implementation

#### 6. Other

- 6.a Existing and proposed functional services above and below ground
- 6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

## REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part 2 and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

### **9 COM10 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 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 Local Plan: Part 2 and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **10 TW2 Tree Works - Crown Reduction**

Prior to commencement of any work to T47 full details of the proposed crown reduction shall be submitted to and approved in writing by the Local Planning Authority. This work shall comprise a reduction in both height and spread over the whole crown by shortening or removing peripheral branches in a uniform and systematic manner. Where branches are shortened, they should be cut back to a suitably positioned secondary branch.

Crown reduction shall not be construed as 'lopping' or 'topping' and shall result in a tree of typical form for the species and of balanced appearance. The works shall be carried out in accordance with the recommendations contained in BS 3998:2010 'Tree work - Recommendations'. Climbing irons or 'spikes' shall not be used during the execution of the work.

#### REASON

In order to protect health of the tree and the visual amenity of the area in compliance with policy BE38 of the Hillingdon Local Plan: Part 2.

#### **11 COM31 Secured by Design**

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

#### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

#### **12 SUS6 Green Travel Plan**

Prior to first occupation of the development hereby approved, the details of the proposed mitigation measures identified within the Transport Assessment (by Robert West, dated November 2012), including expansion of the existing breakfast/after school clubs, staggering of the start/end school times, implementation of car sharing initiatives and the promotion of walking and cycling initiatives, shall have been submitted to and approved in writing by the Local Planning Authority as part of the school's revised Travel Plan. Thereafter a Travel Plan review shall be undertaken and submitted in writing to the Local Planning Authority for approval on an annual basis until the school is fully occupied. The mitigation measures identified in the Transport Assessment and the Travel Plan review shall be implemented for the duration of the development.

#### REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2011) Policies 6.1 and 6.3.

#### **13 NONSC Fire Evacuation Plan**

Prior to construction of the building hereby approved a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building shall be submitted to and approved in writing by the Local Planning Authority.

#### REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and AM16 of the Hillingdon Local Plan: Part 2 and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

#### **14 COM29 No floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

#### REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: part 2; and to protect the ecological value of the area in accordance with Policy EC3.

#### **15 NONSC Environment Agency/LPA water efficiency condition**

Within 1 month of the start of contract on site a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) Heathrow Primary School, Sipson (November 2012 2915/022/R023) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA and shall incorporate sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Additionally it will:

- i. provide details of the surface water design and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased

approach to building.

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

The scheme shall also demonstrate the use of methods to minimise the use of potable water, and will:

iv. incorporate water saving measures and equipment.

v. provide details of water collection facilities to capture excess rainwater;

vi. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

#### REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

#### **16 NONSC Sport England 1**

Prior to occupation of the development/use hereby permitted:

i. A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and

ii. Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The approved scheme shall be complied with in full prior to commencement of the remainder of the permitted development.

#### REASON

To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field, in accordance with policy R4 of the Hillingdon Local Plan: Part 2.

#### **17 NONSC Sport England 2**

The playing field/s and pitch/es shall be laid out in accordance with the drawing no. 8218-A-04-Rev.P22 dated 19/2/2013, and made available for use prior to first occupation.



#### REASON

To ensure the quality of pitches is satisfactory and they are available for sports use in compliance with policy R4 of the Hillingdon Local Plan: Part 2.

#### **18 NONSC Sport England 3**

Prior to the occupation of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

#### REASON

To secure well managed safe community access to the sports facility and to ensure sufficient benefit to the development of sport in accordance with policy R4 of the Hillingdon Local Plan: Part 2.

#### **19 NONSC Energy**

Within 1 year of occupancy of the new development the applicant must provide a report to the Local Planning Authority showing how £22,908 has been spent in the existing building to improve energy efficiency and reduce carbon emissions with the aim of reducing emissions by 1.8 tonnes per annum. The report shall clearly describe all the measures taken to reduce the emissions and the estimated savings (in kWhr and KgCO<sub>2</sub>). The measures shall have been installed in accordance with the approved report and maintained thereafter, unless otherwise agreed in writing with the Local Planning Authority.

#### Reason

To ensure a sustainable approach to energy efficiency and carbon reductions is met across the existing school site, in accordance with London Plan Policies 5.2 and 5.3.

#### **20 NONSC Replacement dwelling**

Prior to first occupation of the development hereby approved, an application for planning permission for a replacement dwelling, to be provided in the north west corner of the site as indicated on drawing number 8218/A/104 Rev.P22, shall be submitted to and approved in writing by the Local Planning Authority. That application shall include a schedule of implementation.

#### REASON

To ensure there is no loss of residential accommodation in accordance with policies H2 and H3 of the Hillingdon Local Plan: Part 2.

#### **21 NONSC Hours of use**

The playing fields shall not be used between the hours of 21:00 and 08:00 Monday to Friday, before 10.00 or after 19:00 on Saturdays, before 10.00 or after 18:00 on Sundays and not at all on Bank Holidays and other Public Holidays.

#### REASON

In the interests of residential amenity in accordance with policies BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### INFORMATIVES

**1 152 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).

## **2 153 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.
BE22	Residential extensions/buildings of two or more storeys.
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
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
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -

- (i) Dial-a-ride and mobility bus services
  - (ii) Shopmobility schemes
  - (iii) Convenient parking spaces
  - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons

**3 11 Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**4 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).

**5 111 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).

**6 112 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.

**7 115 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 and 18.00 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.

## **8 119 Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.  
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

## **9 134 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.

## **10 I58 Opportunities for Work Experience**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: [petersale@hillingdontraining.co.uk](mailto:petersale@hillingdontraining.co.uk)

## **11**

The Council's Access Officer has advised as follows:

a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

g) Part IV of the Disability Discrimination Act 1995 legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated.

### **3. CONSIDERATIONS**

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

Harlyn Primary School occupies an approximately 2.5 hectare irregularly shaped plot, located to the south of Tolcarne Drive in Pinner. The school comprises a two-storey brick built building located behind a sizeable playground and fronting Tolcarne Drive. An existing temporary building is located adjacent to the south east end of the building, and an array of temporary classrooms are located towards the rear of the main building. The school's nursery is located in the northern most corner of the site fronting Tolcarne Drive and a vacant caretaker's property is located towards the front of the site. Playing fields are located to the south and north west of the main school buildings.

The school falls within a largely residential area and is surrounded by residential properties on all sides.

The entire school site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map.

#### **3.2 Proposed Scheme**

This application seeks full planning permission for the provision of a part single-storey part two-storey extension and the erection of a two-storey stand alone block, and ancillary development, at Harlyn Primary School in Northwood, to increase the capacity of the school from two to three forms of entry.

A two-storey extension would be erected to the east of the existing school building. This would step down to single-storey adjacent to the school's eastern boundary. At ground floor level this would comprise four classrooms and circulation space and at first floor level this would comprise three classrooms and circulation space. For the purposes of this report, this extension shall be referred to as the eastern block.

To the west of the existing school building a two-storey stand alone classroom block, stepping down to single-storey towards its western end, would be provided. At ground floor level this would comprise four classrooms, including a nursery, a studio, staff room, WC facilities, a group room, a store room, office space, a sick bay, a hygiene room, circulation space and ancillary facilities. At first floor level this would comprise six classrooms, an ICT suite, a design technology/food science room, WC facilities, circulation space and ancillary facilities. For the purposes of this report, this building will be referred to as the western block.

The new nursery will be located at the end of the western block, connected internally to the remainder of the classrooms within the block. The nursery will have its own public entrance, accessible from a paved courtyard on the north side. Access will be provided to an external covered play area and to the playground beyond.

To the rear of the existing building a single-storey extension would be provided to the hall.

The existing building will be refurbished to provide toilets, library and storage facilities, and

the main hall will be extended.

Six existing temporary classroom units, currently located towards the south west and east of the existing school building would be removed from the site. Furthermore, the existing caretaker's house, nursery building and refuse compound, all located towards the front of the site, would be demolished.

The existing staff car park would be reconfigured and extended to provide 38 spaces, including four disability standard spaces (an increase of 18 spaces). Provision would also be made for cycle and scooter parking.

Further exterior works are proposed as follows:

- Creation of main entrance approach and plaza;
- Staff and visitors car park;
- New refuse area;
- Playgrounds to serve the nursery and reception years;
- New railings and gates at the front boundary of the site; and
- Close boarded fences to separate the residential gardens adjacent to the perimeter footpath on the western boundary.

A new vehicular access point will be provided from Tolcarne Drive to be used primarily to access the staff and visitor's car park. The main pedestrian access will be via a new tree lined avenue from Tolcarne Drive, leading to a circular plaza.

The proposals involve the loss of a the vacant former caretaker's house in order to allow improvements to access arrangements. It is proposed to reprovide this through a subsequent planning application. Nevertheless, the submitted plans indicate that a plot on the edge of the school site has been set aside for this.

### 3.3 Relevant Planning History

8883/AA/97/1732 Harlyn Primary School Tolcarne Drive Pinner  
Erection of a single storey relocatable double classroom unit

**Decision:** 05-02-1998 ALT

8883/APP/1999/2460 Harlyn School Tolcarne Drive Pinner  
ERECTION OF ENTRANCE LOBBY INCLUDING REMOVAL OF EXISTING DOUBLE DOOR AND FRAME, AND REPLACEMENT WITH A WINDOW

**Decision:** 17-01-2000 ADH

8883/APP/2001/149 Harlyn Primary School Tolcarne Drive Pinner  
RETENTION OF MOBILE CLASSROOM; RENEWAL OF PLANNING PERMISSION REF. 8883W/94/1751 DATED 23/01/95

**Decision:** 08-05-2001 ALT

8883/APP/2001/1859 Harlyn Primary School Tolcarne Drive Pinner

ERECTION OF SINGLE STOREY EXTENSION TO EXISTING MODULAR CLASSROOM FOR  
USE AS A DISABLED TOILET AND CLASSROOM FACILITIES

**Decision:** 09-10-2001 ALT

8883/APP/2003/205 Harlyn Primary School Tolcarne Drive Pinner  
RENEWAL OF TEMPORARY PLANNING PERMISSION REF.8883AA/97/1732 DATED  
05/02/1998; CONTINUED USE OF SINGLE STOREY RELOCATABLE DOUBLE CLASSROOM  
UNIT

**Decision:** 12-03-2003 ALT

8883/APP/2005/24 Harlyn Primary School Tolcarne Drive Pinner  
ERECTION OF SINGLE STOREY EXTENSION TO WESTERN END OF MAIN BUILDING TO  
PROVIDE OFFICE, CLASSROOMS, STORES AND TOILETS

**Decision:** 11-02-2005 Approved

8883/APP/2011/941 Harlyn School Tolcarne Drive Pinner  
Installation of a temporary mobile double classroom for a period of 3 years.

**Decision:** 02-06-2011 Approved

8883/F/76/1228 Harlyn Primary School Tolcarne Drive Pinner  
Extension/Alterations to Educational premises (P) of 60 sq.m.

**Decision:** 08-09-1976 ADH

8883/G/79/0955 Harlyn Primary School Tolcarne Drive Pinner  
Extension/Alterations to Educational premises (P) of 21 sq.m.

**Decision:** 16-08-1979 ADH

8883/H/81/1518 Harlyn Primary School Tolcarne Drive Pinner  
Educational dev. - 80sq.m. (Full)(P)

**Decision:** 08-01-1982 ADH

8883/J/81/1796 Harlyn Primary School Tolcarne Drive Pinner  
Extension/Alterations to Educational premises (P) of 60 sq.m.

**Decision:** 22-01-1982 ADH

8883/L/85/0129 Harlyn Primary School Tolcarne Drive Pinner



Retention of existing mobile classroom.

**Decision:** 11-02-1985 ALT

8883/M/85/1918 Harlyn Primary School Tolcarne Drive Pinner  
Householder dev. (small extension,garage etc) (P)

**Decision:** 14-02-1986 ALT

8883/N/89/1009 Harlyn Primary School Tolcarne Drive Pinner  
Retention of mobile classroom

**Decision:** 25-07-1989 ALT

8883/P/90/0406 Harlyn Primary School Tolcarne Drive Pinner  
Retention of storage shed

**Decision:** 18-09-1990 ALT

8883/R/91/1061 Harlyn Primary School Tolcarne Drive Pinner  
Retention of mobile classroom; Renewal of planning permission ref. 8883N/89/1009 dated  
25.7.89

**Decision:** 21-04-1992 ALT

8883/T/93/1487 Harlyn Primary School Tolcarne Drive Pinner  
Retention of storage shed

**Decision:** 24-06-1994 Approved

8883/W/94/1751 Harlyn Primary School Tolcarne Drive Pinner  
Erection of a single mobile classroom

**Decision:** 23-01-1995 Approved

8883/Y/96/0520 Harlyn Primary School Tolcarne Drive Pinner  
Extension to nursery and provision of glazed canopy to form external play area

**Decision:** 24-05-1996 Approved

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

The site has an extensive planning history as summarised above.

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

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
 Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
 Policy Statement - Planning for Schools Development (DCLG, 15/08/11)  
 London Plan (July 2011)  
 National Planning Policy Framework  
 Hillingdon Supplementary Planning Document: Accessible Hillingdon  
 Hillingdon Supplementary Planning Document: Residential Layouts  
 Hillingdon Supplementary Planning Guidance - Community Safety by Design  
 Hillingdon Supplementary Planning Guidance - Noise  
 Hillingdon Supplementary Planning Document - Air Quality  
 Hillingdon Supplementary Planning Guidance - Land Contamination

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

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

#### Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation

#### 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.
- BE22 Residential extensions/buildings of two or more storeys.
  
- 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
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- 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
- R4 Proposals that would involve the loss of recreational open space
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

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

**5.1** Advertisement Expiry Date:- **25th January 2013**

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

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 514 local owner/occupiers and the Northwood Hills Residents' Association. Site and press notices were also posted. Eleven letters of objection have been received, which raise the following concerns:

- i) Residents were told the existing double classroom would be removed within 3 years and the permanent building would be at the western side of the school.
- ii) Inadequate consultation regarding the temporary building and loss of trees.
- iii) Sport England require the land at Harlyn and other Hillingdon schools to be used just for sport.
- iv) There are laws in place regarding how close buildings can be sited to adjoining properties (including gardens). All residents who have gardens which back directly onto the playing fields must give their permission.
- v) The temporary classroom is higher than residents were told.
- vi) Adjoining residents are private owners, not Council tenants, and should be treated as such.
- vii) Inadequate consultation regarding the current proposals.
- viii) The gross impingement of the east side extension on adjoining properties/gardens is unacceptable. The adjoining garden is very small (10m by 5m). The extension will come within 5.5m of the boundary fence and is 4m high at the nearest point, climbing to 6.35m high within 12m of the boundary fence.
- ix) The adjoining gardens will be completely overwhelmed by the size/height of the development and will no longer be places to relax and enjoy.
- x) When the temporary classroom was installed trees were removed without planning permission and screening to residents was lost (photos provided). Replacement planting was not provided and existing trees are dying.
- xi) Trees and screening adjacent to properties to the east would be reduced further.
- xii) There is no space for replanting due to hard standing/paving.
- xiii) Contrary to some plans there is a bush not a tree at the end of the garden of 140 Tolcarne

Drive.

xiv) Some plans are misleading as they give the impression that the extension will be further than it is from the nearest property to the east. The property is on a corner plot and the gardens angle in to the school.

xv) Gates and footpaths will be located adjacent to the boundaries raising issues of security and loss of privacy.

xvi) The east side single-storey classroom should not be built in this location and should be sited elsewhere to allow more space between adjoining properties (as with the west side extension).

xvii) Additional planting should be provided on the east side of the site and residents should be consulted on what planting is removed and reprovided.

xviii) Loss of privacy due to double height extension and proximity of footpaths to adjoining gardens.

xix) The infrastructure within the area is strained. The proposals will cripple the transport network which is made worse by the heavily used driving test centre.

xx) Impact on air quality due to increased traffic.

xxi) Noise from the school can already be heard. This will become unacceptable with the increase in students.

xxii) The green land within the school is limited. Removing it for expansion is unjustified as it should be used to expand the car park.

xxiii) The plans only take into consideration what is best for the school. Not what is best for residents or the surrounding areas.

xxiv) The school is currently undersubscribed. Where is a 50% increase in children coming from?

xxv) The proposed building will be far more intrusive than the existing as it will be closer to nearby housing.

xxvi) Unacceptable impact on the highway network, which is already heavily congested.

xxvii) It is suggested that a travel plan will help traffic flow. This must have been tried already and has obviously not been successful.

xxviii) Parked cars and congestion in Tolcarne Drive prevent access for emergency vehicles.

xxix) The plans suggest more provision will be made for cyclists. Children under 10 will not cycle to school. There is too much traffic for this to be safe.

xxx) There will be 119 staff travelling to the school. There are only 38 parking spaces so where will they park?

xxxi) 50% of dwellings in the surrounding area do not have off-street parking, contrary to the Transport Assessment. The proposal will almost double the capacity of the school and cause enormous congestion issues, parking stress, reduced visibility between pedestrians and vehicles and inappropriate parking.

xxxii) The multi-use games area will attract more vehicles out of school hours with all the associated inconvenience, noise, parking problems and litter.

xxxiii) Access to residents' garages and driveways is blocked by parents parking inconsiderately. Residents receive verbal abuse if they ask parents to move.

xxxiv) Traffic problems are worse at the weekend and evenings when residents' cars are present.

xxxv) Noise and light pollution would have a negative impact on quality of life.

xxxvi) There needs to be a drop-off area inside the school grounds which will be safer for children.

xxxvii) A planning officer needs to visit the site at peak hours to see the situation.

xxxviii) A one way system in Tolcarne Drive and Harlyn Drive should be provided and the driving test centre should not be allowed to open before 9.30am.

xxxix) Pedestrian safety as the road is busy, parking limited and there are no crossings or speed bumps to prevent parents from parking.

xl) Resident permit parking should be looked into.

xli) Will a synthetic pitch be provided, will it have floodlights, will it be used at evenings and weekends, will it be used for the sole use of the school or will it be hired to others? Residents object to the provision of a synthetic pitch due to noise and congestion.

xlii) The school is undersubscribed. Where will the pupils come from. If from Harrow is that borough contributing to the cost and are they aware of traffic impacts on key junctions within their

borough boundary?

xlili) There will be up to 119 staff but only 38 car parking places. Where will the rest park as there are not enough parking spaces in the surrounding roads due to resident parking.

xliv) The parking assessment fails to take into consideration loss of available parking spaces that LB Hillingdon's traffic scheme proposes.

xlv) Conditions should be imposed to reduce the number of staff driving to the school.

xlvi) Concerns are raised over the assessment methodology used to determine the traffic impacts of these proposals, the Transport Assessment, and specifically with the use of Picady and some of the assumptions used within this modelling.

xlvi) The Transport Assessment fails to account for other development in the area which will further impact on kerbside, road and junction capacity.

xlvi) Picady makes basic assumptions on how traffic behaves and is unable to assess the interaction between the development of queues blocking the junction. Accordingly, the modelling is flawed and does not adequately represent on-site conditions.

xlix) Concern is raised, particularly regarding the assessment of the junction of Joel Street, Tolcarne Drive and the Tesco petrol station where access will be blocked due to queuing and parked cars.

i) Assessment of junctions, traffic streams and queue lengths is inaccurate.

ii) The model appears to be un-validated in terms of the results given by the base model and no evidence of any validation exercise is apparent.

iii) The Transport Assessment should also assess the impact on the roundabout junction at Northwood Hills Circus which suffers serious congestion.

iiii) The level of assessment undertaken completely fails to accurately reflect the local network - a full network analysis must be carried out using appropriate modelling software and data requirements.

lv) The Transport Assessment fails to assess surrounding roads such as Colchester Road, Winchester Road, Norwich Road, etc.

lv) The physical measures, which the Council is carrying out anyway, will not encourage people to walk, will increase accidents and are not supported by most residents. They fall short of what is required.

lvi) The soft measures will not work as a Travel Plan has been in place since 2006 and has not encouraged parents to use alternative modes of transport.

lvii) The cycle parking proposed fails to comply with London Plan standards and the cycle parking facilities are too small to accommodate the number of bicycles proposed.

lviii) The proposal would be detrimental to residential amenity contrary to policy BE21 of the Local Plan.

lix) The development is contrary to Hillingdon's Local Implementation Plan (LIP), Core Strategy and AM7 of the Local Plan: Part 2 policies, as it will increase congestion and does not reduce car use.

lx) No noise survey has been conducted.

lxi) If this were a private development the Council would not allow it.

lxii) The justification to expand this school has not been made clear, the school is currently undersubscribed and conclusive evidence to support the predicted future population growth in this area has not been made available.

It should be noted that the applicant has submitted a Statement of Community Involvement, which provides details of consultation, which was carried out by the applicant, prior to submission of the planning application. A consultation event was held with residents, parents and teachers in May 2012. Attendees were asked to fill in feedback forms at the event, copies of which have been provided. Eight forms were filled in. Three attendees were opposed to the scheme, four were in favour but had concerns and one was unsure. The concerns raised primarily related to proximity of the proposed building to residential properties, the height of the building, traffic congestion, insufficient consultation and noise.

## SPORT ENGLAND

As you will recall, Sport England raised concern that the submitted scheme had changed since pre-application stage and resulted in a greater loss of playing field than the pre-application scheme. As such, Sport England saw fit to register a formal objection. Since then, that applicant has provided revised drawing no. 8218-A-04-Rev22 dated 19/2/2013. This drawing demonstrates that the site will be capable of accommodating 3no U9/10 football pitches.

Whilst the scheme still results in a loss of playing field land, it is recognised that the same number of pitches can still be accommodated and thus the sporting potential of the site has been maintained. In addition, there is scope to provide better quality pitches than those which currently exist.

As such, Sport England is willing to withdraw its objection, accepting that in practical terms, exception E4 is met in the main. However, the construction of the new playing field areas will be key in ensuring that fit for purpose pitches are provided. With that in mind, Sport England withdraws its objection, subject to the following condition(s) being attached to the decision notice (if the Council are minded to approve the application):

1. Prior to commencement of the development/use hereby permitted:
  - i. A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
  - ii. Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The approved scheme shall be complied with in full prior to commencement of the remainder of the permitted development.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field

2. The playing field/s and pitch/es shall be laid out in accordance with the drawing no. 8218-A-04-Rev22 dated 19/2/2013, and made available for use prior to first occupation.

Reason: To ensure the quality of pitches is satisfactory and they are available for use

3. Prior to the commencement of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

## ENVIRONMENT AGENCY

Further to our letter dated 17 January 2013 we have received an email from Montagu Evans LLP dated 13 February 2013 with additional calculations for surface water.

The additional document addresses our initial query relating to discharge rates and now shows that the London Plan targets can be met i.e. minimum of 50% reduction in rates. We are therefore satisfied that the condition we requested in our letter of 17 January can remain.

"Development shall not begin until an updated detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) 2915/022/R017, November 2012, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme should demonstrate a restriction in run-off and surface water storage in accordance with the London Plan, unless otherwise agreed with the Local Planning Authority.

#### Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity."

#### **Internal Consultees**

##### HIGHWAY ENGINEER

The development proposals are for the provision of additional classroom facilities at the existing Harlyn Primary School, which will include the provision of 18 additional parking spaces and 20 cycle parking spaces.

The existing vehicle access to the school will be relocated adjacent to the western boundary of the site. As a result, the existing 'Keep Clear' carriageway markings will be amended.

It is noted that a traffic management scheme is proposed along Tolcarne Drive, which will introduce a 20 MPH Zone adjacent to the site and will include the provision of raised tables and a controlled crossing (zebra). While this scheme does not form part of the expansion of the site, it is understood that the works will be completed by the spring of 2013, which will provide clear benefits in terms of highway safety.

In order to assess the development in relation to the expected impact along the adjacent highway network, a Transport Assessment (TA) has been submitted in support of the development.

The TA has undertaken an assessment of the parking demand in relation to the existing and future on street parking capacity along the adjacent highway network, which has been based on the current modal share at the school and by undertaking a parking beat survey.

The parking beat survey was undertaken along Tolcarne Drive, Harlyn Drive and Henley Gardens. From the survey, it has been identified that during the existing morning and afternoon peak periods there is available on street parking capacity (apart from Tolcarne Drive adjacent to the school) within the surrounding area.

However, it is considered that if mitigation measures are not provided, then the proposed expansion of the school would result in an increase in parking demand at drop off/pick up times. Given the existing parking demand along Tolcarne Drive, mitigation measures are therefore required to achieve null detriment.

In order to consider the increase of vehicle trips associated with the development, the TA has undertaken a capacity analysis of the priority junctions of Joel Street/Tolcarne Drive, Cuckoo Hill/Chamberlain Way and Tolcarne Drive/ Chamberlain Way for the design year 2019 and future year - 2029.

However, when reviewing the analysis at the junction of Joel Street/Tolcarne Drive, it is noted that this junction cannot be accurately modelled due to the congested nature of the network and the way in which the junction operates. Nevertheless, it is clear that the development will increase traffic through the junction, which will further increase existing levels of congestion. Therefore, mitigation measures (Travel Plan) are required to be provided to address the increase in vehicle trips.

When assessing the junctions of Cuckoo Hill/Chamberlain Way and Tolcarne Drive/ Chamberlain Way, the TA has demonstrated that these junctions will operate within capacity.

The TA has undertaken a review of accident data along the highway adjacent to the school for a five year period. As a result, it is clear that the area is not an accident hotspot.

When assessing the proposed cycle parking provision within the site, this has been based on the current mode share at the school, which has identified that there is currently no demand for cycle parking. However, in order to encourage cycling, cycle parking is required to be provided in accordance with Transport for London's standards, which requires the provision of 67 cycle parking spaces.

The TA has identified a number of measures to mitigate against the increase in demand for on street parking from the dropping off/picking up of pupils and by staff and associated vehicle trips. Measures will focus on achieving an increase in the existing mode share to encourage a shift away from car usage alongside peak spreading in order to achieve null detriment above the existing demand from the school.

The proposed mitigation measures will be incorporated within the existing school Travel Plan, which will include the promotion of before/after school clubs, staggering school start/end times, promotion of a car sharing scheme, the promotion of walking/cycling and the use of public transport, alongside greater use of Harlyn Drive for dropping off/picking up of pupils.

It is considered that additional measures are required to be identified to provide a robust plan, which should include age appropriate road safety education, the operation of a walking bus, a cycle club and a specific car sharing database for both pupils and staff alongside associated targets. The updated Travel Plan is required to be submitted and agreed in writing by the LPA and implemented before occupation of the site, which should be secured under a suitable planning condition/S106 Agreement.

Thereafter, the Travel Plan is required to be reviewed at regular intervals (at least annually) and if required, updated and/or amended in order that its aims and objectives are achieved. A Travel Plan review is required to be undertaken and submitted to the LPA for approval and this should be secured under a suitable planning condition/S106 Agreement.

Additionally, the development is required to provide electrical charging points within the proposed staff car parking bays at the site. This should also be required to be covered through a suitable planning condition.

Finally, a condition is required to be imposed on the planning consent requiring a traffic management plan to be provided before commencement of any works at the site in order to minimise the impact along the adjacent highway network during construction.

#### URBAN DESIGN/CONSERVATION OFFICER

There is no objection in principle to this proposal. Render should be used on the primary school block, not only to link it with the nursery, but also to relieve the large areas of brickwork on both



frontages- the nursery school/main entrance elevation is better in this respect. There also appear to be opportunities to improve the appearance of the existing block and its linkage, in terms of finishes and detailing, with the new additions.

One of the features of the site is its green edge with the pavement, whilst at present this is probably too dense and screens the school from Tolcarne Drive, the treatment of this frontage is important and the planting should be given careful consideration to retain its green character. At present a 2.4m high fence is proposed along this boundary, which seems overly tall. If possible, more landscaping should also be incorporated into the car parking area to soften its appearance.

Ideally, a mid red multi brick, or a yellow stock should be used to reflect the materials of the surrounding buildings - the brick of the existing school block is not characteristic of the area and using too dark a material would give the new build too strong a presence in the street scene.

Conclusion: No objection in principle, conditions are needed to secure improvements to the appearance of the building, to link its various elements and to reduce the apparent bulk of the primary school block.

#### TREES/LANDSCAPING OFFICER

This primary school site occupies a relatively flat area of approximately 2.5 hectares/6.2 acres and is situated within a suburban residential area on the south side of Tolcarne Drive. The school buildings are set back from, and run parallel to, Tolcarne Drive from which they are currently well-screened by a mix of evergreen conifers and deciduous trees and shrubs along the front boundary. The south-west boundary of the school grounds is defined by the rear gardens of Harlyn Drive, while the rear gardens of Tolcarne Drive, Lawson Gardens and Henley Gardens back on to the north-east and south-east boundaries of the playing fields. These boundaries also feature tree planting which provides varying degrees of screening.

In addition to the existing tree planting around the site boundaries, the most prominent landscape feature on the site is a mature dense Hawthorn hedge which lies on a south-west / north-east axis and separates the complex of buildings from the playing fields. A second hedge, with gaps, lies on a south-east / north-west axis and separates the marked out playing pitches from the athletics area.

The hedges provide useful spatial division of the site and combined with the boundary trees and ornamental shrubs contribute to the landscape character and visual amenity of the site. Trees on the site are not protected by Tree Preservation Order or Conservation Area designation.

#### Proposal:

The proposal is to demolish and remove six temporary units, the caretakers house, nursery building and refuse compound; construct a part two- storey / part single-storey extension to the existing school; erect a stand alone two storey classroom block; construct an extension to the south of the main hall; partially refurbish the existing building; provide car parking; landscaping; and associated development.

#### Landscape considerations:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

· The Design & Access Statement sets out clear landscape objectives for the school grounds in section 3.6. This refers to the creation of a new car park and retention of selected trees along the site frontage. It acknowledges that trees will be removed as part of the proposal either for safety reasons, or to facilitate the development, as indicated on drawing No. 1240/LL/102. The scheme aims to provide hard and soft landscape enhancement, which ensures that there are

new landscaped areas associated with the development. Improved circulation, play provision and learning opportunities are to be provided within a secure environment. At 3.3.1 the report confirms that green (Sedum) roofs are to be incorporated into the sloping roofs around the nursery and reception areas, which will be visible from the playground.

- A tree report has been prepared by Broad Oak Tree Consultants, dated 15 August 2011. This report was carried out in accordance with BS5837:2005 which pre-dates the current British Standard which was revised in 2012.

- The report assesses the condition and value of 64No. individual trees and groups which are associated with the area of development. It does not extend to the playing fields to the south, which will be unaffected by the proposals. The tree references can be cross-referenced with MACE drawing Nos.001 Rev A, 002 Rev A and 003 Rev A.

- There is 1No. 'A' category (best, whose retention is most desirable) tree, T59 a Common Oak, situated on the west boundary at the end of the hedgerow. 10No.trees are considered to be 'B' quality (fair, whose retention is desirable), 39No. are 'C' quality (poor, but could be retained due to their collective and / or screening value) and 14No 'R' (now referred to as 'U' in the re-issued BS5837:2012) value. These trees should be removed in the interests of good arboricultural management. There is no objection to the conclusions of these assessments

- The report also identifies 12No. trees with structural defects or in declining health and makes recommendations for their felling or specific tree surgery. Tree work is recommended for T17, a Red Oak (within a tree pit on the north side of the large play area), T26, a Goat Willow (alongside the existing driveway), T47,a Red Oak (north-west corner of site / proposed future residential development) and T48, an Indian Bean Tree on the west boundary (immediately to the south of the proposed residential development).

- An updated report prepared by Open Spaces, dated November 2012, provides details of Arboricultural Impact Assessment, an Arboricultural Method Statement and Tree Protection Measures, with reference to BS5837:2012. This confirms that 37No. individual trees (or groups) will be retained in association with the development.

- 14No. tree (or groups) will be removed for arboricultural reasons. These trees are all 'R' (or 'U') grade trees, as originally identified. No objection.

- A further 17No. trees will be removed to facilitate the development. These are all 'C' grade trees apart from two (G38 and T46) which appear in the list above (so have been double counted). No objection.

- Tree work has been recommended for trees T17, T47 and T48. There is no objection to this proposal. However, the crown (%) reduction of T47 should be specified.

- According to the Arboricultural Impact Assessment, the 'A' grade Oak and all of the 'B' grade trees are to be retained.

- MACE drawing No.104 Rev P21 (Proposed Site Plan) shows the new site layout and indicative landscape with retained trees, removed trees and opportunities for new planting. This plan casts doubt on the future of a number of trees which, according to the Arboricultural Impact Assessment are to be retained. The affected species include T33, an Ash (B), T47, a Red Oak (B),T48, an Indian

Bean Tree (B), T49, Birch (B). In the case of the last two trees, alterations to the play ground layout / circulation may be possible. While the removal of some of the vegetation along the site frontage is justified, the removal of evergreen species, in particular, will dramatically open up views into the site from Tolcarne Drive. In addition to tree planting, a hedge should be re-planted along this boundary to provide privacy (at eye level) for the school and re-instate a screen along this boundary.

- The new 38 space car park requires additional softening / screening. This should be achieved by re-inforcing the boundary planting and planting additional trees within the centre of the car park. This can be achieved without the loss of parking spaces.

- The outlook from the houses and rear gardens in Tolcarne Drive will be affected by the proposed new one and two-storey extension at the east end of the school. Particular attention should be paid to re-inforcing a soft landscape buffer along this boundary.

- An indicative Landscape Layout , drawing No. 1240/LL/101 Rev D, prepared by Wynne

Williams has been submitted, supported by a draft Landscape Maintenance Plan. A fully detailed hard and soft landscape plan is required which addresses the issues raised above.

· Full hard and soft landscape details are required, including planting plans, supported by schedules, specifications and management and maintenance details, in order to preserve and enhance the visual amenities of the locality and to ensure that the adequate facilities are provided.

Recommendations:

No objection, subject to the above considerations and conditions COM6, COM8, COM9 (parts 1,2,3,4,5 and 6), COM10 and TW2 (for tree T47).

#### ACCESS OFFICER

The proposal has been reviewed from an accessibility perspective and the following observations are provided in respect of the new Western block:

1. There is an aspiration to provide unhindered access for all by providing an accessible building.
2. The new building would present an opportunity to create accessible facilities within the existing school to provide the correct facilities in schools for disabled children who have complex care support needs. To this end, a 'Changing Places' cubicle should be incorporated into the scheme. The feasibility of this recommendation should be fully explored and further details should be provided.
3. An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to any grant of planning permission. Provisions could include: a) a stay-put policy within a large fire compartment(e.g. within a classroom at first floor with suitable fire resisting compartmentalisation); b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

Conclusion: Additional details required in respect of points 2 and 3 above.

The following informatives should be attached to any grant of planning permission.

#### Recommended Informatives

- a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
- b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Part IV of the Disability Discrimination Act 1995 legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated.

Officer comment: The applicant has confirmed that the required facilities will be incorporated into the scheme. This is addressed in part 7.12 of the report.

#### SUSTAINABILITY OFFICER

No objection.

#### FLOOD & WATER MANAGEMENT OFFICER

No objection subject to a condition regarding sustainable water management.

Officer comment: The Environment Agency have recommended a similar condition. Therefore, the recommended conditions have been combined to ensure all issued are covered.

#### ENVIRONMENTAL PROTECTION UNIT

Air Quality:

A baseline Air Quality Assessment was submitted in support of the application.

It is noted that the assessment looks at the baseline air quality of the site. It is unclear why the impact of the development was not considered within the assessment.

The proposed development is outside the designated AQMA, in an area which is currently below the European Union limit value for annual mean nitrogen dioxide (NO<sub>2</sub>) based on 2011 air quality modelling carried out by CERC for the London Borough of Hillingdon and the baseline assessment.

Therefore no specific measures are required to be implemented at the development to protect from air pollution. However, mechanical intakes or natural ventilation (windows/e-stack ventilation) should be located away from exhausts to avoid recirculation of polluted air.

The Transport Assessment does indicate some impact as a result of the proposed development and a revised school travel plan has been put forward towards mitigation as a soft measure. It is also indicated that there will be additional parking on site. The Travel Plan should be required by way of condition.

The adoption of a no idling policy on school premises and along Tolcarne Drive and Harlyn Drive is encouraged to reduce NO<sub>x</sub> emissions.

It is noted the Energy Statement recommends the use of solar PV panels, as the base loads and space required for CHP and biomass is not available at the site. The Sustainability checklist also mentions use of low NO<sub>x</sub> boilers. Ultra low NO<sub>x</sub> boilers should be used if possible.

## **7. MAIN PLANNING ISSUES**

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

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007)

seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

Notwithstanding the above mentioned policies, which seek to encourage educational development, it should be noted that the proposed development would result in loss of part of the playing field, albeit that replacement facilities would be put in place through the re-provision of grass pitches in the location of the existing mobile classrooms, which have been on site for several years and are now due to be demolished. Paragraph 74 of the

National Planning Policy Framework states that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shows the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In this instance, Sport England have confirmed that whilst the scheme will result in a loss of playing field land, the same number of pitches can still be accommodated and therefore the sporting potential of the site has been maintained. Accordingly, they have raised no objections to the scheme subject to conditions regarding provision of replacement playing fields and community use of the site.

In addition to the above issues, it should be noted that the site accommodates a two-storey house, which is currently boarded up and vacant, and is due to be demolished.

UDP policies H2 and H3 seek to resist the loss of existing residential units. Policy H2 states that the Council will not normally grant planning permission for the change of use of residential units to other uses. Policy H3 states that:

"The loss of residential accommodation (which could be occupied with or without adaptation) will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought, subject to other policies in the plan."

Whilst not forming part of this application, the submitted plans indicate that land has been set aside to provide a replacement dwelling in the north west corner of the site. The plot would appear to be large enough to accommodate a dwelling of equivalent size and, accordingly, this is considered to comply with policies H2 and H3. A condition would be attached requiring the submission of a full planning application for the residential plot, should approval be granted.

The site does not fall within the Green Belt and has no other specific designations. The proposals are considered to comply with relevant local, regional and national planning policy relating to educational uses. Land has been set aside for the provision of a replacement dwelling in accordance with current planning policy and further details would be required by way of condition. Sport England have raised no objections subject to conditions. Accordingly, no objections are raised to the principle of the development subject to resolution of the issues raised by Sport England and the proposal meeting site specific criteria.

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

Not applicable to this type of development.

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

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity.

#### **7.04 Airport safeguarding**

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

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

Not applicable. There is no Green Belt land within the vicinity of this site.

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

Harlyn Primary School is located within a predominantly residential area, largely characterised by two-storey semi-detached properties. The existing school building, a predominantly two-storey brick built building with limited architectural merit, is set well back from Tolcarne Drive behind the school playground and car park. There are very limited views of the school available from any other surrounding roads.

The proposed east and west extensions to the school would follow a similar front building line to the existing school building and, as such, would similarly be set back from the street scene behind the existing playground and car park. Screening would also be provided by way of tree planting in front of the building and along the school's front (north) boundary.

The extensions would be of a modern flat roof design in keeping with the character and appearance of the existing building and it is not considered that they would be of any detriment to the visual amenities of the school site or surrounding area.

Limited views of the development, if any, would be available from Harlyn Drive to the south west, or from any other surrounding roads.

Whilst the car park to the front of the site would be extended, its impact on the street scene would be softened by tree planting along the site's front boundary. Conditions would be imposed, should planning permission be granted, to ensure sufficient and appropriate landscaping is provided along this frontage, as per the recommendations of the Council's Trees/Landscape Officer and, as such, it is not considered that the car park would have an unacceptable visual impact on the visual amenities of the school site or surrounding area.

It is proposed to demolish and/or remove several temporary buildings from the site, many of which appear to have been in situ for a long time and are time expired. Visually, this is considered to be a significant advantage of the permanent expansion works.

The proposal is considered to be in keeping with the character and appearance of the school site and it is not considered that it would have any significant impact on the visual amenities of the street scene or surrounding area. Accordingly, the proposal is considered to fully comply with Local Plan: Part 2 Policy BE13.

#### **7.08 Impact on neighbours**

The nearest residential properties to the nearest part of the proposed development are located in Tolcarne Drive, and adjoin the school's eastern boundary. The proposed east block would be predominantly two-storeys in height, stepping down to single-storey close to the boundary.

Residents have raised concerns over the proximity of the proposed building to the boundary. The nearest part of the proposed 4m high single-storey element of the block would be approximately 5.5m from the nearest part of the boundary fence. The nearest part of the two-storey element would be approximately 12m from the boundary.

Notwithstanding this, the Council's Supplementary Planning Document on Residential Layouts states that in order to protect the daylight and sunlight available to adjoining properties, and to protect against potential over domination, a minimum distance of 15m

should be maintained between adjoining two or more storey buildings. Furthermore, a minimum distance of 21m should be retained in order to ensure there is no unacceptable overlooking. The two-storey element of the proposed extension would be located approximately 24m away from the rear facade of the nearest residential property. This exceeds the requirements relating to overshadowing and overlooking in the Council's Supplementary Planning Document. Accordingly, it is not considered that the proposed development would have any significant impact on the residential amenity of the nearest residential occupants and refusal could not be justified on grounds of over prominence, overlooking or over shadowing.

The nearest residential properties to the nearest part of the two-storey west block would be located approximately 38m away. This complies with current Council guidance relating to overlooking, over prominence and overshadowing.

Notably, residents have also raised concerns over the provision of footpaths around the western and eastern boundaries, particularly in terms of potential security risk. It is understood the proposed footpaths would primarily be used by parents and children during drop-off and pick-up time to access relevant playgrounds. They would be contained within the school site, which is secure, and used during the school day only. Notably, whilst there are not currently footpaths in these locations, the area affected nevertheless falls within the school grounds and is fully accessible to users of the school. Accordingly, it is not considered that the footpaths would cause such a security risk, or lead to such an increase in levels of disturbance, that refusal could be justified.

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

The Council's guidelines relating to living conditions do not apply to schools. However, the proposals will be required to meet relevant Department for Education standards.

Notwithstanding the above, it is proposed to demolish the existing former caretaker's house on site. Whilst not forming part of this application, the plans indicate a plot has been set aside to provide a replacement dwelling in the north west corner of the school site.

The plot measures approximately 350m<sup>2</sup>. Taking a three-bedroom house as an example replacement dwelling, the Council's Supplementary Planning Document on Residential Layouts requires a minimum internal floor area of 81m<sup>2</sup> and 60m<sup>2</sup> of external amenity space. Accordingly, even taking into consideration likely space required for car parking, refuse storage, etc, the plot would be amply sized to provide an appropriately sized replacement dwelling.

It is also considered that a dwelling could be provided on that plot without resulting in an unacceptable loss of privacy, daylight or outlook to adjoining properties. Accordingly, the plot designated for the replacement dwelling is considered to be suitable and full details of that development would be required by way of condition should approval be granted.

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

The expanded school would have a total of approximately 630 pupils, 90 nursery pupils (in two sessions of 45 each) and approximately 119 staff.

The existing school has parking provision for staff and visitors only. No parking is provided for parents during pick-up/drop-off and, as is typical of most school sites, parents use surrounding roads for this. It is proposed to provide a total of 38 parking spaces (including four disability standard spaces) for use by staff only. This represents an increase of 18 spaces.



The applicant has submitted a Transport Assessment in support of the planning application.

Based on current trip generation data, the Transport Statement suggests that up to 137 two-way vehicle trips will be generated by parents and staff during peak drop-off and pick-up times. It concludes that whilst this will create a significant demand for short-term parking in the surrounding roads, it would not result in any significant impact on nearby junction capacity and that the impact of the expansion on the local highway network could be mitigated through the implementation of a robust Green Travel Plan.

Congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively quickly. Accordingly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified. Whilst it is acknowledged that Tolcarne Drive is very congested at peak pick-up and drop-off times, notably there is ample capacity within the surrounding area, a very short walk away from the school, and the Travel Plan will assist in spreading the peak demand period and encouraging use of more sustainable modes of transport.

In terms of staff travel this is unlikely to occur during peak times as the majority of staff arrive before and depart after peak pupil start/finish times. Accordingly, it is not considered that the additional trips generated by staff would lead to a significant demand for additional parking or have any significant impact on the highway network.

Whilst it is not considered that the proposed development would have such a detrimental impact on the local highway network sufficient to justify refusal, given that this is a permanent expansion, it is recommended that a condition be attached to require the submission of a Green Travel Plan to encourage the use of more sustainable modes of travel to/from the school.

In terms of cycle parking facilities it is proposed to provide facilities for the storage of up to 20 bicycles. Transport for London's Cycle Parking standards require 1 space to be provided per 10 staff or pupils. In this instance it is noted that the school currently has no cycle parking facilities and do not actively encourage pupils to cycle. Accordingly, it is considered that such facilities will be more attractive to staff in the first instance and that 20 is sufficient. In addition to cycle parking spaces 20 covered scooter parking spaces would also be provided which might be more attractive to the youngest children. The monitoring and additional provision of cycle and/or scooter parking spaces, should demand dictate, will be required through the school travel plan. Notably the Council's Highway Engineer has raised no objections in this respect.

The applicant has provided plans of the cycle and scooter stores. The cycle store would measure approximately 5.2m by 3.3m by 2.4m high and would be finished in treated softwood timber board fencing. The scooter store would measure approximately 1.7m by 1.4m by 1.6m high and would similarly be finished in timber.

It is not considered that the proposed development would result in such an increase in parking demand or have such a detrimental impact on the highway network that refusal could be justified. However, it is recommended that a condition be attached to require the submission of a Green Travel Plan to encourage the use of more sustainable modes of travel to/from the school. Notably the Council's Highway Engineer has raised no objections subject to conditions.

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

### Urban design

Harlyn Primary School is currently characterised by a predominantly two-storey, brick built, flat roofed building and numerous temporary classroom units, many of which have been on the site for many years and are in need of replacement. Whilst the proposed eastern extension and new western block are sizeable, their scale, height and design is considered to be visually acceptable in this location and would be in keeping with the character and appearance of the existing school building.

The eastern extension directly reflects the scale, height and design of the existing building. The larger western block would be taller than the existing building. It is understood this is primarily due to a change in levels on site and the need to meet modern building standards. Despite this, its proportions reflect that of the existing school building and it is not considered that it would appear as over dominant or out of character with the visual amenities of the school site or the surrounding area.

In terms of materials, it is largely proposed to finish the building in brickwork and render. The Council's Urban Design Officer has advised that a lighter brick and the addition of more render to the eastern block would enhance the visual appearance of the building. Accordingly, should approval be granted, it is recommended that a condition be attached requiring full details of materials and external finishes. The Urban Design officer has also suggested that consideration could be given to altering the fenestration. The fenestration directly reflects the internal space and use of the building. The existing building has no clear fenestration pattern. The proposed extensions and new block would be of a modern design and it is considered that they would enhance the visual amenities of an otherwise relatively dated building. Accordingly, it is not considered that this is justified in this instance.

The size, scale, height and design of the proposed extensions and new block are considered to be in keeping with the character and appearance of the existing building and would be visually acceptable in this location. A condition would be attached, requiring additional details relating to materials, should approval be granted.

### Security

Given the size of the proposed extension, it is recommended that a condition relating to secure by design is added should approval be granted.

## **7.12 Disabled access**

The submitted Design and Access Statement confirms that level or ramped access will be provided throughout the proposed development. It is necessary to provide ramped access in some circumstances due to the change in levels across the site. Disabled WC facilities will be provided and all new doors and finishes will fully comply with Part M of the Building Regulations. Three platform lifts will be provided throughout the school to give access to first floor level.

Notably, the Council's Access Officer has advised that a 'Changing Places' cubicle should be incorporated into the scheme, to serve those with complex care needs. The plans indicate that a hygiene room and a Medical Inspection (MI) room with sick bay would be provided. The applicant has advised that provision will be made for a future hoist to be installed within the hygiene room should the need arise. The room, which is located close to the nursery and reception classrooms, but also has access from the internal corridor, could be used by any member of staff in the school to assist a pupil with specific needs and the room will contain a shower with a low level screen, a height adjustable changing bench, a toilet and washing facilities. The MI room, which would also have a shower and

WC, could also be used for this purpose.

It is considered that all the required facilities for the changing places criteria, can be or have been provided. Accordingly, this is considered to be acceptable in this instance.

Whilst the applicant has provided a Fire Evacuation Plan, the Council's Access Officer has advised that additional information is required. Accordingly, this would be required by way of condition should approval be granted.

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

Not applicable to this type of development.

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

The majority of good quality trees in and around the school site would be retained. Where tree removal is required, and this is particularly apparent towards the front of the site, replacement tree planting would be provided. Notably, all the trees to be removed are considered to be low quality and many should be removed in the interests of good arboricultural management in any case.

It is considered that additional tree planting should be provided along the site's eastern boundary, to assist with providing an increased level of screening for residential properties which back onto the school site and are currently relatively exposed, along the northern boundary with Tolcarne Drive, to provide a softer boundary and increased screening, and within the car park area to help break up the areas of hard standing. The applicant has indicated that no objections are raised to this and these details can be required by way of condition.

It is not considered that the proposed development would result in such a loss of trees or landscaping of value that refusal could be justified. The applicant has committed to providing replacement planting and this can be required by way of condition. Notably, the Council's Trees/Landscape Officer has raised no objection to the proposals subject to conditions.

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

The plans indicate that refuse storage facilities will be provided within the car park towards the front of the school site. These would measure approximately 9.9m by 5.0m by 2m high and would be timber built. They would be capable of accommodating up to eight refuse/recycling bins. The proposed facilities are considered to be acceptable in this instance. However, it should be noted that the school ultimately has discretion over which waste management methods are used on site.

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

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 25% target reduction in carbon dioxide emissions will be achieved, where feasible.

In accordance with this policy the applicant has submitted an Energy Statement and a Sustainability Checklist to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures such as ensuring the extensions and new blocks will be well insulated, use of high efficiency boilers, energy efficient lighting, natural ventilation, etc, photovoltaic panels would be provided on the roof of the building to provide a portion of the site's energy needs through the use of a renewable energy.

These measures would achieve a 25% reduction in carbon dioxide emissions above Part

L of the Building Regulations in compliance with London Plan requirements.

In accordance with advice from the Council's Sustainability Officer, a condition would be attached requiring improvements to the existing building, rather than the installation of numerous PV panels to achieve 25% carbon reductions over part L of the Building Regulations. Given the dated nature of the existing building, and that the new buildings would need to meet modern building standards so would be relatively energy efficient in any case, it is considered that this would achieve the same or better carbon reductions, and would be more cost effective. This would be dealt with by way of condition should approval be granted.

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

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. The applicant has confirmed that attenuation tanks will be provided within the site. Furthermore, the storage of rainwater would be incorporated into the sprinkler tank at the north west corner of the site and water butts would be provided.

Notably, the Environment Agency and the Council's Flood and Water Management Specialist have raised no objections subject to a conditions relating to surface water management. The Local Planning Authority's condition is considered to be more comprehensive and addresses the issues raised by the Environment Agency and, as such, this condition has been attached in this instance.

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

Noise

It is not considered that the proposed development would lead to any significant increase in noise levels over the existing school use. Residents have raised concerns over noise from use of a Multi-use Games Area (MUGA). However, the school does not currently have such a facility and no MUGA is proposed.

Notably, officers in the Council's Environmental Protection Unit have raised no objections on noise grounds. However, given Sport England's requirement to encourage community use of the playing fields, it is recommended that a condition be attached to restrict the hours of use at evenings and weekends.

Air quality

The site does not fall within an Air Quality Management Area. A baseline Air Quality Assessment has been submitted in support of the application which confirms that this is not an area where EU limits relating to pollution are exceeded. It is not considered that there would be such an increase in traffic to/from the site that it would have any significant impact on local air quality and notably, officers in the Council's Environmental Protection Unit have raised no objections in this respect.

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

Points (i), (ii), (v) and (x) raise concerns over the provision of a temporary classroom at the site. That classroom was the subject of a previous planning permission and is not relevant to this application. However, it should be noted that the classroom was given a three year consent. The applicant/school would be required renew this consent should the classroom be required for any longer.

Point (vi) highlights that adjoining residents are home owners not tenants. This does not

affect the Council's assessment of the application.

Point (vii) suggest inadequate consultation has been carried out. Any consultation carried out by the applicant prior to submission of the application is voluntary. The Local Planning Authority has consulted local residents and posted site and press notices. This exceeds statutory guidelines.

Point (xiii) suggests there is bush has been shown incorrectly on the plans. This is noted. Additional planting is required along the eastern boundary and this will be required by way of condition.

Point (xiv) suggests the plans are misleading. It is considered that the plans accurately show the positioning of the proposed development in relation to adjoining properties.

Point (xxii) suggests the playing fields should be used to expand the car park, not the school. The loss of playing fields for car parking would be contrary to current local, regional and national planning policy which seeks their protection.

Point (xxiii) suggests the plans only consider what is best for the school and not what is best for residents. The impact of the development on residential amenity has been assessed and it is not considered refusal could be justified on this basis.

Points (xxiv) and (xlii) question where the children will come from as the school is currently undersubscribed. The expansion is required to meet future demand for school places in the surrounding area. The predictions are based on birth rates and census information from the Office of National Statistics, Greater London Authority and the Council's own data.

Points (xxxii) and (xli) raise concerns over the provision of a Multi-Use Games Area (MUGA). It should be noted that no MUGA is proposed.

All issues raised have been addressed in the report. The majority of these relate to impact on residential amenity and impact on the local highway network, including how the assessment has been carried out.

In terms of impact on residential amenity, it is not considered that the proposed development would result in such a loss of outlook, privacy or light that refusal could be justified.

In terms of impact on the highway network it is noted that several questions have been raised over the methodology used for assessment within the Transport Assessment. The Transport Consultatns have provided the following response to the issues raised:

- The analysis of capacity for parking in the streets surrounding the School was made on the basis of a survey of parked cars and measurements of space available for parking on the streets near the School. This demonstrates that there is capacity, despite resident demand.

- Demand for staff parking is not 119 spaces as not all staff drive or are full-time. Additional parking is being provided where possible given the site constraints. Staff will also be encouraged to car share, and use cycling and public transport, thus reducing demand for parking. However, some on-street parking will occur.

- The assessment methodology and assumptions used in preparation of the Transport Assessment, including use of PICADY as a junction modelling technique, was agreed with the Council's Highway Officers. Whilst the use of models have limitations in relation to how they represent real situations, they are standardised and industry recognised transport planning techniques.
- Where relevant traffic from committed developments (that which has planning permission but is not yet built) is considered in the traffic models, when the development would expect to have significant traffic impact during the hours and at the junctions assessed as part of the assessment. The Council's Highway Officers have confirmed that works to Northwood Hills High Street has not yet been approved and, therefore, they do not form part of the Transport Assessment.
- A validation and calibration exercise was undertaken following the submission of the Transport Assessment with the planning application.
- The junctions selected for assessment in the Transport Assessment were based on a materiality exercise which identified (through pupil postcode analysis) that the expansion of the School would not generate significant volumes of traffic at the junction of Northwood Hills Circus, Cuckoo Hill /Rickmansworth Road and Norwich Road/Joel Street. This was agreed with the Council's Highway Engineers. Therefore, these junctions were not included in the assessment.
- The mitigation strategy was discussed with Planning and Highways Officers prior to the expansion of the School. Those physical measures already proposed by the Council were considered to be of benefit to encouraging walking as parents concerns in relation to walking are typically related to road safety risks and lack of dedicated facilities. Other physical improvements were generally discussed but not considered to be of benefit as they would not directly reduce levels of car traffic generated. As the impacts caused by the expansion will be related to the behaviours of the School community (in driving rather than walking to School), the strategy is focussed on measures that will encourage the School community to adopt different or changed behaviours, through the School Travel Plan.
- A consultation exercise was carried out with the School who are committed to encouraging parents and staff to travel by alternatives to the private car before, during and after the School expands. It is their intention to place renewed emphasis on the School Travel Plan.
- Cycle parking will be monitored on an on-going basis during expansion and should further cycle parking be required funding applications can be made to TfL as is customary at School sites.
- The site layouts submitted with the planning application are preliminary designs and will be subject to detailed design, where aspects identified in relation to the spacing of the cycle parking stands can be reviewed and addressed.
- The cycle parking facility will be used by both staff and pupils.

The Council's Highway Engineer has visited the site and reviewed the information submitted. The Transport Assessment, methodology used, and information provided is considered to be reasonable. Accordingly, no objections have been raised in this respect.

## **7.20 Planning Obligations**

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

**7.21 Expediency of enforcement action**

Not applicable.

**7.22 Other Issues**

None.

**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.

**10. CONCLUSION**

The proposed development is considered to fully comply with local, regional and national planning policies relating to the provision of new and/or enhanced educational facilities. Sport England have confirmed that there is no objection to the small loss in playing field which would occur as a result of the proposals, as there would be no loss in pitch size. Furthermore, a plot for a replacement residential dwelling has been provided. Accordingly, there is no in principle objection to the development.

It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the school site or on the surrounding area. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that the development

would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

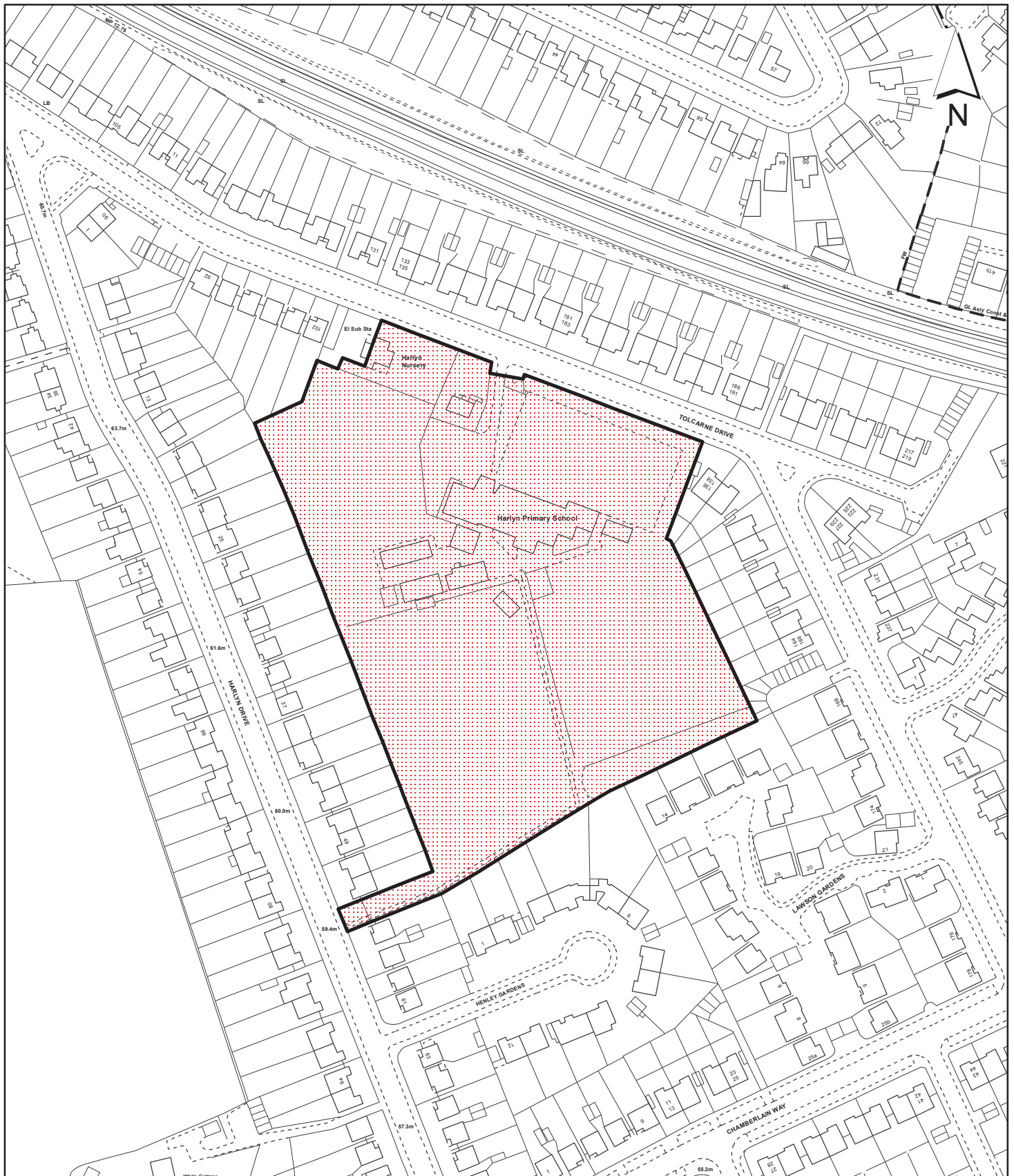
## **11. Reference Documents**

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document: Accessible Hillingdon  
Hillingdon Supplementary Planning Document: Residential Layouts  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Noise  
Hillingdon Supplementary Planning Document - Air Quality  
Hillingdon Supplementary Planning Guidance - Land Contamination

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**Notes**

 Site boundary

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Planning Application Ref:  
**8883/APP/2012/3004**

Scale  
**1:2,000**

Planning Committee  
**North**

Date  
**February  
 2013**



**HILLINGDON**  
 LONDON