

the school's Fitzwalter Building, which would in turn then be converted into general teaching classrooms.

The Design and Access Statement confirms that immediately following the occupation of the new Junior School the existing Junior School accommodation, which comprises buildings known as Lund, Mackenzie and Claremont, will become available for alternative uses as follows:

- Lund - To become an examination facility with no changes to the external envelope.
- Mackenzie - To be converted and modestly remodelled to form a new state-of-the-art Sixth Form Centre (planning permission ref: ref: 7402/APP/2016/2269).
- Claremont - To be demolished to allow for the construction of a new state-of-the-art music Centre.

This application has been submitted following pre-application consultation with the Local Planning Authority and comments made at that time have been taken fully on board by the applicant. Despite concerns raised by officers at that stage over the proposed demolition of Claremont, which is considered to be an attractive building within the Conservation Area, the applicant has put forward a strong justification for its redevelopment such that, on balance, the loss of the existing building is considered to be outweighed by the benefits of the proposal. Notably, the Council's Urban Design and Conservation Officer has raised no objections on this basis and, accordingly, the principle of the development is considered to be acceptable in this instance.

The development would have very limited impact on residential amenity and, furthermore, it would not result in any increase in pupil numbers to/from the site and so it would have no impact on the local highway network.

On balance, the scheme is considered to comply with current planning policies which seek to encourage enhancements to existing educational establishments and also those which seek to safeguard, preserve and enhance the character and appearance of existing Conservation Areas. Accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1376-301-01 Rev.B, 1376-301-02 Rev.A, 1376-301-04 Rev.A, 1376-301-05 Rev.A, 1376-301-06, 1376-302-01 Rev.A, 1376-302-02 Rev.A, 1376-303-01 Rev.A & 667347-DWG-SBU-C-101_P1, 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: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall be completed in accordance with the following specified supporting plans and/or documents:

Planning Statement Rev.C, prepared by IID Architects
Heritage Statement Rev B, prepared by IID Architects
Phase 1 Habitat Survey, prepared by Arbtech
Tree Constraints Plan Rev.1, prepared by MJC Tree Services
Bat Presence/Likely-absence Survey, prepared by Arbtech, dated 08/09/16

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 the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

4 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been 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 Two Saved UDP Policies (November 2012).

5 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.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 Two Saved UDP Policies (November 2012).

6 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been 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 Hard Surfacing Materials
 - 2.b External Lighting if proposed
 - 2.c Other structures (such as play equipment and furniture)

3. 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 surfacing/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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.11 (living walls and roofs) of the London Plan (2015).

7 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 Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 COM15 Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Capacity of Receptors

- i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.
- ii. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
- iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.
- iv. identify vulnerable receptors, ie Water Framework Directive (WFD) status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods.

c) Minimise water use.

- i. incorporate water saving measures and equipment.
- ii. provide details of how rain and grey water will be recycled and reused in the development.

d) Long Term Management and Maintenance of the drainage system.

- i. Provide a management and maintenance plan
- ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
- iii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.
- iv. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, Private Management Company (PMC), sewers offered for adoption and that to be adopted by the Council Highways services.

e) During Construction

- i. How temporary measures will be implemented to ensure no increase in flood risk from commencement on site.

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 of the Hillingdon Local Plan: Part 1 Strategic Policies (Nov 2012) and policy 5.12 of the London Plan (March 2016); to ensure it can be handled as close to its source as possible in compliance with policy 5.13 of the London Plan (March 2016); to conserve water supplies in accordance with policy 5.15 of the London Plan (March 2016); and to comply with the objectives of the National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

9 COM16 Scheme for site noise control

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures or noise limits and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the surrounding area in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 COM17 Control of site noise rating level

The rating level of noise emitted from any 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 policies OE1 and

OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 COM26 Ecology

Prior to commencement of development a detailed plan showing the inclusion of wildlife enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the building. These shall include bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with policy EM7 of the Hillingdon Local Plan: Part 1 Strategic Policies, policy EC5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012) and policy 7.19 of the London Plan (2016).

12 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 (2016) Policies 7.1 and 7.3.

13 NONSC Conservation 1

Prior to the commencement of development the detailed design and materials of the new structure and elements such as the glazing and external openings; roof and chimney detailing; and cladding, shall be submitted to and agreed in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with policies BE4 and BE13 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012).

14 NONSC Conservation 2

Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 3 shall be completed, submitted to, and approved in writing by the Local Planning Authority (LPA). The scope of recording shall first be agreed with the LPA and copies of the final documents shall be made available to the LPA, Local History Library and Historic England.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policy BE4 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012), policy 7.8 of the London Plan (2016); and the National Planning Policy Framework (2012).

15 CA2 Demolition - requirement for development contract

The works of demolition, including any partial demolition, hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of approved works, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

EC2	Nature conservation considerations and ecological assessments
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
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.
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.
BE39	Protection of trees and woodland - tree preservation orders
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
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
AM7	Consideration of traffic generated by proposed developments.
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
LPP 3.18	(2016) Education Facilities
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5 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.

6 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans

must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

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

8 I12 **Notification to Building Contractors**

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

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

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 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 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.

10 I19 **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).

11 I34 **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
- 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.
- 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.
- 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.

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

12

The Council's Access Officer has provided the following advice:

- 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+A1:2010, 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. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

e) 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.

3. CONSIDERATIONS

3.1 Site and Locality

St Helen's School is an independent day school for girls aged between 3 and 18 years. It occupies an approximately 7.8 hectare irregularly shaped plot located on the east side of Eastbury Road in Northwood.

The site accommodates a number of buildings, largely located towards its periphery, which make up the nursery, infant, junior and senior schools; sixth form and staff accommodation; specialist teaching blocks; and indoor sports facilities. It also accommodates sports pitches, tennis courts, car parks and associated facilities.

The buildings on site vary significantly in age and size, with some dating back to the turn of the 20th century and the new Junior School building, which was granted planning permission in October 2014 (ref: 7402/APP/2014/2761), due to open in September this year.

The application site comprises an approximately 0.29 hectare irregularly shaped plot located in the south west corner of the school grounds, which currently accommodates the school's Claremont building, car parking and landscaping.

Claremont comprises a two-storey brick built Victorian building (with semi-submerged basement and roof accommodation) dating from the early 1890s. The building, which has been considerably extended in the past, is characterised by its gault brick facades and its grand and imposing southern elevation. It currently accommodates various classrooms, staff rooms, storage areas and associated spaces.

Claremont is immediately surrounded by hardstanding, including 17 car parking spaces to its south and west. Beyond this to the north are existing school buildings (Lund and the Science Building) and to the east is Mackenzie, a two-storey brick-built building dating from

around 1990. A tree corridor along the school boundaries provides a buffer between the building and Rowland Place to the south and Eastbury Road to the west. The surrounding buildings and vegetation are such that views of Claremont from outside the school site are extremely limited at all times of year.

Vehicular access to the site is via Green Lane.

The application site falls within the Northwood, Frithwood Conservation Area as designated in the Hillingdon Local Plan. Tree Preservation Orders also cover large parts of the school site, including land around Claremont.

3.2 Proposed Scheme

This application seeks full planning permission for the demolition of Claremont and its replacement with a new two-storey state of the art music building.

The new building would provide the specialist music practice and small scale performance accommodation required for the whole School, replacing facilities which are currently located in Fitzwalter House, an adapted 1890's house, which is understood to be poorly suited to the requirements of 21st Century music education. Fitzwalter House would in turn be converted into general teaching classrooms (it should be noted that this does not require planning permission).

The proposed new building would provide a floor area of approximately 714m², representing a 71m² increase in floorspace over the existing building to be demolished. It would accommodate two classrooms, two music technology rooms, a recital room, several small teaching and practice rooms, offices, WCs, store rooms and associated facilities.

It would be sited midway between the Science Building and Mackenzie Building. The entrance and foyer would be located to the north to serve the main point of arrival from elsewhere on the site. It would project forward of the rest of the building and be characterised by a glazed facade and internal spiral staircase to add a focal point to this part of the building. The building would additionally be characterised by two mono pitched roofs, with three distinct chimneys.

The building would be finished with red brick, terracotta panels and curtain wall glazing. A zinc standing seam roof would be provided in addition to a green roof and a living wall to the building's south elevation.

Externally, the submitted plans indicate that hard and soft landscape enhancements are proposed around the site to include creation of a courtyard area to the north of the building and provision of additional planting around the building and within the adjoining car park. The proposed landscaping would complement that which has recently been approved (under planning permission ref: 7402/APP/2016/2269) around the adjoining Claremont Building and includes provision of a terraced seating area, pavements, pathways, a re-laid crossing and soft landscaping.

There are currently 17 parking spaces to the south and east of Claremont. These proposals seek to maintain this number. The applicant has confirmed that there will be no increase in pupil or staff numbers as a result of this application.

3.3 Relevant Planning History

7402/APP/2014/2761 St Helens School Eastbury Road Northwood
Development of a new part two-storey and part single-storey Junior School building with associated external works.

Decision: 07-10-2014 Approved

7402/APP/2015/1283 St Helens School Eastbury Road Northwood
Construction of temporary accommodation to house seven sixth form tutorial/teaching rooms and a temporary walkway within the School House courtyard for a period of 52 weeks

Decision: 04-06-2015 Approved

7402/APP/2015/1802 St Helens School Eastbury Road Northwood
Alterations and extension of the School House building to form a new entrance; rearrangement of internal spaces to rationalise circulation and improve management, teaching and staff facilities; and modifications to the external spaces to reinforce the pedestrian approach from Eastbury Road to improve the visitor parking layout and to upgrade the central courtyard.

Decision: 07-08-2015 Approved

7402/APP/2015/2114 St Helens School Eastbury Road Northwood
Details in compliance with conditions 4 (levels), 5 (materials), 6 (tree protection), 7 (landscaping), 10 (energy assessment), 12 (construction traffic management plan), 14 (evacuation plan/fire strategy), 15 (SuDS) and 17 (Japanese Knotweed removal) of planning permission ref: 7402/APP/2014/2761 dated 03/11/14 (Development of a new part two-storey and part single-storey Junior School building with associated external works).

Decision: 24-02-2016 Approved

7402/APP/2015/2572 St Helens School Eastbury Road Northwood
Details in compliance with condition 4 (tree protection) of planning permission ref: 7402/APP/2015/1283 dated 04/06/15; Construction of temporary accommodation to house seven sixth form tutorial/teaching rooms and a temporary walkway within the School House courtyard for a period of 52 weeks.

Decision: 31-07-2015 Approved

7402/APP/2015/3423 St Helens School Eastbury Road Northwood
Details pursuant to conditions 4 (levels), 5 (materials), 6 (tree protection) and 7 (landscaping scheme) of planning permission ref: 7402/APP/2015/1802 dated 07/08/15 (Alterations and extension of the School House building to form a new entrance; rearrangement of internal spaces to rationalise circulation and improve management, teaching and staff facilities; and modifications to the external spaces to reinforce the pedestrian approach from Eastbury Road to improve the visitor parking layout and to upgrade the central courtyard).

Decision: 18-12-2015 Approved

7402/APP/2015/4162 St Helens School Green Lane Northwood

Details in compliance with condition 9 (ecological enhancements) of planning permission ref: 7402/APP/2014/2761 dated 03/11/14 (Development of a new part two-storey and part single-storey Junior School building with associated external works).

Decision: 21-12-2015 Approved

7402/APP/2016/1636 St Helens School Eastbury Road Northwood

Non-material amendment to planning permission ref: 7402/APP/2015/1802 dated 07/08/15 (Alterations and extension of the School House building to form a new entrance; rearrangement internal spaces to rationalise circulation and improve management, teaching and staff facilities; and modifications to the external spaces to reinforce the pedestrian approach from Eastbury Road to improve the visitor parking layout and to upgrade the central courtyard) to make various minor alterations to the west (front) elevation and the east (rear/courtyard) elevation

Decision: 24-05-2016 Approved

7402/APP/2016/1800 St Helens School Eastbury Road Northwood

Non material amendment to planning permission ref: 7402/APP/2014/2761 dated 03/11/14 (development of a new part two-storey and part single-storey Junior School building with associated external works) to make various minor external alterations.

Decision: 25-05-2016 Approved

7402/APP/2016/2269 St Helens School Eastbury Road Northwood

Refurbishment of an existing Junior School building (Mackenzie Building) to convert it into a Six Form Centre.

Decision: 05-08-2016 Approved

Comment on Relevant Planning History

As mentioned above, planning permission was granted for the provision of a new junior school at the site in 2014 and at that time a site wide masterplan for the long-term reorganisation of the school site was introduced. This application forms a stage in the school's strategic vision and those applications most relevant to this and the site wide masterplan are 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

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
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- EC2 Nature conservation considerations and ecological assessments
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- 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.
- 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.
- BE39 Protection of trees and woodland - tree preservation orders
- 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
- 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
- AM7 Consideration of traffic generated by proposed developments.
- 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
- LPP 3.18 (2016) Education Facilities
- LPP 5.11 (2016) Green roofs and development site environs
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 7.19 (2016) Biodiversity and access to nature
- LPP 7.2 (2016) An inclusive environment

LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st September 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

LOCAL CONSULTATION

30 neighbouring properties consulted and a site notice put up. In addition Northwood Residents Association and the Ruislip, Northwood & Eastcote Local History Society were consulted.

No responses received.

HISTORIC ENGLAND

The proposal includes the demolition of a large stand alone 19th century villa, which appears to have been extended at the rear in the early 20th century in an arts and crafts style, reflective of many of the buildings in the conservation area. This building is considered to be a fairly handsome example of it's type and it could be argued that its loss may cause harm to the character and appearance of the conservation area.

As such, we would draw the Council's attention to paragraph 134 of the National Planning Policy Framework and the need to weigh this harm against any public benefits that the proposal may bring through the demolition of this building and the creation of a replacement building on the site.

Recommendation:

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again.

METROPOLITAN POLICE

Lengthy discussion has taken place with the architects regarding this development and they are very aware of what is required. In principle, no objections are raised but the scheme must meet the requirements set under the SBD (Secured by Design) Schools 2014 design guide. As such, a planning condition should be imposed to achieve SBD.

Internal Consultees

URBAN DESIGN & CONSERVATION OFFICER

Background:

The site is located within the Frithwood/Northwood Conservation Area, a designated heritage asset. It includes Claremont, an attractive late Victorian villa of circa 1891, comprising 2 floors, attic and a part basement. This is constructed in Gault type light coloured bricks and was extended circa 1913 so that the rear of the building has an Arts and Craft character, which is quite different to that of the frontage. This building has some good interior features, including its original staircase; however, it is not of listable quality, nor is it included on the Council's Local List.

The building, whilst attractive, is located away from the high street and the leafy local residential streets, the latter forming the core of this conservation area. It is really only visible from within the school grounds where it fronts the southern boundary of the site and from the upper rear floors of Rowland Place located on Green Lane.

Claremont can be considered as a non designated heritage asset and this was discussed at pre-application stage, when the applicant was advised that a strong case would need to be made in terms of Council Planning Policy and also the requirements of the NPPF if the final proposals included the demolition of this building.

Considerations:

Existing Building

The supporting information advises that the existing school building is not fit for purpose, as its layout comprises mostly small or narrow rooms, the basement is too damp to use, and generally the building does not lend itself to modern school uses. As a result of this, the building has become used more for storage than teaching. As requested, a study was been undertaken to illustrate the difficulties of retaining the building and reusing it as is, and also extending it to accommodate the proposed use. The latter shows the retention of only a part of the original structure and in order to provide the required floorspace, the provision of large addition to the building. Overall, this would create an awkwardly positioned structure that would compromise the setting of the adjacent modern school buildings and overwhelm what would remain of the original house.

It is also noted that there appears to be some historic structural problems re the front porch, although further details of this have not been provided. There seems to be no requirement for other major structural repairs, however, it is noted that the existing building does require maintenance and general repair.

It is also noted that alternative non school uses for the structure have been considered by the applicants, but appear to be limited given its position within the school's site.

Proposed Building

The design of the proposed new structure has been refined and improved since the earlier pre-application discussions. The resulting brick and terracotta building is considered to be of an appropriate scale and to have an interesting modern design of quality. It is considered to fit comfortably within the context of the surrounding school buildings and to relate well to the rest of the site. Although not readily visible outside of the site boundaries, it is considered that it would contribute positively to the appearance of this part of the conservation area and also to the general setting of the school.

Conclusion:

Council Policy BE4 is clear that there is presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. It also advises that new buildings in conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

In terms of the NPPF (Para 134) the loss of the existing building could be considered as causing less than substantial harm to the significance of the designated heritage asset i.e. the conservation area. It advises that in such cases, the harm needs to be weighed against the public benefits of the proposal. In this case, the provision of new facilities for the school could be considered as a public benefit. Para 135 of the NPPF relates to the significance of non designated heritage assets, in this case the building proposed for demolition. It advises that a balanced judgement would need to be made, taking into account scale of harm caused and the significance of the asset. These matters have been discussed in the paragraphs above.

Recommendation:

On balance, the loss of the existing attractive building is considered to be outweighed by the provision of a good quality new building that would enhance the conservation area and also by the provision of new educational facilities for the school.

No objection is therefore raised to the demolition, however, the detailed design and materials of the new structure and elements such as the glazing and external openings; roof and chimney detailing; cladding, green walls and surrounding landscaping, should be subject to the submission of further details.

The existing building should be recorded prior to demolition up to HE level 3.

The existing building should not be demolished without a contract being let for the construction of the new structure.

TREES/LANDSCAPE OFFICER

No objection is raised to the proposed removal of two trees as the nearby boundaries are fully stocked with mature / developing trees and so their loss would go un-noticed.

A site-specific tree protection plan and arboricultural method statement should be requested by way of condition (RES8 and RES10).

SUSTAINABILITY OFFICER

Following initial concerns raised over the impact on the development on bats, additional information has been provided which confirms the type of bat roost present. It is a transient roost for a small number of bats and therefore at the lower end of the scale in terms of the Natural England impact guidance. The updated information on mitigation is therefore commensurate with the scale of impact at this stage. Natural England may require further information for the licensing stage, but there is nothing to suggest a licence would not be forthcoming. Accordingly, no objections are raised subject to the following condition to secure the specific enhancement measures and their location within the development:

Condition

Prior to commencement of development a detailed plan showing the inclusion of wildlife enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the building. These shall include bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

ACCESS OFFICER

A revised Design and Access Statement and Fire Strategy Plans have been provided following initial concerns raised. These clarify the accessibility provisions. No other accessibility concerns are raised and the application is fully supported in light of these revisions.

Standard informatives relating to accessibility should be attached if approval is granted.

ENVIRONMENTAL PROTECTION UNIT

No objection subject to conditions requiring the submission of a scheme for site noise control and to control noise affecting residential property. The standard informative relating to nuisance from construction work should also be applied.

FLOOD AND WATER MANAGEMENT OFFICER

The Flood Risk Assessment provided shows that a sustainable drainage system is feasible on the site. It is supported that this includes green roofs and permeable surfacing.

It is also supported that surface water will be controlled to greenfield rates. This should be restricted to a variety of rates not just the max 1 in 100 year plus climate change. However further surveys and condition investigations are required to demonstrate proposals will be feasible and condition information should be submitted. It is supported that a combined sewer is made is to a foul only sewer.

However the proposals appear to be focused underground and there are no opportunities utilised for above ground SuDs or creating features of downpipes in order to help educate potential pupils of the value of water.

Therefore the following condition is required:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall follow the strategy set out in 'Flood Risk Assessment' produced by Elliot Wood.

The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Capacity of Receptors

- i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.
- ii. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
- iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.
- iv. identify vulnerable receptors, ie Water Framework Directive (WFD) status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods.

c) Minimise water use.

- i. incorporate water saving measures and equipment.

- ii. provide details of how rain and grey water will be recycled and reused in the development.
- d) Long Term Management and Maintenance of the drainage system.
 - i. Provide a management and maintenance plan
 - ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
 - iii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.
 - iii. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, Private Management Company (PMC), sewers offered for adoption and that to be adopted by the Council Highways services.
- f) During Construction
 - i. How temporary measures will be implemented to ensure no increase in flood risk from commencement on site.

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 (March 2016), and

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and

Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) 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."

Whilst at national level the DCLG Policy Statement on Planning for Schools Development and the NPPF focus predominantly on provision of state funded education the Local Planning Authority also recognises that there may also be a demand for private provision and that there is also a need to ensure that private facilities meet modern teaching standards. Notably, paragraph 72 of the NPPF confirms that great importance should be attached to ensuring that a sufficient choice of school places is available to meet the needs

of existing and new communities and that great weight should be given to the need to create, expand or alter schools. Whilst not creating additional places, the proposal would nevertheless enhance existing facilities, enabling the school to remain competitive within its market.

Notwithstanding this policy support for education related development, the proposals would nevertheless result in the demolition of a distinctive building within a Conservation Area.

Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies, confirms that the Council will seek to "conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape" including, amongst other criteria, designated heritage assets such as Conservation Areas.

Local Plan: Part 2 Policy BE4, reiterates this objective stating that:

"New development within or on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or the appearance of a Conservation Area. Applications for planning permission should contain full details, including siting and design, or replacement buildings. Applications for consent for demolition will depend upon the submission and approval of such details."

London Plan (2015) Policy 7.8 reaffirms the importance of conserving heritage assets, confirming that "development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate" and that "development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail."

Paragraph 133 of the NPPF reiterates the above policy support for the retention and reuse of heritage assets, including buildings falling within conservation areas, stating that "where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss."

Claremont is considered to be a building of merit within an established Conservation Area. In light of the above strong policy emphasis for the retention of such buildings, strong justification for its demolition must be provided.

The applicant entered into pre-application discussions with the Council and many of the comments made at that time have been taken on board. Despite concerns raised by officers at that time over the demolition of Claremont, the applicant has put forward a strong justification for the current proposals, as set out below, which overcome those initial reservations.

It is recognised that, whilst an attractive building in its own right, Claremont has been significantly altered in the past such that some of its original quality and character has been lost. Furthermore, views of it from outside the school site are extremely limited and its location is such that it is not viewed in context with the core residential areas of the Conservation Area.

As such it is considered that the loss of the existing building would cause less than substantial harm to the Conservation Area.

The NPPF (Section 12, paragraph 134) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (in this case the Northwood, Frithwood Conservation Area), this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In terms of need for the development, the applicant has argued that the existing building is no longer fit for purpose. Indeed, it comprises numerous small rooms, unsuitable for teaching larger groups of children and stepped changes in levels throughout, making it totally inaccessible to disabled users. The difficulties the building presents in these respects were apparent during officers' visits to the site and the applicant has highlighted many significant challenges presented by the building.

Notwithstanding this, it has been demonstrated that careful thought has been given as to how the building might be used for alternative school or non-school uses. However, due to the nature of the building it simply does not lend itself to modern educational needs and due to its location, it could not easily be used for non-school uses as this would give rise to child safeguarding issues.

The submitted Design and Access Statement demonstrates that various options have been considered, looking at how all or part of the building could be extended and retained. Massing diagrams showing various options have been provided. However, these demonstrate that several difficulties would exist in attempting to do this and officers are satisfied that this is not a feasible option in this location.

With regard to the proposed new building, it is considered that this would be of a high quality modern design, which has taken on board advice provided by officers at pre-application stage. The building would sit comfortably within the context of the surrounding school buildings and would relate well to the rest of the site, contributing acceptably to the character and appearance of this part of the conservation area.

Taking into consideration the strong policy support for new and enhanced school facilities and the strong arguments set out by the applicant, the need for the development in educational terms and the high quality design of the building proposed, it is considered that the less than significant harm to the conservation area resulting from the loss of the existing building is, on balance, outweighed by the provision of a good quality new building and by the provision of new educational facilities for the school. The Council's Urban Design and Conservation Officer has notably raised no objections on this basis. Accordingly, no objections are raised to the principle of the development subject to 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

The application site falls within the Northwood, Frithwood Conservation Area, as designated in the Hillingdon Local Plan. It does not fall within an Archaeological Priority Area and there are no listed buildings within the vicinity.

As discussed in part 7.01 of this report, planning policy currently strongly seeks the retention of buildings of merit within Conservation Areas. Claremont is an attractive former Victorian Villa with a grand and imposing frontage, characterised by its yellow gault brick

exterior and its Arts and Crafts style. Although, for the reasons set out above, officers accept the applicant's justification for its demolition and replacement, it is important that the new development is of a high quality design which would be in keeping with the character and appearance of the surrounding area and enhance the visual amenities of this part of the Conservation Area.

It is considered that the proposal would provide a high quality modern building which, in terms of its size, scale height, form and material palette, would be in keeping with the character and appearance of surrounding development and contribute positively to the visual amenities of this part of the school site. With specific regard to its design the Council's Urban Design and Conservation Officer has specifically commented as follows:

"The design of the proposed new structure has been refined and improved since the earlier pre-application discussions. The resulting brick and terracotta building is considered to be of an appropriate scale and to have an interesting modern design of quality. It is considered to fit comfortably within the context of the surrounding school buildings and to relate well to the rest of the site. Although not readily visible outside of the site boundaries, it is considered that it would contribute positively to the appearance of this part of the conservation area and also to the general setting of the school."

The provision of green walls, green roofs and a hard and soft landscaping scheme, which would complement that proposed around the adjoining building, reduce the existing level of hardstanding in this area of the school and reflect the overall high quality landscape of the wider school site, is also welcomed.

Whilst Historic England have highlighted the design qualities of the existing building, notably, they have raised no specific objections to its demolition, confirming that the Council may determine the application as they see fit.

On the basis of the above, the development is considered to comply with relevant local, London Plan and national planning policies relating to development in Conservation Areas.

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 the application site.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. As mentioned above, policy BE4 specifically seeks to safeguard the visual amenities of Conservation Areas. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of an area is not compromised by new development.

Issues relating to the impact of the development on the school site and on the Northwood, Frithwood Conservation Area have been discussed in parts 7.01 and 7.03 of the report. With regard to the impact of the development on the wider surrounding area, only very limited glimpses of it would be visible from Green Lane, beyond buildings in Rowland Place and between tree planting around the school's boundaries. No views would be available from Eastbury Road. Accordingly, it is not considered that the development would have any adverse impacts on the visual amenities of the Green Lane street scene or on the wider surrounding area outside the school site.

7.08 Impact on neighbours

Policies BE19, BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part 2 seek to protect residential amenity. The Council's Supplementary Planning Document (SPD) on Residential Layouts provides detailed guidance to ensure that these policy objectives can be met.

The SPD 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 nearest residential properties in Rowland Place, to the south of the site, would be located approximately 28m away, beyond boundary tree screening. Accordingly, it is not considered that the proposal would give rise to any unacceptable levels of overshadowing, loss of privacy or overdominance, which could be detrimental to residential amenity.

7.09 Living conditions for future occupiers

This consideration relates to the quality of residential accommodation and is not applicable to this type of development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

The applicant has confirmed that there would be no increase in pupil or staff numbers as a result of the proposals and, as such, there would be no increase in traffic to/from the site or parking demand at the school, which could have an adverse impact on the surrounding highway network. Furthermore, no alterations are proposed to existing car parking or access arrangements.

7.11 Urban design, access and security

Matters relating to urban design have been addressed in parts 7.01, 7.03 and 7.07 of the report.

With regard to security, the Metropolitan Police Designing Out Crime Officer has confirmed that no objections area raised subject to imposition of the standard Secure by Design (SBD) condition should approval be granted.

7.12 Disabled access

Following initial concerns raised by the Council's Access Officer an amended Design and Access Statement has been provided, in addition to Fire Strategy Plans. These documents fully take on board the Access Officer's advice and confirm that a fully accessible form of development will be provided in full accordance with the requirements of BS8300 and Part M of the Building Regulations. Notably, level access will be provided throughout, with lift access to upper floors and accessible WCs on both levels. Furthermore, the building will be designed to cater for those with sensory and visual impairments. The Council's Access Officer has confirmed that no objections are raised to the development, following the receipt of the amended documents.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, Landscaping and Ecology

Trees/Landscaping

Local Plan: Part 2 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.

Two trees would need to be removed as a result of the development. One is partially growing out of the west wall of Claremont and is a Bay Laurel tree. The other is a Sycamore. Neither tree is considered to be of high amenity value (both 'C' rated trees) and their removal is considered to be acceptable.

New hard and soft landscaping, to include extensive new tree planting to the north, east and south of the building, in addition to within the car park, is proposed. The landscaping scheme would integrate with and continue that which has recently been approved (planning permission ref: 7402/APP/2016/2269) around the adjacent Mackenzie building to the east and would enhance the visual amenities of this part of the school site and Conservation Area. Notably, the Council's Trees/Landscape Officer has raised no objection to the proposals, which are considered to fully comply with the objectives of policy BE38.

Ecology

Local Plan: Part 1 policy EM7 and Local Plan: Part 2 policy EC2 seek to preserve and enhance the biodiversity of sites, including habitats for protected species. A Phase 1 Habitat Survey and a Bat Presence/Likely-absence Survey has been submitted in support of the application. This identifies that a transient roost for a small number of bats is present on site. However, the Council's Sustainability Officer has confirmed that this is low risk and that, subject to imposition of an appropriate planning condition to require wildlife enhancement measures, refusal could not be justified on this basis.

7.15 Sustainable waste management

The submitted Design and Access Statement confirms that refuse will be collected from the existing central recycling and refuse area. Although no details of this have been provided, it must be acknowledged that this is an existing school site and measures will already be in place for the existing building and entire school campus. Furthermore, it must also be noted that the school ultimately has discretion over which waste management methods are used on site. Accordingly, this is considered to be acceptable in this instance.

7.16 Renewable energy / Sustainability

Given the relatively minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy. Nevertheless, the Design and Access Statement confirms that:

"Whilst the proposed building is not classed as a 'major' development and is therefore not covered by the requirements of the London Plan, the school have taken the view that this building should achieve the lowest carbon emissions possible and have therefore applied a 35% betterment of Part L2A 2013 of the Building Regulations."

It goes on to confirm that this will be achieved through "effective building form and orientation, good envelop design and proficient use of services; such that the building itself is being used as the primary environmental modifier."

In addition to the above green walls and green roofs will be incorporated into the design of the building. These will assist in reducing surface water run-off, enhance the biodiversity of the site, aid energy efficiency, and enhance the visual appearance of the building.

The applicant's approach to carbon reduction and sustainable building measures is fully

supported.

7.17 Flooding or Drainage Issues

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 and that developments should aim to achieve green-field run-off rates. Policy 5.15 goes on to confirm that developments should also minimise the use of mains water by incorporating water saving measures and equipment.

The site does not fall within a flood zone or critical drainage area and no specific drainage issues have been identified. However, in accordance with London Plan policy a Flood Risk Assessment and Drainage Strategy has been provided.

This confirms that various sustainable drainage measures would be incorporated including the provision of permeable paving, below ground cellular storage and green roofs.

The Council's Flood and Water Management Officer has raised no objection to the drainage proposals, subject to a standard condition to require further details of the proposed strategy.#

7.18 Noise or Air Quality Issues

Noise

Whilst the building would be used for music and drama and so there is potential for the outbreak of noise from it, it must be acknowledged that unlike the existing music building this would be a modern and purpose built facility. Accordingly, whilst it is considered unlikely that it would create any significant increase in noise nuisance over and above the existing buildings on site it does allow the opportunity for greater control to ensure it does not unacceptably impact on residential amenity. Officers in the Council's Environmental Protection Unit have raised no objections subject to conditions to ensure noise from the building is appropriately controlled.

Air Quality

There would be no increase in staff or pupil numbers to the site as a result of this application and no increase in parking is proposed. Accordingly, it is not considered that the development would have any significant impact on local air quality.

7.19 Comments on Public Consultations

None received.

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 or Hillingdon Community Infrastructure Levy.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including

regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

Whilst the proposal would result in the demolition of an attractive building within a Conservation Area, sufficient justification for this has been provided such that no objections are raised to the principle of the development.

The proposed building would be of a high quality design which would be in keeping with the character and appearance of the surrounding area and which would, accompanied by the proposed comprehensive landscape scheme, enhance and contribute positively towards the visual amenities of the school site and Conservation Area.

The development would have no significant adverse impact on residential amenity and it would have no impact on the local highway network.

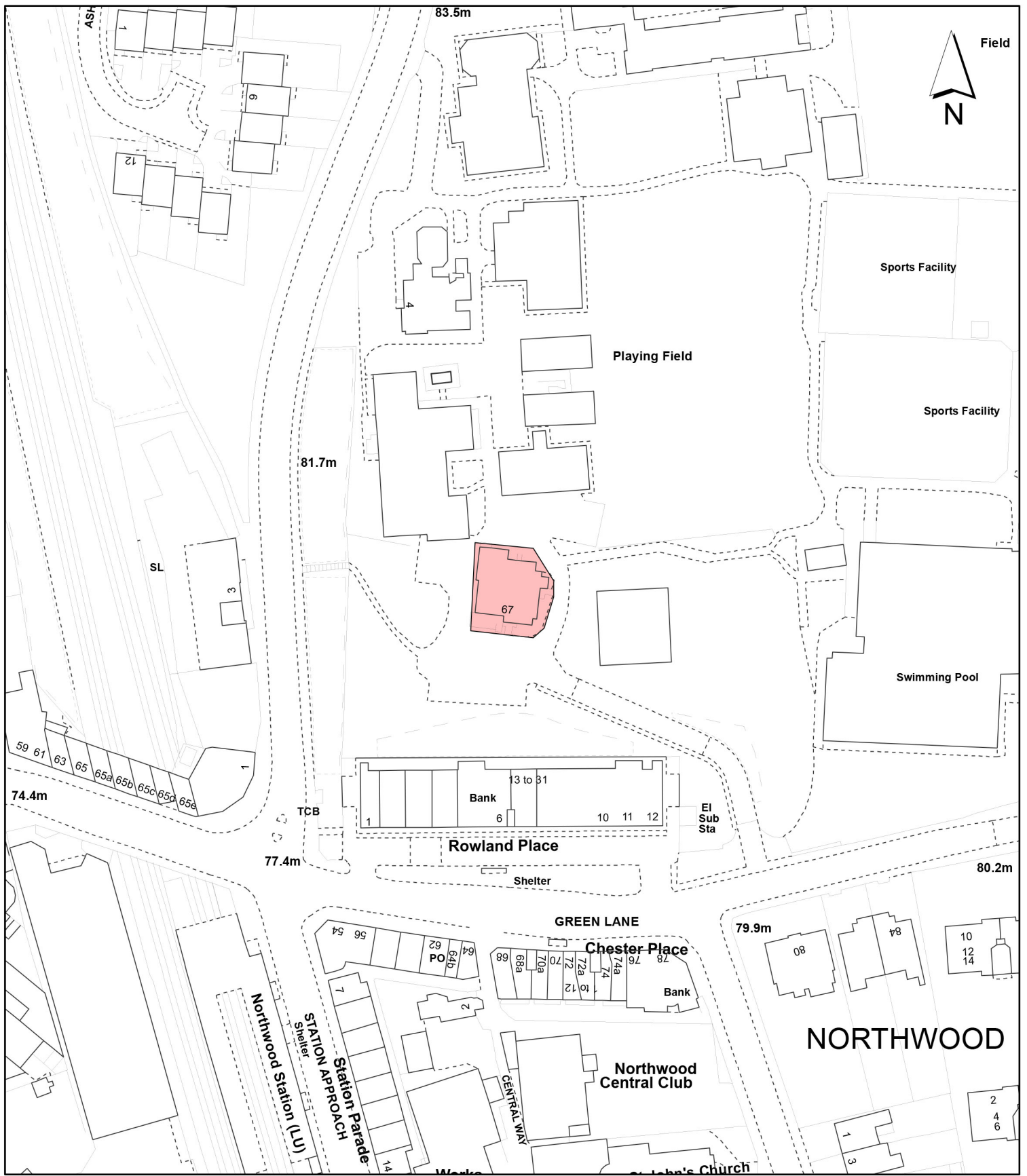
The proposal is considered to comply with relevant local, London Plan and national planning policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
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

Contact Officer: Johanna Hart

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Notes:

 Site boundary

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Site Address:

**St Helens School
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:
7402/APP/2016/2939

Scale:
1:1,250

Planning Committee:
North

Date:
October 2016



HILLINGDON
 LONDON