

Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON MANOR SECONDARY SCHOOL HARLINGTON ROAD
HILLINGDON

Development: Alterations and refurbishment of existing school frontage

LBH Ref Nos: 3043/APP/2017/1365

Drawing Nos: 1464-PL100

Date Plans Received: 13/04/2017

Date(s) of Amendment(s):

Date Application Valid: 13/04/2017

1. SUMMARY

This application seeks full planning permission for alterations to and refurbishment of the existing frontage to the main building at Hillingdon Manor Secondary School in Yiewsley, to include provision of a new entrance canopy and signage, new fascias, new fenestration and cladding to the facade, lighting, landscaping and associated development.

The development would fully comply with current planning policies which seek to encourage enhancements to existing school buildings. Furthermore, no objections are raised to the proposal on design grounds and it is not considered that the development would have any detrimental impact on residential amenity or on the local highway network

The development is considered to comply with relevant local, London Plan and national planning policies and, 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 1464-PL100, 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 (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in keeping with the character and appearance of the existing

building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies BE13 and BE15 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.

| | |
|----------|---|
| OL4 | Green Belt - replacement or extension of buildings |
| BE10 | Proposals detrimental to the setting of a listed building |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| R10 | Proposals for new meeting halls and buildings for education, social, community and health services |
| LPP 3.18 | (2016) Education Facilities |
| LPP 7.16 | (2016) Green Belt |
| LPP 7.4 | (2016) Local character |
| LPP 7.8 | (2016) Heritage assets and archaeology |
| NPPF9 | NPPF - Protecting Green Belt land |

3 I59 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.

4 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise 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.

3. CONSIDERATIONS

3.1 Site and Locality

Hillingdon Manor School occupies an approximately 0.57 hectare irregularly shaped plot located on the south west side of Harlington Road. It accommodates a main single-storey school building, a number of mobile classroom units, a playground, car parking and ancillary development. The buildings and playgrounds are located towards the rear (west) of the site, with car parking to the east and south.

The school site is bounded by privately owned fields to the north and west. A single-storey indoor swimming pool, understood to be owned by Mencap, adjoins the southern most corner of the school site. Mencap also use buildings to the east of the school car park and south of its access. Two Grade II Listed properties known as Vine House and The Lawns also lie to the south on the access. To the south the site is bounded by residential units and Moorcroft, a Grade II Listed Building, which now comprises residential apartments.

The entire site and its surrounds fall within the Green Belt as designated in the Hillingdon Local Plan.

3.2 Proposed Scheme

This application seeks full planning permission for the carrying out of alterations and refurbishment to the existing school frontage.

The proposals include the replacement of the existing school entrance canopy and signage, provision of new fascia boards, render, brick decoration and timber cladding to the facade, new doors and windows, new lighting, landscaping and ancillary works.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has an extensive planning history. However, there are no recent applications, which are directly relevant to the current proposals.

4. Planning Policies and Standards

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- OL4 Green Belt - replacement or extension of buildings
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

| | |
|----------|--|
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| R10 | Proposals for new meeting halls and buildings for education, social, community and health services |
| LPP 3.18 | (2016) Education Facilities |
| LPP 7.16 | (2016) Green Belt |
| LPP 7.4 | (2016) Local character |
| LPP 7.8 | (2016) Heritage assets and archaeology |
| NPPF9 | NPPF - Protecting Green Belt land |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th May 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 15 local owner/occupants and site and press notices were posted. One letter commenting on the application has been received, which raises the following points:

- i) It is not clear whether the alterations affect parking.
- ii) A plan should be made available.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

Whilst the existing school is located close to a number of grade II listed buildings, the proposed alterations are minor and within the largely enclosed school forecourt area that is not readily visible from the road, or from the listed buildings. The refurbished canopy would be visible in part from a few of the rooms on the upper floors of Moorcroft and from the rear (at upper level) of the terrace of new buildings that run along the site boundary with the school. However, the proposed works are considered to be fairly minor and whilst the fascia to the canopy is deeper, overall it is not enlarged. Given the current very utilitarian design of this frontage, new render, cladding and improved signage would enhance its appearance, as would the proposed softer lighting. In view of this, there are no objections to this application.

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. This overall objective is reiterated in the London Plan Policy 3.18. At national level the DCLG Policy Statement on Planning for Schools Development and the NPPF are particularly supportive of applications which enhance existing schools.

The proposal is considered to comply with these policy objectives. However, its location within the Green Belt and any impact it could have on the setting of nearby listed buildings are also relevant policy considerations.

Local Plan: Part 2 policy OL4 confirms that the replacement or extension of buildings in the Green Belt will only be permitted if they do not significantly alter the bulk or character of the

original building; they do not add to the built up appearance of the site and they are not harmful to visual amenity.

London Plan policy 7.16 confirms that the strongest protection should be given to the Green Belt and that development should only be allowed where it complies with national guidance. NPPF Paragraph 89 largely reiterates the objectives of Local Plan policy OL4 and confirms that the extension or alteration of a building can be considered acceptable where it does not result in disproportionate additions over and above the size of the original building.

Local Plan policy BE10 confirms that planning permission will not be granted for proposals which are considered detrimental to the setting of a listed building. London Plan policy 7.8 reaffirms that development affecting heritage assets and their settings should be sensitively and sympathetically designed. Part 12 of the NPPF similarly confirms that careful consideration should be given to development which could impact on the setting of heritage assets.

The proposed works relate to relatively minor alterations to the front of the building, aimed at refurbishing and enhancing its visual appearance. They would not add to the size, bulk or scale of the building and seek to improve its character and appearance. Accordingly, they are considered to comply with the above mentioned policies which allow minor works to buildings located within the Green Belt and also the objectives of policies aimed at protecting the setting of listed buildings. No objections are therefore raised to the principle of the development, subject to the proposal meeting other site specific criteria.

7.02 Density of the proposed development

Not applicable to this application.

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

The site does not fall within or adjacent to a designated archaeological priority, conservation area or Area of Special Local Character. However, it is located close to a number of grade II listed buildings, including Moorcroft to the south and Vine House and The Lawns to the east.

Notwithstanding this, due to the location of the building set back from the road and behind forecourt parking, and the minor nature of the alterations proposed, it is not considered that the development would have any significant detrimental impact on the character or appearance of the surrounding area of the setting of the listed buildings. Indeed, it is considered that the scheme would enhance rather than detract from the visual amenity of the school site and its surrounds. Notably, the Council's Conservation and Urban Design Officer has raised no objections.

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

This issue has been largely addressed in part 7.01 of the report. The proposals are considered to be minor and they would not add significantly to the size, scale, mass or bulk of the building in this location. Furthermore, it is considered that they would enhance the visual amenities of the existing building frontage, which is currently of limited architectural merit. Accordingly, the proposal is considered to fully comply with current planning policy which seeks to preserve the openness and the protect the visual amenity of green belt land.

7.07 Impact on the character & appearance of the area

Policies BE13, BE15 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. 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.

Given the minor nature of the proposals and the set back of the building from Harlington Road, it is not considered that the development would have any significant detrimental impact on the character or appearance of the surrounding area. Indeed, as stated elsewhere in this report, it is considered that the proposed alterations would enhance the visual amenities of the school site.

7.08 Impact on neighbours

Local Plan: Part 2 policies BE19, BE20, BE21 and BE24, in addition to the Council's Supplementary Planning Document on Residential Layouts, seek to safeguard residential amenity.

Notwithstanding the proximity of adjoining residential properties at Moorcroft, the proposed works would not add to the scale, bulk, size or height of the existing school building. Accordingly, it is considered that their impact on residential amenity would be negligible.

7.09 Living conditions for future occupiers

Not applicable to this application.

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.

No alterations are proposed to the existing car parking layout or site access arrangements as part of this application. Notwithstanding concerns raised by residents in this regard, no loss of car parking is proposed. Accordingly, the proposal would have no impact on highway or pedestrian safety or parking demand.

7.11 Urban design, access and security

Urban Design

The proposed minor alterations would enhance the visual appearance of the existing building, which is somewhat utilitarian in its design. Notably, the Council's Conservation and Urban Design Officer has raised no objection.

Security

Given the minor nature of the scheme and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

7.12 Disabled access

Not applicable. The proposals would have no impact on the site's accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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.

This part of the school site is currently void of any soft landscaping, albeit but for a couple

of small planting beds trellises. Space for new planting is very limited. However, the plans indicate that the existing planting beds would be supplemented with new planting, which is supported and would help to soften the visual appearance of the building facade.

7.15 Sustainable waste management

Not applicable. The proposals would have no impact on refuse provision.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable. The site does not fall within a flood zone or critical drainage area and no specific drainage issues have been identified. Given the nature of the proposals it is not considered that they would give rise to any increased risk of flooding.

7.18 Noise or Air Quality Issues

Not applicable. The proposals would have no impact on noise or air quality.

7.19 Comments on Public Consultations

Comments received query the impact of the development on parking and seek a copy of the plans.

There would be no impact on parking as a result of the development. Plans have been available for viewing on the Council's website and at the Civic Centre throughout the duration of the application process.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

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 to this application.

10. CONCLUSION

No objections are raised to the principle of the development in this location. It is not considered that the proposal would have any significant detrimental impact on the openness of the green belt, the setting of the nearby listed buildings or the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any significant adverse impact on residential amenity.

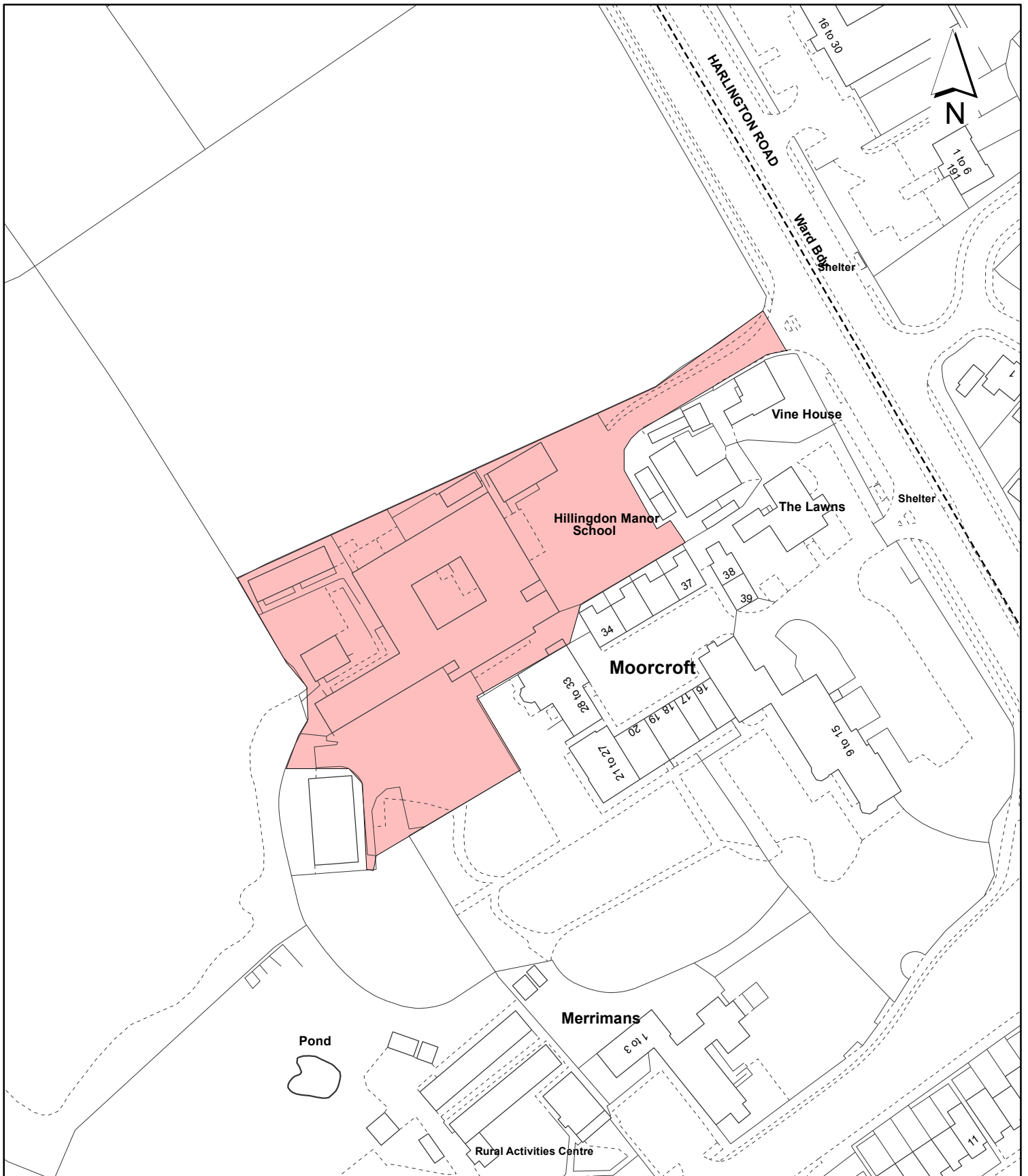
The proposal is considered to comply with relevant local, London Plan and NPPF planning policies and, accordingly, approval is recommended.

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 (2015)
National Planning Policy Framework

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Hillingdon Manor School

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
3043/APP/2017/1365

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2017

