

Report of the Head of Planning, Transportation and Regeneration

Address NORTHWOOD COLLEGE EDUCATIONAL FOUNDATION MAXWELL ROAD
NORTHWOOD

Development: The erection of a 4-storey block to accommodate a new science and sixth form centre, and the re-surfacing of the play space fronting Vincent House to facilitate car parking with associated works

LBH Ref Nos: 2082/APP/2018/3819

Drawing Nos: Letter dated 22-03-2019
2207_AG(0-)003 Rev. P1
2207_AG(0-)004 Rev. P1
2207_AG(0-)005 Rev. P1
2207_AG(0-)006 Rev.P1
2207_AG(0-)011 Rev. P1
2207_AG(0-)020 Rev. P1
Statement of Community Involvement
2207_AE(00)01 Rev P1
Transport Statement (October 2018)
Arboricultural Planning Statement (July 2018)
Sustainability Assessment and Energy Statement (Ref: 12742-EA)
Covering Letter dated October 2018
Drainage Strategy (October 2018)
Bat Emergence Report (Ref: 857373)
BREEAM Ecology Assessment (Ref: 857373)
2207_AP(0-)021 Rev. P1
2207_AP(0-)001 Rev P1
181017 - Cover Letter
Design and Access Statement
2207_AG(0-)01C
2207_AG(0-)002 Rev. P2
2207_AP(90)001 Rev. P3
2207_AG(0-)001 Rev. P4
20. Works in Existing Buildings
2207_AP(90)001 Rev. P1
IV Landscape Plan
Accessibility Plan
Preliminary Ecological Appraisal & Preliminary Roost Assessment for Bats
Heritage Appraisal
Planning Statement

Date Plans Received:	29/10/2018	Date(s) of Amendment(s):	02/11/2018
Date Application Valid:	29/10/2018		09/04/2019
			14/02/2019
			29/10/2018

DEFERRED ON 15th May 2019 FOR SITE VISIT .

This application was deferred at the Major Applications Planning Committee on 15-05-2019 for a site visit. A site visit is due to take place on Friday 14 June 2019.

The applicant met with officers on 05 June 2019 to discuss amendments to the proposal. Revised plans were submitted 07 June 2019. The revisions include:

- removal of plant room from beneath the glazed link, and relocation into the proposed building;
- clarification on the elevation plan showing the stair core recessed on the roof; and
- amended elevation plan showing the glazed link suspended at first floor level.

Although these changes are welcomed by officers, the alterations do not overcome the concerns outlined in the main body of the report and the subject of refusal reason 01.

A further note on accessibility was received on 07 June 2019. The access officer's comments on this will be reported within the committee addendum.

CONSULTEE COMMENTS

The amendments were reviewed by the Conservation and Design Officer who notes the initial objections to the application remain in place. Whilst the plant room has been relocated within the envelope of the proposed building, this does not overcome the objections to the overall height, bulk and mass of the building and its visual prominence within the Conservation Area. The locally listed building which the glazed link would be attached to, measures 10.5m in height whereas the proposed building would measure 15m. Given the proximity of the new building to the locally listed building, its massing and scale, the proposal would visually dominate the proposal locally listed building and sit at odds within its context. The proposal is therefore considered to result in less than substantial harm to the Conservation Area.

No other comments or objections were received from consultees.

CONCLUSION

The recommendation remains to refuse this application for the two reasons outlined within this report.

1. SUMMARY

This application is being reported to the major applications planning committee because the application was called in by a ward councillor. The Northwood College site currently accommodates a large 2-storey prefabricated classroom unit, which comprise 1,600 sq.m of temporary classroom accommodation. Temporary planning permission was originally granted for the buildings in 2014 which was renewed in October 2018 (ref: 2082/APP/2017/2086) and is due to expire in September 2020. An informative was attached to the consent advising the applicant that any further applications for the retention of the buildings, following the expiry of this consent in 2020, could not be entertained.

Permission is sought for the erection of a 4-storey block to accommodate science and sixth form accommodation. The proposal also includes the removal of the existing mobile classroom, reconfiguration of car parking spaces with associated landscaping.

The proposal is considered to comply with current planning policy objectives aimed at enhancing educational provision and, accordingly, no objections are raised to the principle of development in this location. However the proposed scale, massing and height of the proposed building is likely to result in less than substantial harm to the Northwood Town Centre, Green Lane Conservation Area. It is considered that the benefits of providing improved educational facilities do not outweigh the less than substantial harm to the Conservation Area.

The application is recommended for refusal as the proposal fails to preserve and enhance the character and appearance of the Northwood Town Centre, Green Lane Conservation Area.

2. RECOMMENDATION

To refuse this application for the following reason:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its siting, size, scale, bulk, height, design and proximity to the adjacent locally listed building creates an over dominant addition to the streetscene which fails to respect the arts and crafts composition of the wider site. The proposals fails to preserve or enhance the local designated and non-designated heritage assets and fails to harmonise with the character, appearance and visual amenities of the streetscene, the adjoining locally listed buildings and the surrounding Northwood Town Centre, Green Lane Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Documents HDAS: Residential Extensions HDAS: Residential Layouts and Section 16 of the NPPF (2018) and emerging policies DMHB1, DMHB2, DMHB4 of the Local Plan Part 2 (March 2019).

2 NON2 Non Standard reason for refusal

The proposed development, in the absence of a Section 106 legal agreement, fails to secure a travel plan, boundary treatment work and project management and monitoring fee to adequately mitigate the impact of the proposal on local highways network and the local area contrary to Policies AM7, AM14, BE38 and R17 of the Local Plan: Part Two (Saved UDP Policies) (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE 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 REFUSE 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.

BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
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.

BE22	Residential extensions/buildings of two or more storeys.
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
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.18	(2016) Education Facilities
LPP 3.19	(2016) Sports Facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

3. CONSIDERATIONS

3.1 Site and Locality

Northwood College occupies a 3.3 hectare irregularly shaped plot located on the north west side of Maxwell Road. Northwood College is an independent day school catering for girls aged between 3 and 18. The main access to the school is from Maxwell Road. The site has a Public Transport Accessibility Rating of 2 (poor), though Northwood Station is situated 350m to the east.

The site accommodates a number of buildings, which make up the lower and upper schools and the sixth form, in addition to tennis courts, playing fields, a Multi-Use Games Area (MUGA), a playground, hard play space, car parking and ancillary facilities. The buildings are set back from the road by approximately 10 metres.

Temporary accommodation occupies an area of approximately 0.87 hectares located towards the north east side of the site (formerly part of the school's playing fields, tennis courts and small storage buildings). The site of the proposed building is currently in use as a staff car park with 47 spaces situated on the southern end of the School.

Despite its close proximity to Northwood Town Centre, it falls within a predominantly residential area and is bounded by residential properties to the north east and south west. To the north west it is bounded by residential properties and garages and to the south east residential properties lie on the opposite side of Maxwell Road.

The entire school site falls within the Northwood Town Centre, Green Lane Conservation Area as designated in the Hillingdon Local Plan. The buildings at the front (south east) of the site, including the Old School, Sixth Form and Library, Wray Lodge and Vincent House, are locally listed. Trees towards the south eastern edge of the playing field, fronting Maxwell Road, and on adjoining sites to the north east and north west are protected by Tree Preservation Orders.

3.2 Proposed Scheme

This application seeks full planning permission for the removal of the 2-storey temporary classroom accommodation and replacement with a new 4-storey science and sixth form block within an existing car park to the southern part of the site to provide the following:

- 9 senior science labs, 1 junior lab, 1 central prep room and 2 ancillary prep rooms;
- sixth form accommodation at fourth floor level including a common room with a kitchenette and a terrace (concealed behind a parapet wall);
- staff office space and administration facilities, including a main reception area;
- a glazed link which links the existing building and the proposed
- a triple height atrium space;
- dedicated library and quiet study space;
- a seminar room; and
- landscaping and a new pedestrian entrance.

The proposed 4-storey building would be erected within the the existing gap between the Old School and Wray Lodge (both locally listed) directly in front of assembly hall. The proposal includes a lightweight glazed link between the Old School at first floor level and the Assembly Hall at ground floor level which sits immediately north west of the proposed building. The fourth floor is proposed to be recessed and a roof terrace is proposed which would be screened by the parapet wall.

The building would provide a permanent location for a new science, technology and sixth form block. The internal room sizes and layouts are required to meet relevant standards for science labs which cannot be met within the existing school. The proposal would not result in the increase in the number of students or staff at the school.

The proposal would result in the net loss of 25 car parking spaces. 22 car parking spaces would be retained and reinstated across the site. The proposal includes the reconfiguration to provide seven parking bays, including one wheelchair accessible bay in front of the proposed new Science Centre, the extension of the car park to the front of Vincent House (junior school), to facilitate an additional 15 car parking spaces.

It should be noted that under Ref No: 2082/APP/2017/4403 consent was granted in December 2017 to provide additional play space for the junior school and therefore there is

no net loss in play space provided that 2017 consent is delivered before the new car park is provided.

Revised Plans

Revised plans were accepted on 08 February 2019. The revised plans included:

- alterations to the front elevation;
- clarified the relationships between proposed and existing buildings;
- alterations to the finish of the roof; and
- provided a clearer landscaping plan.

3.3 Relevant Planning History

2082/APP/2002/1510 Northwood College Maxwell Road Northwood

ERECTION OF SINGLE STOREY EXTENSION TO WRAY LODGE, NEW ASSEMBLY HALL AND LINK, EXTENSION OF DINING ROOM IN OLD SCHOOL WEST WING, REPLACEMENT EXISTING SINGLE STOREY EXTENSION WITH TWO STOREY WING TO REPLACE EXISTING OLD SCHOOL EAST WING AND NEW CONNECTING TWO STOREY LINK, NEW 1 AND 2 STOREY MUSIC CENTRE AND EXTENSION TO COACH HOUSE (OUTLINE APPLICATION)

Decision: 21-03-2003 Approved

2082/APP/2003/1103 Northwood College Maxwell Road Northwood

ERECTION OF A TWO STOREY MUSIC AND DRAMA FACILITY

Decision: 02-07-2003 Approved

2082/APP/2007/1411 Northwood College Maxwell Road Northwood

REMOVAL OF AN EXISTING BUILDING AND CONSTRUCTION OF NEW EARLY YEARS CENTRE AND RELOCATION OF ALL-WEATHER SPORTS SURFACE PLAYING FIELD (APPROVED UNDER PLANNING APPLICATION REF. 2082/APP/2003/1103) INCLUDING DETAILS OF DESIGN AND LAYOUT.

Decision: 11-09-2007 Approved

2082/APP/2008/1241 Northwood College Maxwell Road Northwood

VARIATION OF CONDITION 17 (RENEWABLE ENERGY) OF PLANNING PERMISSION REF.2082/APP/2007/1411 DATED 11/09/2007: REMOVAL OF AN EXISTING BUILDING AND CONSTRUCTION OF NEW EARLY YEARS CENTRE AND RELOCATION OF ALL-WEATHER SPORTS SURFACE PLAYING FIELD (APPROVED UNDER PLANNING PERMISSION REF.2082/APP/2003/1103) INCLUDING DETAILS OF DESIGN AND LAYOUT).

Decision: 31-08-2012 NFA

2082/APP/2009/2551 Northwood College Educational Foundation Maxwell Road Northwood

Installation of play equipment (Retrospective application.)

Decision: 22-01-2010 Approved

2082/APP/2014/600 Northwood College Educational Foundation Maxwell Road Northwood
Demolition of existing storage sheds and construction of two storey building comprising 1,600 sqm of temporary classroom accommodation, for a period of 3 years from 4 September 2014 (excluding construction/deconstruction period).

Decision: 07-05-2014 Approved

2082/APP/2016/1853 Northwood College Maxwell Road Northwood
Replacement of windows, new rendering to the first floor level and new aluminium coping.

Decision: 10-08-2016 Approved

2082/APP/2016/1884 Northwood College Maxwell Road Northwood
Removal of existing chimney breasts and masonry walls at ground floor to form a larger servery area (Listed Building Consent)

Decision: 12-07-2016 NFA

2082/APP/2017/2086 Northwood College Educational Foundation Maxwell Road Northwood
Continued use of temporary classroom accommodation, comprising a two storey building of 1,600sq.m, for a further temporary period of 3 years (as previously approved in planning permission ref: 2082/APP/2014/600 dated 08-05-2014).

Decision: 12-09-2017 Approved

2082/APP/2017/4403 Northwood College Educational Foundation Maxwell Road Northwood
Proposed extension to existing outdoor area including demolition of a rear outbuilding and the demolition of an existing covered walkway.

Decision: 04-04-2018 Approved

2082/APP/2018/1634 Northwood College Educational Foundation Maxwell Road Northwood
Replacement roof covering, rainwater goods, doors and roof mounted cowls

Decision: 02-07-2018 Approved

Comment on Relevant Planning History

The site has an extensive planning history. That most relevant to this application is summarised above.

Northwood College is an independent day school for girls aged between 3 and 18 years. It was acquired by the Girls' Day School Trust (GDST), who are a network of independent girls' schools, in September 2013. In tandem with joining the GDST, it was agreed that Northwood College would merge with Heathfield School, which is located in Pinner (within the London Borough of Harrow), by September 2014. Although the amalgamation of the two schools could be accommodated entirely within Northwood College's existing accommodation, additional temporary accommodation were required to ensure that the

school could offer relevant educational facilities.

The existing 'temporary' teaching block attained a 3 year temporary consent in 2014 (2082/APP/2014/600) and was subsequently renewed for a further 3 years in late 2017.

The temporary consent expires in late 2020. An informative was attached to that consent advising the applicant that any further applications for the retention of the buildings, following the expiry of this consent in 2020, could not be entertained. The temporary teaching block was determined on the basis of a maximum cap of 1089 students which, the school advises, has not been reached with 843 pupils currently registered and a forecast of 821 for the 2018/2019 academic year.

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.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM5 (2012) Sport and Leisure
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE10 Proposals detrimental to the setting of a listed building
- 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.
- BE22 Residential extensions/buildings of two or more storeys.

- 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
- R4 Proposals that would involve the loss of recreational open space
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R10 Proposals for new meeting halls and buildings for education, social, community and health services

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th December 2018**

5.2 Site Notice Expiry Date:- **14th December 2018**

6. Consultations

External Consultees

This application was consulted on between 16-11-18 and 14-12-18 with neighbouring residents. Site and press notices were also posted.

1 objection was received from a local amenity group and 1 letter of support was received from a ward councillor.

Ward Councillor (Support)

I believe that the proposed application fits well with the requirements of the Conservation Area and makes a positive contribution to the local area. I also believe it fulfils a critical need on educational grounds for a wide ward without any state secondary provision within the wards boundaries.

I believe the design, scope, density and impact on the street scene is positive and balanced within the immediate and wider locality.

I know the majority of residents who have contacted me, as well as the feedback from and to well respected and high membership residents' association is also supportive of the development to support the continuance of the school on meeting their curriculum requirements. I feel the

application should be approved.

Northwood Local History Society (Objection)

The building is in a conservation area and the design makes no effort to blend in. It is oversized and stands out like an office building, being totally visible from Maxwell Road and the flats opposite. At the consultation I talked at length to the architect and Head Teacher and I made suggestions as to how the building might be made more sympathetic to its surroundings - changing roofline, shape of windows, use of different materials. Obviously no notice was taken. I was told that trees would be planted in front but, as they were to be deciduous, they would do little to disguise the building.

The loss of 25 parking places is concerning. It is doubtful if staff will pay for parking in Green Lane Car Park and parking in Northwood already causes much concern to residents. I cannot see anything in the papers that confirms that the school will not attract additional pupils.

The surrounding area is already saturated and cannot take additional traffic. Constant development nibbles at Northwood's conservation areas and Northwood Residents' Association would like the Council to protect what remains.

Officer comment: The applicant was asked to make alterations to the elevations, roof form and the proposed glazed link. An amended plan with a reduced glazed link and an altered roof form was submitted. However, this was not considered to be sufficient to address the Conservation Officer's comments. Detailed design comments are addressed within the report.

Comments relating to car parking are addressed within the report. The applicant has confirmed the proposal would not result in the increase of pupils, rather it seeks to re-provide temporary science labs into the new building.

STATUTORY CONSULTEES

Metropolitan Police

No objection to this proposal, but do request a condition is attached to it that SBD accreditation is achieved.

Officer comment: A condition has been included on a decision notice.

Thames Water

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the

services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Officer comment: An informative will be included on the decision notice as recommended.

Sports England (Summary)

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case.

Internal Consultees

Trees and Landscaping Officer

This site is occupied by a private school on the east side of Maxwell Road. The site lies within the area covered by TPO 491, although the protected trees will be unaffected by the current proposals. The site also lies within the Northwood Town Centre, Green Lane Conservation Area, a designation which protects trees. There are a number of trees covered by this designation, which make an important contribution to the character and visual amenity of the area.

The current proposals have been the subject of pre-application advice, including site meetings. A tree report by ADAS has been submitted, dated July 2018, based on a survey undertaken in October 2017. The survey has identified and assessed the condition and value of 106 trees across the whole school estate. The survey includes off-site trees which may be influenced by the proposals - in this case some lime trees, which are on the public footway / highway trees, G108 on the schedule.

The report confirms that no trees will be removed to accommodate the development. Tree protection measures have been specified (chapter 5) for the four trees (T61, T62, T63 and T65) and off-site group, G108, whose root protection areas will suffer a slight (but acceptable) incursion due to surfacing work associated with the development. The report recommends that arboricultural supervision / monitoring should be provided to check that tree protection measures are satisfactory and adhered to throughout the construction phase.

The proposed layout retains much of the Maxwell Road boundary planting alongside the car park. The proposed main pedestrian access features an arrangement of steps and stepped seating with associated planting. Furthermore, a new band of tree and ornamental planting will be located in raised planters, with built-in seating below the retaining wall of the car park. The D&AS confirms that this area, in front of the new building, will feature hard and soft landscape enhancements as indicated on the illustrative landscape plan (p.49) - subject to details. As previously discussed, due to the level changes across the site, it is not possible to have shared access for pedestrians and wheelchair access through the main pedestrian link. - Wheelchairs will use the gentle ramped access through the car park towards the access control gate and pedestrian zone in front of the new building.

No objection subject to a pre-commencement condition seeking confirmation that arboricultural supervision monitoring will be in place to ensure that tree protection measures are implemented in accordance with the tree report recommendations. A schedule of visits should be submitted and the notes of inspections submitted to the LPA in accordance with the schedule. Post-commencement conditions should include COM9 (parts 1,2,3,4,5 and 6) and COM10.

Highways Officer

Proposal & Site Characteristics

The school is situated in the far northern part of the borough in Northwood. The school site is subject to a long term development Master-plan which incorporates the current proposal. The college fronts Maxwell Road and is in proximity of Rickmansworth Road. The former is covered by a Controlled Parking Zone (CPZ) operating from Monday to Friday for one-hour per day increasing to an all day Monday to Saturday coverage to the north east of the site toward Northwood town centre. Extensions to these zones are forthcoming which further limits the availability of 'un-paid' for parking in the area.

The proposal consists of a new science and sixth form building which is to replace an existing 'temporary' teaching block which attained a 3 year temporary consent in 2014 (2082/APP/2014/600) and was subsequently renewed for a further 3 years in late 2017 hence consent terminates late 2020. The scale of GIFA provision is to increase from 1600m² for the temporary block to 2015m² for the new build. The temporary permission allowed for and was determined on the basis of a maximum cap of 1089 students which, the school advises, has not been reached with 843 pupils currently registered and a forecast of 821 for the 2018/2019 academic year. Henceforth the level of pupillage is well within the original 2014 consent parameter.

There are several existing vehicular and pedestrian access points located on Maxwell Road which lead to the existing total on-plot 47 car park space provisions. As a consequence of the significant site constraint challenges which have been taken into consideration within the master-planning process, the new build will be contained on the existing main car park footprint. This would result in a loss of 25 parking spaces out of the 47 currently provided and a re-provision of 22 spaces. 7 of these spaces would be reconfigured in the vicinity and frontage of the new build with a further 15 spaces relocated near to Vincent House which is part of the site envelope. The latter arrangement would be accessed via an existing access gate on Maxwell Road and the remaining access points would remain unaltered also serving construction traffic.

This loss of parking space is regrettable as staff, in particular, may be displaced to other nearby locations such as the Green Lane car park as referred to within the submitted statement. As Members are aware, this car park is a public 'pay & display' facility and as such reliance on what is in effect a third party parking provision outside of the college's site envelope and control is discouraged. This is due to the fact space cannot be guaranteed in perpetuity and conversely, long stay teaching staff may impact detrimentally on the general parking availability for the rest of the

general public thereby potentially impacting on the viability and vitality of the local town centre. The applicant's encouragement for the use of the car park is therefore considered not relevant to the proposal. However it is accepted that there will be a strong reliance on the successful promotion of alternative sustainable means of travel to and from the site by way of the application of the established (and updated - via planning condition) school travel plan in order to help mitigate against any undue displacement impacts resulting for the net loss of on-plot car parking.

On balance there are a number of other factors that potentially mitigate against the negative consequences of any parking displacement that may be expected as a result of the proposal. These are summarised as follows:-

Untoward parking displacement is unlikely to affect the surrounding road network given the several CPZ's covering the area (with forthcoming extensions) which strongly discourage long-term commuter/school related on-street parking.

A Car Parking Management Strategy (CPMS) condition would also be applied in order to ensure an unhindered, properly managed and functional operation for all parking users within the site envelope. This again is to be secured via planning condition.

For the above reasons, there are no significant concerns with regard to the overall net loss of on-plot car parking.

Construction Logistics Plan (CLP) & Demolition/Construction Phasing Methodology

Details of the 3 stage construction/phasing plan have been submitted and consist of the following:-

Provision of a new relocated car park within the site envelope in front of Vincent House.

The new Science & Sixth Form block construction and subsequent decant from the temporary accommodation to the new block and the removal of temporary building.

This is considered a logical and apt approach however, as is the norm, a full and detailed CLP would be a requirement given the constraints and sensitivities of the local road network in order to minimize/avoid potential detriment to the public realm. It will need to be secured under a suitable planning condition.

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or on-street parking stress to any measurable degree, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

Flood Risk Officer

Although parts of the wider land owned by the applicant are shown to be at risk of flooding on the Environment Agency mapping, the application site is not identified as being at risk of fluvial or surface water flooding. This flood risk is associated with an Ordinary Watercourse that flows to the west of the school buildings within the college boundary. Downstream of the school on this watercourse there are properties at risk of flooding in Myrtleside Close, as well as potential highway flooding of Rickmansworth Road.

As communicated to the applicant during pre-application advice, Northwood College has recently undertaken works on the Ordinary Watercourse due to flooding of local residents. The applicant has provided a Drainage Strategy (Waterman Infrastructure and Environment Ltd, Dated October 2018) for the proposed development. The Drainage Strategy has separated the two individual parts of the application site (the new school building and the Vincent House car park).

Vincent House Car Park Application Site For the Vincent House car park, the Drainage Strategy

states that the resurfacing will not alter the area of impermeable surface and there are consequently no proposed changes to the existing drainage network. The Drainage Strategy has not considered the functionality of the existing drainage network to ensure that there is capacity to adequately manage surface water runoff from the existing impermeable surfaces, and therefore the proposed development. The topographic survey shows that ground levels fall towards the south-west in front of Vincent House and then to the west along the southern boundary of Vincent House.

The utilities survey identified a 100mm diameter private surface water sewer commencing at the south-western extent of the proposed car park. There is no information within the Drainage Strategy as to the condition of the private surface water drainage network, nor confirmation of the ownership of the length of the sewer from the application site to the outfall with the Ordinary Watercourse.

The Council cannot accept a proposal that does not provide confirmation of the connectivity from the proposed site to either a soak away, watercourse or Thames Water. This information cannot be provided post-planning as it may affect the viability of the developer to discharge any drainage conditions that may be applied to the permission.

Although there is no increase in impermeable area, the applicant should demonstrate that the existing drainage system is sufficient such that flooding does not occur on any part of the site for a 1 in 30 year rainfall event. In addition, the maintenance arrangements for the surface water collection system at the proposed Vincent House car park and the subsequent drainage network should be provided.

The new school building is located on the site of an existing car park within the school grounds to the north of Vincent House. The utility survey identified existing private surface water sewers within the car park that flow in a westerly direction to the south of the existing school hall. It is believed that this network discharges eventually into the Ordinary Watercourse, however this has not been confirmed. As with the Vincent House car park, the connectivity of the private surface water drainage network to the ordinary watercourse needs to be established before the Drainage Strategy can be approved. This is to ensure that the existing private drainage network has sufficient capacity and is of acceptable condition to retain a connection from the proposed development.

We welcome that the Drainage Strategy has considered the disposal of surface water from the site in line with the drainage hierarchy. The proposals include the use of permeable paving for the pedestrian areas, rainwater harvesting from the roof of the new school building, three rain gardens within the landscaping and a geo cellular attenuation tank along the southern site boundary. This attenuation tank is connected to the private surface water drainage network and the applicant has restricted runoff from the new school building site to the greenfield 1 in 100 year runoff rate of 1.5l/s

The application should be refused in the absence of further information being provided to demonstrate the viability of the proposed drainage strategy. The applicant should provide the following information:

- Confirmation of the connectivity and condition of the private drainage network into which it is proposed to connect. This should include information from both application sites to the outfalls into the Ordinary Watercourse.
- Details of the current maintenance of the existing private drainage network to ensure that this will be maintained over the lifetime of the development.
- An assessment to determine the current capacity of the collection system in the vicinity of Vincent House to ensure that the proposed car park will not result in surface water flooding for the 1 in 30 year rainfall event.

Revised comments following the submission of further information

I have reviewed the information and can now recommend that a condition be placed on the permission to address the remaining elements of the proposed drainage strategy.

Waste and Recycling Officer

As waste and recycling storage is already in place at an alternative location on the overall site and collections already carried out without issue, I have no concerns to raise.

Sustainability Officer

The proposals do not show the development can achieve a 35% reduction in CO2 in accordance with the London Plan. However, the use of PVs gets the target up to 31.60 with an acceptance that further design work can reduce the emissions further. It seems entirely reasonable to accept the target could be met onsite and therefore the standard 'prior to above ground works' CO2 (35%) reduction condition is recommended.

EPU

The applicant shall have consideration for the building regulations document BB93 in regards to the minimum acoustic performance standards

Conservation and Design Officer

The proposed block is large and will become the dominant building along the school frontage with the parapet (with roof set behind) extending above the locally listed buildings either side.

The new block has a monolithic character with a strong horizontal emphasis at odds with the established Arts and Crafts style of architecture within the area. Consideration should be given to reducing the size of the block and visually breaking up the facade to create a building that sits more quietly within the conservation area and better respects the adjoining locally listed buildings.

The strong stone emphasis to the windows adds to the horizontal nature of the development and creates an office block aesthetic. Could this be broken up with more brickwork detailing?

There is not enough detail on the relationship of the new science block with the adjoining locally listed building and how they will be connected. It would appear from the drawings that the glazed link would be higher than the tiled roof / eaves of the original school building and would result in an uncomfortable juxtaposition between the two. It would be appropriate for the new block to be positioned further away from the locally listed school building so that a more meaningful gap is provided.

Greater emphasis should be given to the main entrance so that it is clearer where you are supposed to enter the building. The entrance could be celebrated more architecturally rather than just signage at a low level which will be obscured by the ground levels.

The roof storey looks truncated at the north eastern end and the northwest elevation has a minimal set back and a sheer wall which does not sit comfortably with the gentle pitched roof of the south eastern and south western sides. The roof structure should also be stepped in from the parapet at the rear and a more uniform / balanced roof provided to match the slope on the south eastern and western sides. The roof material should also be chosen to better reflect the adjoining buildings and wider area which have a dark red / brown appearance.

There are also concerns with the visibility of the condenser units on the roof. Could these be hidden within the roof structure?

The proposed science block, as presented, harms the character and appearance of the conservation area as well as the setting of the locally listed buildings.

Revised comments following the submission of further information

The revisions address a few of the concerns raised, however the proposal continues to dominate the streetscene. The proposal would result in less than substantial harm and the harm must be balanced against the public benefit of this development.

Access Officer

In assessing this planning application, reference has been made to London Plan policy 7.2. It is noted that a changing facility, to support those with complex personal care requirements, appears not to have been incorporated. Whilst changing areas in the traditional sense may generally not be provided in such environments, the principle of inclusion is about young people with special educational needs being placed in mainstream provision, where there is a commitment to removing all barriers to allow full participation.

The new building would present an opportunity to create accessible facilities within the existing college complex to allow students with complex care support needs to attend. To this end, a 'Changing Places' cubicle should be incorporated into the scheme.

An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to any grant of planning permission. Provisions could include: a) a stay-put policy within a large fire compartmentation (e.g. within a classroom on the first and second floor, with suitable fire resisting walls); b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail. Revised plans should be requested.

Access Officer Revised Comments following a review of revised information

The Officer reviewed the engineering report and accessibility plan in response to the comment and noted that it is clear from the school/agent response that they are not interested in going beyond the minimum statutory requirement, so the following informatives are recommended:

Recommended Informatives

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

b) The provision of an enlarged cubicle in a gender neutral toilet washroom is strongly recommended to support students with complex, or multiple disabilities. Successful delivery of inclusive education is only possible when proper facilities and other physical arrangements are incorporated into the design of the building. Facilities incorporating adult changing tables are more commonly known as Changing Places Toilet. Further guidance is available from www.changing-places.org or by reference to guidance in section 12.7 and Annex G of BS 8300-1:2018.

c) 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 8300:2018, when selecting an appropriate acoustic absorbency for each surface.

d) 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.

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

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

g) 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.

Air Quality Officer

No air quality assessment was submitted in support of this application. However, it is noted that on examining the transport assessment there is an overall loss of 25 car parking spaces with the development. In this regard the development can be deemed air quality neutral.

Ecology Officer

My original comments on the Northwood College application (2082/APP/2017/4403) stated there was no need to carry out bat surveys for the purpose of planning as there was not a reasonable likelihood of their presence on site.

The consultant (RSK) has carried out the survey (reference 857373) and found no presence of bats on the site. I have no objections in relation to bats.

The ecological enhancement condition that was put on the last approval should be carried across to this one.

Contaminated Land Officer

I have looked through various planning information and historic mapping concerning the site and I note the college has been at the location since the early 1900's. Prior to that the land was relatively undeveloped, other than early use as an orchard on part of the land, and there is no further evidence of previous contaminative activities at the site.

Therefore, in terms of land contamination I have no objections and therefore no comments to make regarding the application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 94 of the NPPF (2018) notes it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities are required to give great weight to the need to create, expand or alter schools through decisions on applications.

Policy 3.18 of the London Plan (2016) supports the provision of and enhancements of new build, expansion of existing or change of use to educational purposes.

Policy S3 of the Draft London Plan (2018) sets out parameters against which development proposals for educational facilities should be assessed against. Limited weight can be given to the Draft London Plan (2018) which has yet to go through examination in public.

Local Plan: Part 1 - Strategic Policies, policy CI1 (2012) confirms that the Council "will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by [amongst other criteria] supporting extensions to existing schools and the development of new schools and youth facilities."

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.

At national level the DCLG Policy Statement on Planning for Schools Development and the NPPF are particularly supportive of applications which enhance existing schools.

It should be noted that whilst a new building is being constructed, the proposed works would not result in an increase in the number of students or staff. It should be noted that in 2014, under planning ref: 2082/APP/2014/600 consent was granted for the demolition of existing storage sheds and construction of two storey building comprising 1,600 sqm of temporary classroom accommodation, for a period of 3 years from 4 September 2014 for 939 pupils and 182 staff. The agent notes though the school has capacity for upto 939 students and 182 staff as a result of a merger between Northwood College and Heathfield School. This cap is not changing as part of the current application.

Approximately 450 pupils and 150 staff are registered at the school and the overall the proposal seeks to enhance the learning and teaching facilities available to students through the provision of purpose built science labs and new sixth form accommodation. The proposal would not result in the increase in the number of students attending the school.

The site does not fall within the Green Belt and has no other specific designations which would preclude this development. The replacement of the existing temporary structures with new accommodation meets the overarching policy objective to enhance the existing facilities. Accordingly, the proposal which provides a permanent and purpose built science and sixth form teaching block at Northwood College is supported principle of the development subject to the acceptability of other material considerations.

7.02 Density of the proposed development

Not applicable to this application.

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

In considering development affecting a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area. The duties imposed by section 72 of the Act are in addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

In this case, the primary issue relates to preserving or enhancing the character and

appearance of the Northwood Town Centre, Green Lane Conservation Area. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the harm caused.

The NPPF requires its own exercise to be undertaken as set out in its chapter 16. Conserving and enhancing the historic environment. Paragraphs 184-202 require consideration of the impact of a proposed development on the significance of a designated heritage asset and assessment of the identification of any harm. In particular, where there is harm identified. Paragraph 196 states that "Where a proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

Policy 7.8 of the London Plan (2016) requires new developments to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. It notes, development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy HE1 of the Local Plan: Part One (November 2012) seeks to conserve and enhance the distinct and varied environment of the Northwood Town Centre, Green Lane Conservation Area.

Policy BE4 of the Local Plan: Part Two (November 2012) notes new development within or on the fringes of Conservation Areas will be expected to preserve and enhance those features which contribute to their architectural and visual qualities.

The proposal involves the erection of a 4-storey building in a prominent location between two locally listed buildings, the original school buildings and Wray Lodge, 30 Maxwell Road which all front onto Maxwell Road. The surrounding area is characterised by mature landscaping which provide a visual separation between the road and the buildings that sit behind them. The buildings on the school vary in height and are typically between two and two and a half storeys. There is a significant change in levels north south on Maxwell Road and the school. There is also a change in levels between the street level entrance and the entrance into the proposed building such that the application proposal suggests that the entrance to the school would be approximately 1.4m lower than the entrance gates at street level.

The proposed 4-storey building would become a main entrance to the school, it is proposed to be 15.3m high. The proposal includes a lightweight glazed link between the proposed 4-storey building and the west wing of the Old Building at first floor level. Landscaping is proposed between the car park and the entrance to the school and a new pedestrian access gate is being created.

The proposal would significantly infill the current gap between the two locally listed buildings (Old School and Wray Lodge). The proposed scheme would be two storeys taller than Wray Lodge and one and a half storeys taller than the Old School. The proposal will be finished in red brick with the window reveals framed in natural stone and a metal clad roof.

The Conservation Officer has reviewed the application and raised concerns noting the proposal would result in an unduly prominent building that would dominate both of the adjacent locally listed buildings and would detract from the character and appearance of the Northwood Town Centre, Green Lane conservation area.

As NPPF paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, such as a Conservation Area, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

In this respect, the harm identified above would be less than substantial and it is necessary in line with NPPF (2019) paragraph 196 that the identified harm is weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use. Allowing the proposed scheme would permit the infill of the car park to provide a large building that would compromise the setting of the adjacent locally listed buildings and harm the character and appearance of the Conservation Area due to its height, scale and proximity.

The character and appearance of the Conservation Area would be harmed by the proposed new building's close proximity to adjacent buildings and its uncompromising scale and design that would have an overbearing and incongruous relationship to the adjacent locally listed buildings and the wider conservation area. The harm would be permanent and long-standing adversely affecting the way that the significance of the heritage asset would be appreciated. The granting of this application would be inconsistent with the principle of preserving and enhancing the character and appearance of the Conservation Area. Given this, clear and convincing justification for the harm that would be caused to the Conservation Area, has not been provided. Applying the test of balance in paragraph 196 of the NPPF, it is considered that the heritage harm would be of a scale that would outweigh the scheme's benefits.

NPPF paragraph 197 requires the significance of non-designated heritage assets (locally listed buildings) to be taken into account in determining the application. Taking into account the social benefits put forward, the scale of harm would adversely affect the significance of the non designated heritage assets at the site.

In the case of conservation areas, their significance derives from their special character and appearance. They are areas of special interest, that is, the significance is not found in one single building or view but in the sum of their parts. The Northwood Town Centre, Green Lane Conservation Area possess historic and aesthetic value from buildings that are set away from the road, mature trees and screening and verdant front gardens and boundaries. Although there is some architectural variety, the area is characterised by its late Victorian and Edwardian architecture with a strong emphasis on pitched roofs, half timbering, strong gables, sash windows, leaded lights, dominant chimney stacks, and decorative door surrounds. Most of the buildings within the area are of a high quality design and include a variety of different architectural styles including Arts and Crafts, neo-classical, Tudor/Flemish, Georgian revival as well as 1930s Art Deco, all with very good decorative feature with many buildings set within generous spaces.

The harm caused by the proposed building, through its uncompromising height, scale, massing and architectural design would have a harmful impact on the setting of the more modest traditionally designed locally listed buildings and the wider character and appearance of the Northwood Town Centre, Green Lane Conservation Area.

The Government's Planning Practice Guidance (PPG) states that public benefits can be anything that arises from a development that delivers economic, social or environmental progress. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or

accessible to the public in order to be genuine public benefits. The public benefit gained from this proposal is the provision of a permanent science and sixth form block and reinstating the tennis court at Northwood College and an enhanced entrance and approach for students and staff to the school.

However, the proposed scheme due to its location, height, bulk, mass and architectural detailing would cause harm neither preserving nor enhancing the character and appearance of the conservation area. As indicated previously the harm would be considered less than substantial and this harm would need to be weighed against the public benefits delivered by the proposal, including securing its optimum viable use through the provision of enhanced teaching facilities and the reinstatement of the tennis courts. The conservation officer considered the merits of the proposed school dated 22 March 2019 which include a marker space to host community partnership programmes. The letter states that the school has progressed its commitment to community engagement through the appointment of a dedicated community partnership co-ordinator to increase the school's engagement within the local community and the use of the school's facilities ought to be secured through a community use agreement as part of a Section 106 legal agreement.

Whilst the increased use of the school's facilities is very positive, the limited benefits to the community through a community use agreement do not outweigh the considerable and permanent to the Northwood Town Centre, Green Lane Conservation Area and therefore the proposal is considered to be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Documents HDAS: Residential Extensions HDAS: Residential Layouts and the NPPF.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

The site is not located within or close to the Green Belt, so there are no Green Belt issues relating to this application.

7.07 Impact on the character & appearance of the area

Paragraph 127 of the NPPF (2018) states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. London Plan Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to sustainable design and construction (5.3) are also relevant.

Policy BE13 of the Hillingdon Local Plan: Part Two (November 2012) states that new development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two (November 2012) seeks to ensure that development within existing residential areas complements or improves the amenity and character of the area.

Whilst the proposed building line of the new building aligns with the adjacent buildings, the proposed scale and massing would be prominent in the streetscene and dominate the

adjacent locally listed buildings. The 1.3m strip of soft landscaping to the front of the building does little to improve the setting of the building. The harm by the scale and massing of the building would be very prominent within the streetscene, particularly in views looking north and south.

The proposed building fails to articulate and express itself through design, it has an austere and unadorned appearance within the streetscene. The design of the building fails to respond to the locally listed buildings on either side of the development and instead references buildings that clearly detract from the character of the area. Due to the proposed height, scale, mass and design, the proposal would have an adverse impact on the streetscene and the character of the area contrary to Policy HE1 of the Local Plan: Part One (November 2012) and Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012); Policies DMHB 1, DMHB 2, DMHB 12 and DMHB 14 of the emerging Local Plan: Part 2 (March 2019) and the adopted Supplementary Planning Document Hillingdon Design; and Policies 3.5, 3.10, 3.11, 3.12 and 3.13 of the London Plan (2016) and Chapters 2, 11, and 12 of the NPPF (2019).

7.08 Impact on neighbours

Policy BE20 of the Local Plan: Part Two (November 2012) notes buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities are safeguarded.

Policy BE21 of the Local Plan: Part Two (November 2012) notes planning permission will not be granted for extensions which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity.

Policy OE1 of the Local Plan: Part Two (November 2012) notes that permission will not normally be granted for uses and associated structures which are or likely to become detrimental to the character or amenities of surrounding properties or the area generally.

The proposed building is situated approximately 39m away from the nearest residential building to the east. As such the proposal would not result in overshadowing or the loss of privacy.

With regards to increased noise, the proposal would not result in the increase in the number of pupils attending the school, rather it seeks to replace an existing temporary structure with a permanent building. The proposal would not have an adverse impact to the amenities of neighbouring residents.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) are concerned with traffic generation, road capacity, onsite parking and access to public transport. In particular AM7 (ii) advises that the Local Planning Authority will not grant permission for developments whose traffic generation is likely to prejudice the conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The college fronts Maxwell Road and is in proximity of Rickmansworth Road. The former is covered by a Controlled Parking Zone (CPZ) operating from Monday to Friday for one-hour per day increasing to an all day Monday to Saturday coverage to the north east of the site

toward Northwood town centre. Extensions to these zones are forthcoming which further limits the availability of 'un-paid' for parking in the area.

The proposal consists of a new science and sixth form building which is to replace an existing 'temporary' teaching block which attained a 3 year temporary consent in 2014 (2082/APP/2014/600) and was subsequently renewed for a further 3 years in late 2017. The floorspace is to increase from 1,600 sq.m for the temporary block to 2015 sq.m for the new build. The temporary permission allowed for and was determined on the basis of a maximum cap of 1,089 students which, the school advises, has not been reached with 843 pupils currently registered and a forecast of 821 for the 2018/2019 academic year.

The applicant has confirmed that there would be no increase in pupil or staff numbers above the cap already imposed as a result of the proposals additional floorspace was required as the science labs which cannot be accommodated within the existing school, as they are required to be a certain size and require specific supporting facilities for teaching purposes. Given the number of students is not proposed to increase, the proposal is unlikely to result in an increase in traffic to/from the site or parking demand at the school, which could have an adverse impact on the surrounding highway network.

There are several existing vehicular and pedestrian access points located on Maxwell Road which lead to the existing total on-plot 47 car park space provisions. The new block will be contained on the existing main car park footprint. This would result in a loss of 25 parking spaces out of the 47 currently provided and a re-provision of 22 spaces. 7 of these spaces would be reconfigured in the vicinity and frontage of the new build with a further 15 spaces relocated elsewhere within a playground area fronting Vincent House. In December 2017, consent was granted under Ref No: 2082/APP/2017/4403 to provide additional play space for the junior school and therefore there is no net loss in play space provided that 2017 consent is delivered before the car parking is reconfigured to Vincent House. This could be secured by way of a condition.

The proposal would result in the loss of car parking which may be displaced to other nearby locations such as the Green Lane Car Park as referred to within the submitted statement. The Green Lane Car Park is a public 'pay & display' facility and as such reliance on third party parking provision outside of the college's site envelope and control is not supported. This is due to the fact space cannot be guaranteed in perpetuity and conversely, long stay teaching staff may impact detrimentally on the general parking availability for the rest of the general public thereby potentially impacting on the viability and vitality of the local town centre.

It is accepted that there will be a strong reliance on the successful promotion of alternative sustainable means of travel to and from the site through a school travel plan in order to help mitigate against any undue displacement impacts resulting in the net loss of on-plot car parking. A green travel plan would be secured by way of a condition requiring Northwood College to adopt the School Travel Plan Road Safety Scheme along with a Section 106 contribution so it can be implemented.

Whilst the proposal does result in the loss of car parking, the area surrounding the school has an extensive CPZ within the vicinity of the school (with planned extensions to the CPZ) and as such the proposal is unlikely to result in car parking on surrounding streets to the detriment of road safety.

A Car Parking Management Strategy (CPMS) would also be applied in order to ensure an

unhindered, properly managed and functional operation for all parking users within the site envelope. A green travel plan would also be secured by way of a Section 106 legal agreement requiring the school to implement new policies and measures to assist staff to adopt sustainable travel arrangements. This again is to be secured through the travel plan. For the reasons set out above, the highways officer has no significant concerns with regard to the overall net loss of on-plot car parking.

The application has been reviewed by the highways officer who is satisfied that the proposal would not exacerbate congestion or on-street parking stress to any measurable degree, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016) subject to conditions.

7.11 Urban design, access and security

Main issues relating to design and access have been addressed elsewhere in the report. Should this application be considered acceptable, a condition is required to ensure the scheme achieves secured by design certification for both the building and the car park.

7.12 Disabled access

Policy 7.2 of the London Plan (2016) require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design which seek to ensure that developments:

- a can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances
- b are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
- c are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways
- d are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.

The Access Officer reviewed the engineering report and accessibility plan which were submitted in response to initial comments. The Access Officer noted that Northwood College meet the minimum statutory requirement, so raised no objections subject to a recommended informative.

It is noted that the school was requested to go beyond the statutory minimum requirements, however the school responded noting there is no need to do so. In this regard, a refusal on these grounds could not be sustained as the development meets statutory requirements and therefore the proposal is considered to be acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The site is considered to be of low ecological value, with minimal potential to support protected, priority or rare species, or with significant abundance of common or widespread species, and with no UK priority habitats present. Though, the site lies within the area covered by TPO 491 and the site also lies within the Northwood Town Centre, Green Lane Conservation Area, a designation which protects trees. There are a number of trees

covered by this designation which make an important contribution to the character and visual amenity of the area.

The submitted report confirms that no trees will be removed to accommodate the development. Tree protection measures have been specified (chapter 5) for the four trees (T61, T62, T63 and T65) and off-site group, G108, whose root protection areas will suffer a slight (but acceptable) incursion due to surfacing work associated with the development. The report recommends that arboricultural supervision / monitoring should be provided to check that tree protection measures are satisfactory and adhered to throughout the construction phase.

The proposed layout retains much of the Maxwell Road boundary planting alongside the car park. The proposed main pedestrian access features an arrangement of steps and stepped seating with associated planting. Furthermore, a new band of tree and ornamental planting will be located in raised planters, with built-in seating below the retaining wall of the car park. The Design and Access Statement confirms that this area, in front of the new building, will feature hard and soft landscape enhancements as indicated on the illustrative landscape plan (p.49) - subject to details. As previously discussed, due to the level changes across the site, it is not possible to have shared access for pedestrians and wheelchair access through the main pedestrian link. - Wheelchairs will use the gentle ramped access through the car park towards the access control gate and pedestrian zone in front of the new building.

Should the application have been considered acceptable, the tree officer recommends a pre-commencement condition seeking confirmation that arboricultural supervision monitoring will be in place to ensure that tree protection measures are implemented in accordance with the tree report recommendations. A schedule of visits should be submitted and the notes of inspections submitted to the local planning authority in accordance with the schedule. The relevant conditions have been included within the decision notice.

7.15 Sustainable waste management

The waste strategy officer has commented on this application noting this site has capacity for waste storage which would operate as existing. The waste and recycling arrangements are considered acceptable.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (2016) requires developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

Be lean: use less energy
Be clean: supply energy efficiently
Be green: use renewable energy

The development as submitted does not comply with planning policy 5.2 of the London Plan (2016) however the sustainability officer considers the proposal has scope to provide further energy saving measures. Should the application be considered acceptable, an appropriately worded condition should be secured requiring further details of sustainability and energy efficiency measures the school will implement.

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 which has been reviewed by the Flood Water Management team and has been found acceptable. Should the application have been considered acceptable, a condition requiring details of drainage would have been required.

7.18 Noise or Air Quality Issues

No objections were raised by the EPU team. The Control of Pollution Act 1974 gives the Environmental Health special powers to control noise on construction and demolition sites.

Air Quality

The air quality officer noted there would be no increase in staff or pupil numbers or vehicle movements and car parking provision to the site as a result of this application and no increase in parking is proposed. Accordingly, the development would have any significant impact on local air quality.

7.19 Comments on Public Consultations

Comments on the public consultation has been addressed elsewhere in this report.

7.20 Planning obligations

Policy R17 of the Local Plan (2012) states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Should the application have been granted the following planning obligations would have been secured given the displacement of existing car parking spaces:

1. Travel Plan to include £20,000 Bond.
2. Construction Training: A financial contribution to the sum of: Training costs: £2,500 per £1m build cost plus Coordinator Costs or an in kind scheme to be provided.
3. Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions Note to the planning officer: - Please note that to encourage in kind construction training schemes within the Borough the planning officer is expected to seek to promote and facilitate the contact between the applicant/ developer and the LBH Construction Training.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues identified.

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

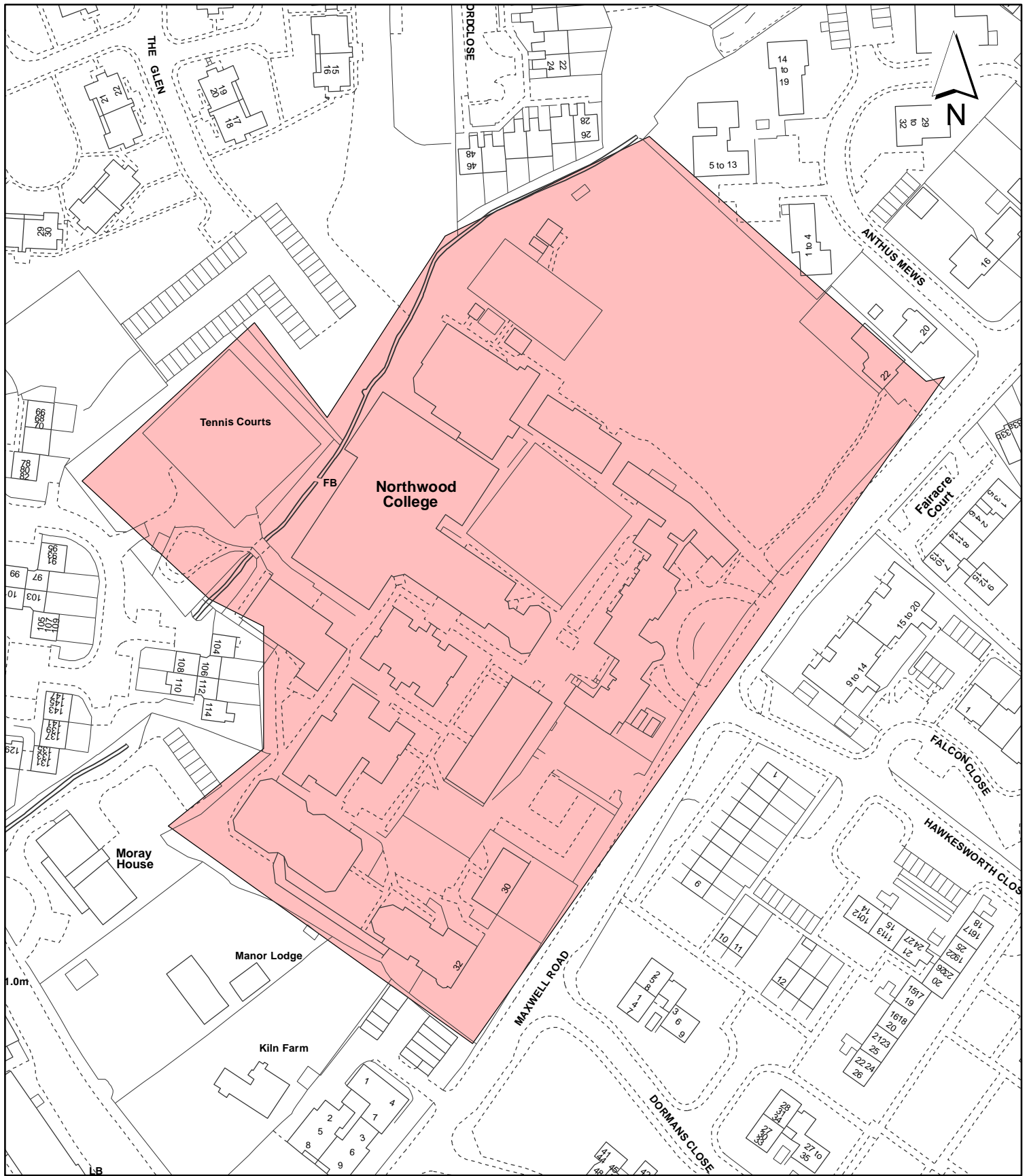
This proposal seeks to provide a permanent and enhanced science and technology facility alongside an improved sixth form provision. No objections are raised to the principle of the development. However the height, scale and massing, particularly its proximity to the Old Building would result in less than substantial harm to the Northwood Town Centre, Green Lane Conservation Area. The conservation officer has carefully considered to the public benefits of this proposal, particularly the provision of a purpose built science block which replace the temporary science block and considers the proposal would diminish the character of the Northwood Town Centre, Green Lane Conservation Area. For the reasons outlined within this report this application is recommended for refusal due to the less than substantial harm to the character and appearance of the Conservation Area.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Hillingdon Local Plan: Part 2 - Emerging Policies (March 2019)
London Plan (2016)
National Planning Policy Framework (2018)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
Council's Supplementary Planning Document - Planning Obligations

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Notes:

 Site boundary

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Site Address:

Northwood College

Planning Application Ref:

2082/APP/2018/3819

Planning Committee:

Major

Scale:

1:1,500

Date:

June 2019

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section

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HILLINGDON
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