

Report of the Head of Planning, Sport and Green Spaces

Address ST HELENS SCHOOL EASTBURY ROAD NORTHWOOD

Development: The installation of a 3-court dome structure over existing tennis courts, external lighting, permanent storage shed and associated infrastructure.

LBH Ref Nos: 7402/APP/2013/3414

Drawing Nos: 1300/1010/B
School Layout Plan
Proposed Plan & Elevations SHS111303
Fan Specification 440000-14

Date Plans Received: 18/11/2013 **Date(s) of Amendment(s):**

Date Application Valid: 20/11/2013

1. SUMMARY

This application seeks full planning permission for the installation of a de-mountable dome structure over 3 tennis courts with associated storage structure for the dome's fan/heating requirements, plus the provision of external lighting to serve the tennis courts and the car parking area.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policies R2 and R10, which seek to encourage the provision of new and/or enhanced sports and educational facilities. It is considered that the proposed development would result in an acceptable impact on the visual amenities of the school site, the views into the Northwood/Frithwood Conservation Area situated to the north, east and west of the site and the surrounding streetscene in this location. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential properties. 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 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 1300-1010 Rev B, SHS111303 and 440000-14 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

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 COM5 General compliance with supporting documentation

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

(i) Lighting Installation (Lighting Statement and Illumination Report)

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 BE4 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

5 COM22 Operating Hours

The proposed external lighting shall not be illuminated except between:-
[0800 to 2200] Mondays - Fridays
[0800 to 2100] Saturdays
[1000 to 1800] Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Non Standard Condition

Full details of the proposed lighting bollards for the parking area shall be submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved scheme.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

The proposed dome structure shall not be used or erected for a period of time greater than six months within in any calender year for the remaining six months of the year the dome shall be dismantled and stored within the approved storage structure.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

| | |
|----------|--|
| 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 |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |
| BE4 | New development within or on the fringes of conservation areas |
| BE19 | New development must improve or complement the character of the area. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE3 | Buildings or uses likely to cause noise annoyance - mitigation measures |
| R4 | Proposals that would involve the loss of recreational open space |
| 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 |
| LPP 3.18 | (2011) Education Facilities |
| LPP 3.19 | (2011) Sports Facilities |

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site comprises the existing St Helens School which sits within a site of

approximately 9.5 hectares. St Helens School is a large educational complex comprising a number of school buildings, tennis courts, playing fields and playgrounds. St Helens School is bound to the north by Carew Road, to the South by Green Lane, to the west by Eastbury Avenue and to the east by residential properties of Maycock Grove and properties off Green Lane. Whilst the site of the proposed development is not located within a conservation area, sections of the wider school site to the north, east and west are within the Northwood/Frithwood Conservation Area. The site itself contains a number of buildings relating to the use of the site as a school with associated parking, recreational space and sports facilities. In general the school's buildings are located around the edge of the site, with the main school building located in the north west corner, and recreational facilities positioned centrally and to the east. Within the centre of the site are five existing tennis courts, set in one bank of two and one bank of three adjacent courts.

The bank of three courts, which is the location for the proposed dome structure, is therefore bordered to the north by additional tennis courts with playing fields beyond. To the east is the main car park for the school with open green space further to the east. To the south are the school's gym hall and swimming pool buildings, which are both large modern structures, and to the west are further playing fields and school buildings including classrooms and a science block.

There are numerous vehicular access points to the site off Green Lane, Eastbury Road and Carew Road, however the main sports entrance is accessed off Green Lane.

The site is located within a Developed Area as designated by the policies with the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

This application seeks permission for the installation of a de-mountable dome structure over 3 tennis courts with an associated storage structure for the dome's fan/heating requirements and the dome itself when not erected, plus the provision of external lighting to serve the tennis courts and the car parking area.

The proposed dome would be an inflatable single skin polythene membrane structure that would be erected in order to enable increased use of the existing tennis courts. The structure would be 48.5m long, 36.5m deep and have a maximum height of 9m. The dome would be fixed to the existing hardstanding area by a submerged concrete ring beam located entirely underground, 0.8m wide and 0.5m deep which contained ground anchors for the dome's 8m steel cables.

The Design and Access Statement submitted in support of the application states that the design 'has been tested in extreme weather and high winds with no discernible impact upon the structure. The structure is sufficiently robust to withstand snowload in the winter but can be dismantled quickly, with an approximate dismantling and re-erection timeframe of 4 to 6 hours by 3 to 4 men.' The document also goes on to state that the 'Use of the dome will be strictly controlled by St Helens School's management. The majority of users will be the pupils and staff of St Helens School, however, members of the general public will be able to utilise the facilities out of School hours.

The proposed storage for the dome's electric fan and combined heating system, plus diesel generator back up and the dome itself when in use, would be a permanent structure. This building would be constructed out of green corrugated galvanised steel approximately 2.2m in height with a monopitched roof, and 3.35m deep by 5.5m in length. It is proposed that this structure is located at the north east corner of the dome.

Eight x 8.0m high flood lighting columns are proposed around the perimeter of the existing tennis courts to enable longer hours of use after sunset in the winter months. The Illumination Report submitted in support of the application states that to achieve lighting levels of 300lux would require floodlight luminaires with 1000W metal halide lamps. It is also proposed to utilise these columns for additional lighting to the proposed adjacent parking area, with the provision of smaller floodlight luminaires on the columns nearest to the main car park to provide low level lighting.

Luminaires for the coach park access lighting will be similar to those provided elsewhere in the school. These will be 1.0m high lighting bollards with 42W compact fluorescent lamps. It is proposed to install luminaires in the block paved area set back from the coach parking bays to inhibit damage from vehicles. The exact locations of these luminaires are yet to be decided.

No alterations to the existing access and parking provision of the site are proposed as part of the application.

3.3 Relevant Planning History

7402/ADV/2009/29 St Helens School Eastbury Road Northwood Middlesex
Installation of 3 internally illuminated double-sided freestanding entrance signs.

Decision: 14-07-2009 Approved

7402/ADV/2010/35 St Helens School Eastbury Road Northwood Middlesex
Installation of 3 internally illuminated free standing signs.

Decision: 11-08-2010 Approved

7402/APP/2009/1476 St Helens School Eastbury Road Northwood Middlesex
Refurbishment and alterations to existing buildings and landscaping.

Decision: 07-09-2009 Approved

7402/APP/2010/2425 St Helens School Eastbury Road Northwood
Installation of 3 solar panels to front.

Decision: 04-01-2011 Approved

7402/APP/2013/3447 Little St Helens 83 Green Lane Northwood
Installation of replacement hoop-top railings 1.8m in height and 3 x pedestrian gates, involving demolition of existing 1.8m-high chain link fencing and concrete posts along southern site boundary with Green Lane.

Decision:

Comment on Relevant Planning History

The application site has an extensive planning history related to the use of the site as a school, the most recent of which are attached. There are no applications within the site's history that related directly to the current proposals.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 2 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise

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.CI1 (2012) Community Infrastructure Provision
PT1.EM5 (2012) Sport and Leisure
PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

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

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

BE19 New development must improve or complement the character of the area.

BE21 Siting, bulk and proximity of new buildings/extensions.

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

R4 Proposals that would involve the loss of recreational open space

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

LPP 3.18 (2011) Education Facilities

LPP 3.19 (2011) Sports Facilities

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- **25th December 2013**

6. Consultations

External Consultees

Consultation letters were sent to 100 local owner/occupiers on 02/12/2013. The application was also advertised by way of site and press notices. One letter of objection has been received which raise the following concerns:

1. Very strange that parts of St Helen's school grounds are in a conservation area and parts are not.
2. Advised by the school that this is a temporary unit for winter only use, however there had been no mention of the ancillary permanent units or buildings.
3. The suitability, durability and life span of such a unit if it is in anyway permanent.
4. Unit's stability during harsh winter conditions on exposed grounds.
5. The noise and air pollution of the 'pump units' which we understand would run 24/7 on the surrounding Conservation Area.

Case Officer's Comment's:

1. The sections of the school site designated as Conservation Area are not proposed to be altered or amended as part of this application. However the proposed location of the development adjacent to a Conservation Area has been taken into consideration when assessing the impact of the proposals.
2. Full details of the ancillary permanent structures (storage structure, submerged anchors, lighting columns etc.) have been submitted as part of the planning application and have been available for inspection throughout the consultation period.
3. The proposed dome is intended to be used for six month periods within the winter. A condition is proposed attached to control the periods of use of the Dome.
4. The Design and Access Statement submitted in support of the application states that the design 'has been tested in extreme weather and high winds with no discernible impact upon the structure. The structure is sufficiently robust to withstand snowload in the winter but can be dismantled quickly, with an approximate dismantling and re-erection timeframe of 4 to 6 hours by 3 to 4 men.' Similar domes have been constructed elsewhere in the country and the stability of the structure is not deemed to be a material planning consideration in this instance.
5. The proposed fan storage building (or 'pump unit') would be positioned adjacent to the dome. It would not be located within the conservation area. The Council's Environmental Protection Unit have been consulted on the application and have raised no objections to the proposal.

Internal Consultees

Environmental Protection Unit:

Please attach the following noise condition with regards to the plant noise. I would also recommend that an hour of operation condition is attached for the dome and the lighting, possibly 10pm which would coincide with the swimming pool.

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE3 of the Hillingdon Unitary Development Plan.

Highways and Transportation:

The development proposals are for the construction of a domed structure and associated infrastructure (lighting and storage) to provide cover over the existing tennis courts located within the school. It is proposed that by covering the tennis courts, this will allow all year round use of the facility for a variety of sports such as lacrosse, hockey, netball, badminton and 5- aside football.

Under the proposals, the covered courts will mainly be used by pupils and members of staff. However, outside of school hours, members of the public will be permitted to use the facility.

When assessing the proposals it is considered that there will be an increase in traffic to and from the site that would be generated by visiting members of the public outside of normal school times from. However, based on the size of the facility, it is considered that any additional traffic would not have a material impact along the adjacent highway. Furthermore, it is noted that there is adequate car parking facilities provided within the site that would accommodate the increased parking demand associated with the proposals.

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the highway and transportation aspect of the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Chapter 9 of the Hillingdon Local Plan (2012) seeks to protect and increase the provision of recreational facilities within the borough.

Policy R3 of the Hillingdon Local Plan states that "the Council will promote a network of accessible local sports halls and centres throughout the borough. Accordingly it will regard proposals in the developed area for buildings for indoor sports and leisure and entertainment facilities as acceptable in principle provided:-

- (i) They are of a scale and type intended to cater for local demands and needs of people living within a 1.6 km radius of the site; or
- (ii) They are intended to serve a wider public and are located in town centres or other areas where they are accessible by public transport for all potential users and;
- (iii) They are not detrimental to the amenity of the surrounding area."

Policy R10 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 3.19 which states:

"The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation.

Development proposals that increase or enhance the provision of sports and recreation facilities will be supported.... Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to

local community or biodiversity."

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policies R3 and R10, which seek to encourage the provision of new and/or enhanced sports and educational facilities.

It is considered that the proposed development would result in an acceptable impact on the visual amenities of the school site, the Northwood/Frithwood Conservation Area and the surrounding streetscene in this location. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

7.02 Density of the proposed development

No residential units are proposed as part of this application. As such, density is not relevant to the application.

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

Parts of the wider school site are located within the Northwood/Frithwood Conservation Area. Whilst the location of the proposed dome and permanent storage structure are not, the impact of the scheme is still relevant for consideration as the proposed dome will be visible from within the Conservation Area.

Due to the location of the proposed dome within the centre of the school site and adjacent to existing large scale school buildings such as the sports hall and swimming pool building, very limited views of the proposed development would be available from surrounding roads. In addition, due to the screening provided by mature trees along the site boundaries, within the immediate area, and by surrounding buildings it is not considered that the dome structure would appear prominent in this location. In any views which are available from parts of the Conservation Area, the development would be seen in the context of the large existing sports related buildings surrounding the tennis courts, and would not be over prominent or out of keeping with the character or appearance of the surrounding area. The applicant has stated that the proposed structure would only be in place during the winter months, and therefore a condition is recommended to be attached to any consent limiting the times of the year the structure would be erected.

7.04 Airport safeguarding

The site is not located within an airport safeguarding area. As such, it would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is located within a developed area, and as such it is considered that the scheme would not impact on the green belt.

7.07 Impact on the character & appearance of the area

Due to the location of the proposed dome within the centre of the school site and to the rear of existing school buildings such as the sports hall and swimming pool building, there would be limited views of the proposed development would be available from surrounding roads. In any views which are available from surrounding streets, the development would be seen in context with the large existing sports related buildings surrounding the tennis courts, and would not be over prominent or out of keeping with the character or appearance of the surrounding area. Accordingly, the proposed development is considered to be visually acceptable in this location.

7.08 Impact on neighbours

The nearest residential properties are located a minimum of 100m away. Given the distance between the proposed structure and the nearest residential properties and screening which would be provided by existing buildings and mature trees both within the

school site and along the school's boundaries, it is considered that the proposal would not result in an unacceptable loss of outlook, privacy or daylight sufficient to justify refusal.

With regards to the proposed new lighting for the development, full details have been submitted with the application and the Council's Environmental Protection Unit has raised no objections to the proposal. It is therefore considered that given the separation distances, and subject to an appropriate condition controlling hours of use, this element of the proposal would not impact on the amenity of neighbouring residential properties.

7.09 Living conditions for future occupiers

No residential units are proposed as part of this application. As such, this is not relevant to the application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Under the proposals, the covered courts will mainly be used by pupils and members of staff. However, outside of school hours, it is proposed that members of the public will be permitted to use the facility.

The Council's Highways and Transportation Officer made the following comments on the proposal:

'When assessing the proposals it is considered that there will be an increase in traffic to and from the site that would be generated by visiting members of the public outside of normal school times. However, based on the size of the facility, it is considered that any additional traffic would not have a material impact along the adjacent highway. Furthermore, it is noted that there is adequate car parking facilities provided within the site that would accommodate the increased parking demand associated with the proposals.'

The Highways and Transportation Team have raised no objections to the proposal and it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2.

7.11 Urban design, access and security

Whilst the proposed development would be a sizeable structure, on the whole it would be shielded from view by the existing school buildings on the site and screening provided by trees within the site boundaries and it is not considered that it would appear as overly prominent in this location. The permanent storage structure is minimal in scale and is not considered to have a significant impact.

The proposed design is relatively simple and its form is directly related to its proposed function, with a single skin off-white coloured construction. The size, scale, height and design of the proposed structure is considered to be acceptable in this location and would be in keeping with the character and appearance of the existing sports facilities immediately adjacent to the site.

Access is dealt with in Section 7.12 of this report and the proposal is not considered to raise any specific security concerns.

7.12 Disabled access

The scheme would provide an inflatable dome structure to enable the increased use of existing tennis court facilities. Additional lighting is proposed within the site and associated car parking. The plans incorporate an Emergency and Disabled Access to the dome. Access to the existing school buildings will not be affected by the proposal and as such the scheme is considered to be consistent with Policies R16 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.13 Provision of affordable & special needs housing

No residential units are proposed as part of this application. As such, this is not relevant to the application.

7.14 Trees, landscaping and Ecology

The scheme would provide an inflatable dome structure to enable the increased use of existing tennis court facilities. Additional lighting is proposed within the site and associated car parking. No trees or landscaping will be impacted upon by the proposal.

7.15 Sustainable waste management

The scheme would provide an inflatable dome structure to enable the increased use of existing tennis court facilities. Additional lighting is proposed within the site and associated car parking. No waste management concerns are raised by the proposed development.

7.16 Renewable energy / Sustainability

Policy 5.1 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.

The scheme would provide an inflatable dome structure to enable the increased use of existing tennis court facilities. Additional lighting is proposed within the site and associated car parking. A target to reduce carbon dioxide emissions is not considered a feasible requirement given the nature of the proposed development.

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 5.14 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. The scheme would provide an inflatable dome structure to enable the increased use of existing tennis court facilities. As such no additional hardstanding areas are proposed as part of the development and therefore no additional drainage issues are raised. The submitted plans indicate that drainage will be provided around the perimeter of the submerged concrete ring beam that would anchor the dome, with an Ako channel or French Drain.

7.18 Noise or Air Quality Issues

The proposed dome located a minimum of 100m from the nearest residential property. The information submitted in support of the application states that the majority of the noise generated by the fan used to maintain the dome as inflated will be directed into the structure, therefore reducing its detrimental impact. The Council's Environmental Protection Unit have raised no objections to the proposal subject to the attachment of an appropriate condition to restrict the hours of use to safeguard the amenity of the surrounding area. As such it is considered that the proposed development would not result in an unacceptable increase in noise levels sufficient to warrant a recommendation of refusal of the application.

7.19 Comments on Public Consultations

One letter of objection has been received which raise the following concerns:

1. Very strange that parts of St Helen's school grounds are in a conservation area and parts are not.
2. Advised by the school that this is a temporary unit for winter only use, however there had been no mention of the ancillary permanent units or buildings.
3. The suitability, durability and life span of such a unit if it is in anyway permanent.

4. Unit's stability during harsh winter conditions on exposed grounds.
5. The noise and air pollution of the 'pump units' which we understand would run 24/7 on the surrounding Conservation Area.

Case Officer's Comment's:

1. The sections of the school site designated as Conservation Area are not proposed to be altered or amended as part of this application. However the proposed location of the development adjacent to a Conservation Area has been taken into consideration when assessing the impact of the proposals.
2. Full details of the ancillary permanent structures (storage structure, submerged anchors, lighting columns etc.) have been submitted as part of the planning application and have been available for inspection throughout the consultation period.
3. The proposed dome is intended to be used for six month periods within the winter. A condition is proposed attached to any consent to control the periods of use of the Dome.
4. The Design and Access Statement submitted in support of the application states that the design 'has been tested in extreme weather and high winds with no discernible impact upon the structure. The structure is sufficiently robust to withstand snowload in the winter but can be dismantled quickly, with an approximate dismantling and re-erection timeframe of 4 to 6 hours by 3 to 4 men.' Similar domes have been constructed elsewhere in the country and the stability of the structure is not deemed to be a material planning consideration in this instance.
5. The proposed fan storage building (or 'pump unit') would be positioned adjacent to the dome as it is required to 'inflate' the structure. It would not be located within the conservation area. The Council's Environmental Protection Unit have been consulted on the application, and subject to the attachment of relevant conditions to any consent, have raised no objections to the proposal.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support art, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

It is not considered that any planning obligations would be necessary to mitigate the impact of the development.

As the development is for an educational use and is being undertaken by a registered charity, it is not liable to make a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

No enforcement action is applicable in this instance.

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

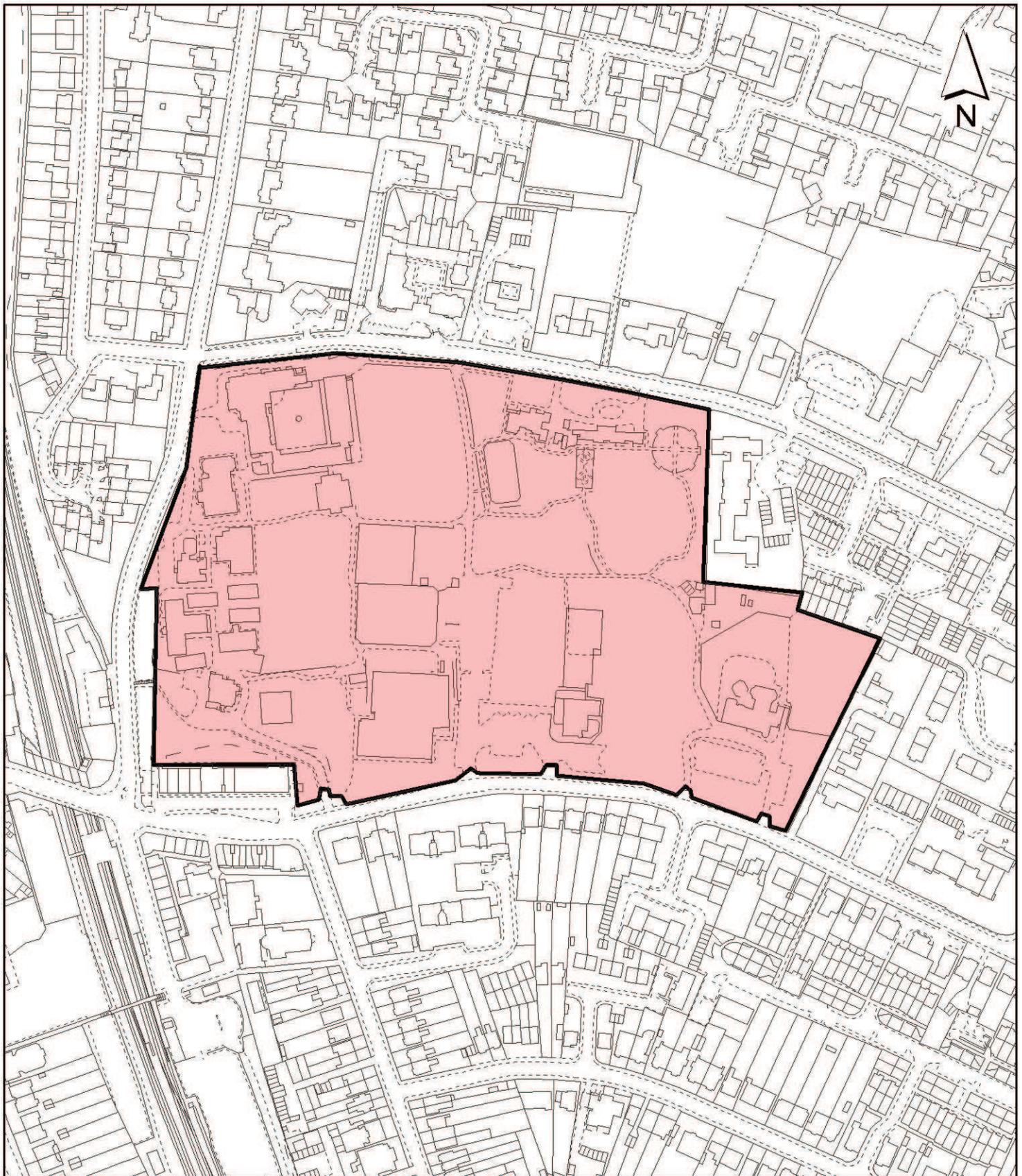
The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policies R3 and R10, which seek to encourage the provision of new and/or enhanced sports and educational facilities. It is considered that the proposed development would result in an acceptable impact on the visual amenities of the school site, the Northwood/Friithwood Conservation Area and the surrounding streetscene in this location. 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 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

**St Helens School
Eastbury Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

7402/APP/2013/3414

Scale

1:3,000

Planning Committee

Major Application

Date

February 2014



HILLINGDON
LONDON