

Report of the Head of Planning, Transportation and Regeneration

Address NORTHWOOD COLLEGE EDUCATIONAL FOUNDATION MAXWELL ROAD
NORTHWOOD

Development: Continued use of temporary classroom accommodation comprising of a two storey building of 1,600sqm until 14 September 2023 (as previously approved in planning application reference 2082/APP/2014/600 and 2082/APP/2017/2086)

LBH Ref Nos: 2082/APP/2019/3720

Drawing Nos: 2207_AP(90)201 Rev. P1
246 13 01 Rev. S-8
10 Rev. D
Covering Letter
246 13 02 Rev. S-7
Planning Statement dated October 2019

Date Plans Received: 15/11/2019 **Date(s) of Amendment(s):**

Date Application Valid: 15/11/2019

1. SUMMARY

This application seeks planning permission for the continued use of temporary classroom accommodation, comprising a two storey building of 1,600 sq.m, at Northwood College until September 2023. The classrooms provide accommodation for science lessons.

In order to enable the school to continue to offer the same level of educational facilities additional accommodation was sought and planning permission (ref: 2082/APP/2014/600) was originally granted for the temporary buildings on 08/05/14. Further temporary consent was granted under planning ref: 2082/APP/2017/2086 (14-09-17).

The submitted Planning Statement advises that a further extension to the temporary consent is required whilst planning consent is obtained and delivered for a permanent science block so that sufficient accommodation is available in the interim period to allow teaching to continue uninterrupted. A recent proposal to provide permanent accommodation under ref: 2082/APP/2018/3819 (20-06-19) was refused. The applicant has since been working proactively with officers to provide a sensitively designed permanent science block, the application is being considered under planning ref: 2082/APP/2019/4091.

No objections are raised to the principle of the development in this location and, notably, due to the temporary nature of the proposed building Sport England have confirmed that no objections are raised to the small encroachment which would occur onto the playing fields, subject to conditions.

This current application would not result in any additional increase in pupil numbers and, accordingly, no objections are raised on highway grounds. Given the temporary nature of the proposed building, it is not considered that it would have a significant detrimental impact on the character or appearance of the school site or the Northwood Town Centre Green Lane Conservation Area. Furthermore, it is not considered that it would result in

such a significant loss of amenity to the occupants of the nearest residential properties that refusal could be justified.

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

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The temporary units hereby permitted shall be removed by no later than 14th September 2023.

REASON

To ensure the site is restored to a condition fit for purpose and because the building, by reason of its siting on the school playing fields and its design is not considered suitable for permanent retention in compliance with Policies DMCI 1A, DMHB 4, DMHB 11 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) and Policy 3.19 of the London Plan (2016).

2 T4 Temporary Building - Removal and Reinstatement

Notwithstanding approved plan ref: 2207_AP(90)201 Rev. P1, within 3 months after the expiration this temporary permission, the temporary classrooms and associated structures hereby permitted shall be removed and the Multi-Use Games area/tennis court and playing field shall be reinstated to at least the equivalent quality as before the temporary loss and in accordance with Sport England guidance "Natural Turf for Sport" (2011) and National Governing Body Performance Quality Standard.

REASON

To ensure the site is restored to a condition fit for purpose and because the building, by reason of its siting on the school playing fields and its design is not considered suitable for permanent retention in compliance with Policy CI1 of the Local Plan: Part One (2012) , Policies DMCI1A, DMHB 11 and DMHB 14 of the Local Plan: Part Two - Development Management Policies (2020) and Policies 3.18 and 3.19 of the London Plan (2016).

3 COM4 Accordance with Approved Plans

The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plans, numbers 10 Rev.D, 246 13 01 Rev.S-8 & 246 13 02 Rev.S-7, 2207_AP(90)201 Rev. P1 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Local Plan: Part One Strategic Policies (2012), Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

4 RES25 No floodlighting

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

REASON

To safeguard the amenity of surrounding properties in accordance with of Policy BE1 of the Local Plan: Part One Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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 Local Plan (2012 and 2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2016) and national guidance.

LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.21	(2016) Trees and woodlands
LPP 8.2	(2016) Planning obligations
NPPF	National Planning Policy Framework
DMAV 1	Safe Operation of Airports
DMCI 1A	Development of New Education Floorspace
DMCI 2	New Community Infrastructure
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality

DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP 3.18	(2016) Education Facilities
LPP 3.6	(2016) Children and young people's play and informal recreation facilities
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.6	(2016) Architecture

3

It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.

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You are advised that any further applications for the retention of the buildings, following the expiry of this consent in 2023, are unlikely to be viewed favourably due to the siting of the temporary building on a playing field.

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. 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

Continued use of temporary classroom accommodation comprising of a two storey building of 1,600 sq.m for a further period of three years from 14 September 2020 (as previously approved in planning application reference 2082/APP/2014/600 and 2082/APP/2017/2086).

3.3 Relevant Planning History

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

2082/APP/2018/3681 Northwood College Educational Foundation Maxwell Road Northwood

Details pursuant to conditions 3 (landscaping) and 4 (ecology enhancements) of planning permission Ref: 2082/APP/2017/4403 dated 04-04-18 (Extension to existing outdoor area including demolition of a rear outbuilding and the demolition of an existing covered walkway)

Decision: 12-08-2019 Approved

2082/APP/2018/3819 Northwood College Educational Foundation Maxwell Road Northwood

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

Decision: 19-06-2019 Refused

2082/APP/2019/2828 Northwood College Educational Foundation Maxwell Road Northwood
Resurfacing of all-weather sports surface playing pitch and replacement fence

Decision: 31-10-2019 Approved

2082/APP/2019/4091 Northwood College Educational Foundation Maxwell Road Northwood
The erection of a 3-storey science block within the existing car park; re-surfacing of the play space fronting Vincent House to facilitate re-located car parking spaces and associated works

Decision:

2082/APP/2019/4105 Northwood College Educational Foundation Maxwell Road Northwood
New balcony on first floor level, new balustrade on ground floor level and external lighting

Decision:

Comment on Relevant Planning History

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

4. Planning Policies and Standards

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
West London Waste Plan (2015)
The London Plan - Consolidated With Alterations (2016)

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2019)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

- LPP 5.1 (2016) Climate Change Mitigation
- LPP 5.2 (2016) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2016) Sustainable design and construction
- LPP 5.7 (2016) Renewable energy
- LPP 5.11 (2016) Green roofs and development site environs
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage

LPP 5.15	(2016) Water use and supplies
LPP 6.1	(2016) Strategic Approach
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LPP 6.9	(2016) Cycling
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LPP 7.18	(2016) Protecting open space and addressing deficiency

LPP 7.6 (2016) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **4th January 2020**

5.2 Site Notice Expiry Date:- Not applicable

4th January 2020

6. Consultations

External Consultees

This application was advertised between 11-12-19 and 04-01-20. 2 objections were received to the application from neighbouring residents which are summarised as follows:

- I have had to look at it from 2014 & this extra application means that I will be looking at the ugly two storey building until September 2023! When will it stop? Its already been extended. They leave the lights on in the classrooms until late into the evening & they are ugly to look at.
- The site is within the Northwood Conservation area. The temporary buildings will have been in situ for 6 years, when this application is due to take effect in 9/20. The Foundation will have had 6 years to progress plans for a permanent solution to the need for additional classrooms.
- Some pressure needs to be put on the Foundation to move quickly towards a solution to remove these temporary (and unappealing) buildings. I would respectfully suggest that approval be given for only a limited time (say 2 years) so that more immediate action is taken to implement a permanent and acceptable solution.

STATUTORY CONSULTEE COMMENTS

Historic England

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

GLAAS

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria.

Transport for London

The site of the proposal is adjacent to A404 Rickmansworth, which forms part of the Strategic Road Network (SRN). While the Local Planning Authority is also the Highway Authority for those roads, TfL is the Traffic Authority and has a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact on the SRN.

Considering the scale, nature and size of the application, TfL Spatial Planning have no objection, however as the proposal is located on a borough road, Hillingdon Council are the highway and planning authority and the decision maker on the application.

Metropolitan Police

I do not object to this proposal.

Sport England

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory

Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England'. Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

The application proposes to extend the period the existing temporary building would be in situ by another three years from September 2020 thereby extending the period of partial loss of playing field and a tennis court. Assessment against Sport England Policy/NPPF.

In 2014 and 2017 when Sport England was consulted on the planning applications for the temporary classroom accommodation it took a pragmatic view and did not object to the application despite the temporary classroom accommodation not according fully to its Playing Field Policy. The application now intends to extend the partial playing field and tennis court loss by another three years beyond the current permission while the permanent proposals for the school are approved and constructed.

Sport England has met with the Council, applicant and their consultants and understands why the permanent development has taken such time to be completed. Sport England, nonetheless, are concerned that the sporting facilities have been lost for an extensive period of time and would normally consider the proposed development to be of a permanent nature given the time that has lapsed and would therefore object to the proposals. In this instance, however, the college has sought to mitigate, to some extent, the loss of these sports facilities by improving the facilities at the school which were confirmed in 2017 as:

- Installation of a new drainage system for the playing pitch;
- Refurbishment and upgrade of changing rooms;
- Installation of a climbing wall;
- Installation of a bouldering wall; and
- Improvements of the remaining tennis courts.

Since that time the applicant has confirmed further improvements to the sports provision at the school by a recently completed swimming pool and the Multi-Use Games area being resurfaced shortly. These facilities would fall within the scope of the schools' Community Use Agreement. These improvements to the school's sports facilities since the temporary classroom has been in situ offset, to an extent, the partial loss of playing field and tennis court for the extensive period. The period these facilities have been unavailable is still a concern but it appears that since the application for the permanent development has been submitted that development should be now delivered as planned. Sport England are unlikely to accept any further extension in time for the temporary classroom.

Given the above assessment, Sport England will again take a pragmatic approach and does not wish to raise an objection to this application. The absence of an objection is subject to the following condition being attached to the decision notice should the local planning authority be minded to approve the application:

Within 3 months after the expiration of this temporary permission, the temporary units hereby permitted shall be removed and the Multi-Use Games area/tennis court and playing field should be reinstated to at least the equivalent quality as before the temporary loss and in accordance with Sport England guidance "Natural Turf for Sport" (2011) and National Governing Body Performance Quality Standard.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policy.

Informative: It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.

Internal Consultees

Trees and Landscaping Officer

The site is occupied by temporary classrooms located in the north-west corner of the Northwood College campus, to the west of Maxwell Road. The site lies within the Northwood Town Centre Conservation Area, a designation which protects trees. The tree lined boundary on the eastern edge of the playing fields is further protected by TPO 491.

The existing 'temporary' classrooms were granted permission under applications ref. 2014/600 and 2017/2086. The current application includes a restoration plan by Ellis Williams, which proposes to re-instate the area with a sports pitch and cricket nets, at the end of the three year extension of time. There will be no landscape impact resulting from the extension, other than the continued presence of the temporary two-storey structure within the landscape. Therefore there is no objection to the proposal and there is no need for a landscaping condition.

Highways Officer

The highway comments still apply as per the last renewal permission -(2082/APP/2017/2086) hence there is no further comment or objection.

Access Officer

It is noted that classroom accommodation at first floor level is not accessible to wheelchair users and others who are unable to use a staircase. Management procedures, to include the rearrangement of timetables, should be in place to ensure that staff and pupils are not inadvertently excluded due to the lack of lift access. Discussions should be had on the long-term accessibility arrangements for the college and any further development should fully embrace the principal and spirit of access for all. Any approval at this stage should include the following informative:

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.

Flood Water Management Officer

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal seeks to extend the period of temporary planning permission for the temporary block which is currently delivers the science curriculum. The applicant's

supporting Planning Statement notes an extension to the temporary consent is required to current application planning ref: 2082/APP/2019/4091 which is to be determined for a permanent to be consented and delivered.

Paragraph 94 of the NPPF (2019) reiterates the objectives set out in the Policy Statement on Planning for Schools Development. It emphasises there should be sufficient choice of school places is available to meet the needs of existing and new communities and it requires LPAs to take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

Policy 3.18 of the London Plan (2016) supports proposals for new schools, including free schools. It notes proposal for new schools shall only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the appropriate use of planning conditions or obligations.

Policy 3.18 of the London Plan (2016) also encourages the co-location of services between schools and other provision in order to maximise land use, reduce costs and develop the extended schools offer.

Policy S3 of the draft London Plan (2020) seeks to ensure there is a sufficient supply of good quality education facilities to meet demand and offer educational choice.

Policy CI1 of the Local Plan: Part One (2012) seeks to ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by supporting extensions to existing schools and the development of new schools and youth facilities.

Sport England initially objected to the proposals as they did not consider the continued loss of playing field, for a further three year period would be acceptable. The applicant has met with officers and Sport England to discuss the temporary consent.

The school advised that the school has actively sought to enhance sporting provision both to mitigate this loss and generally improve the level of facilities available. Such improvements have included:

- Installation of a new drainage system for the existing sports pitch which enables its use all year round. previously the field could only be used in the summer but now the School can offer touch rugby and hockey (works completed summer 2016).
- Significant refurbishment and upgrading of the existing dry changing rooms (ongoing works and to be completed this year).
- A new climbing wall and bouldering wall in the Sports Centre (installed autumn 2015),
- The refurbishment of other tennis courts within the centre of the site (completed summer 2016).

In light of this additional information, and the submitted application under planning ref: 2082/APP/2019/4091. Sport England has taken a pragmatic view and raised no objection to the extension to a temporary consent subject to conditions to ensure the reinstatement of the sports facilities within 3 months of the removal of the temporary buildings.

Given the strong policy support for new and/or improved educational facilities and the limited short term loss of playing field, no objections are raised to the principle of the development in this instance, subject to the proposals meeting site specific criteria

required by the condition proposed by Sport England.

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 falls within the Northwood Town Centre Green Lane Conservation Area. Furthermore, several of the school buildings fronting Maxwell Road are locally listed. However, the temporary accommodation is located towards the rear of the playing fields, set some distance back from the front of the site and road. Whilst some views are available, tree screening around the site boundaries limits these. Given the distance of the proposed building from Maxwell Road and the locally listed buildings at the front of the school site together with existing tree screening around the school's boundaries, it is not considered that the accommodation has such a significant detrimental impact on the character or appearance of the Conservation Area or on the setting of the locally listed buildings that refusal could be justified. Notably, the Council's Conservation and Urban Design Officer has raised no objections to the application.

Notwithstanding the above, it should be noted that the building, by reason of its temporary design, would not be suitable for permanent retention in this location. Subject to a condition requiring removal of this accommodation in 2023, the proposals are considered acceptable.

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 131 of the NPPF (2019) requires that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Policy 7.6 of the London Plan (2016) requires new developments to make be of the highest architectural quality and be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm.

Policy D1B of the London Plan (2019) requires all development to make the best use of land by following a design led approach that optimises the capacity of sites. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth

Policy BE1 of the Local Plan: Part One (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) re-emphasises the importance of good design in new development by A) requiring all new buildings and extensions to be designed to the highest standards, which incorporate principles of good design, such as harmonising with the local context by having

regard to the scale, height, mass and bulk of surrounding buildings; using high quality materials and finishes; having internal layouts and design which maximise sustainability and the adaptability of the space; protecting features which contribute positively to the area and providing landscaping that enhances amenity, biodiversity and green infrastructure; B) avoiding adverse impacts on the amenity, daylight and sunlight of adjacent property and open space; C) safeguarding the development potential of adjoining sites and D) making adequate provision for refuse and recycling storage.

No physical alterations are proposed to the development. Whilst the buildings are somewhat functional and utilitarian in their design, and would not be suitable for permanent retention in this location, given their set back from Maxwell Road and tree screening around the site boundaries, it is not considered that they have such a significant detrimental impact on the character or appearance of the surrounding area, including the Maxwell Road street scene, such that temporary planning permission could be refused.

7.08 Impact on neighbours

Policy BE1 of the Local Plan: Part One (2012) requires developments to be appropriately designed so developments do not adversely affect their surroundings or the local character.

Policy DMHB 11 (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Matters relating to residential amenity were considered at the time planning permission was originally granted and it was determined that the building would not have such a significant impact on residential amenity that refusal could be justified.

The nearest residential properties in Anthus Mews, to the north east, are located approximately 15m away from the nearest part of the building. However, there are no windows in its north east elevation and so no overlooking can occur from here. The orientation of the building in relation that of the nearest property in Anthus Mews also assists in minimising any impacts. Accordingly, it is not considered that the retention of the building for a further temporary period would result in any significant ongoing issues relating to loss of light, outlook or privacy to those properties such that refusal could be justified.

The nearest property in Wilford Close, to the north west, would be located approximately 18m away from the northern most corner of the building. All other properties would be located over 21m away due to the orientation of the building. Notwithstanding this, obscure glazing is provided to the rear elevation of the building as this serves a corridor rather than classrooms. Furthermore, tree screening along the school's north west boundary also significantly obscures views of the building from here, particularly during summer months. The provision of obscure glazing in this elevation and the presence of tree screening along the site boundary, it is not considered that the proposal would result in any significant ongoing issues of overshadowing, loss of privacy or loss of outlook, which would be of such detriment to residential amenity that refusal could be justified.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy DMT 2 of the Local Plan: Part Two (2020) notes development proposals must ensure that safe and efficient vehicular access to the highways network is provided to the Council's standards.

Policy DMT 6 of the Local Plan: Part Two (2020) states that development proposals must comply with the relevant parking standards. For a development of this type it is required that the quantum of car parking provided is determined 'on an individual basis using a transport assessment and a travel plan, and in addition provision for taxi and bus/coach access and parking'.

In assessing the transport impacts of the development at the time of the original planning permission the officer's report stated the applicant has advised that, although currently there are only 745 pupils on roll, the school's existing buildings could easily accommodate up to 850 pupils and, although it would be contrary to the school's current policy for smaller class sizes and therefore highly undesirable, it has been demonstrated that if all classrooms were used to maximum capacity it could in fact accommodate up to 1,146 pupils without the need for any internal modifications.

Notwithstanding the above, the applicant has advised that if planning permission for the temporary classrooms was refused internal refurbishment and remodelling works, not requiring planning permission, would be carried out within the existing buildings to accommodate the additional pupils. Plans to demonstrate how this would work have been provided and the applicant has confirmed that through these works, if filled to maximum capacity, the school could accommodate up to 1,353 pupils. The applicant has however emphasised that the school do not in reality operate to these maximum numbers as it would be against their policies for smaller class sizes.

Given that it has been demonstrated that the school could easily accommodate the increase in pupil numbers within its existing accommodation either with or without internal refurbishment works and it is not considered that it would be reasonable to consider the impact of the increased pupil numbers on the local highway network as part of this application and refusal could not be justified on these grounds.

7.11 Urban design, access and security

Urban Design

No alterations are proposed to the design of the building, which was considered to be acceptable, albeit on a temporary basis only, in the Council's assessment of the previous consent. The building design is typical of that of temporary classroom provision and, as such, officers remain of the view that it would not be acceptable in the long term, particularly given the location of the site within the Northwood Town Centre, Green Lane Conservation Area. However, it is considered to be acceptable on an extended temporary basis whilst alternative solutions to the school's accommodation needs are sought and, notably, the Council's Urban Design/Conservation Officer has raised no objections in this respect.

Security

The proposal does not give rise to any new security issues over and above those considered in the original consent.

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.

Notwithstanding the Access Officer's comments, no physical alterations are proposed to the building and, accordingly, the building does not give rise to any new issues concerning accessibility on this basis a reason for refusal would not be sustained because there is no available lift access to first floor level. Relevant conditions attached to the previous consent would be reiterated if approval is granted.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

Policy DMHB 14 of the Local Plan:Part Two (2020) notes all developments will be expected to retain or enhance the existing landscape, trees, biodiversity and natural features of merit. Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

The proposal seeks the retention of an existing building for a further three year period. There would be no impact on existing trees or landscaping features of merit as a result of this proposal, thereby the proposal complies with the provisions set out in Policy DMHB 14 of the Local Plan:Part Two (2020).

7.15 Sustainable waste management

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 development proposals to make the fullest contribution possible to reducing carbon emissions.

Notwithstanding this, it is acknowledged that the proposed building is only required for a temporary three year period, after which it would be removed from site. As such, it would not be viable to achieve such savings on such a short term proposal due to the long pay back periods associated with renewable energies. This target would not therefore be achieved for this scheme. Full compliance would be sought on the proposal for new and permanent buildings.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified. No alterations are proposed to the building which would increase its impact on flood risk.

7.18 Noise or Air Quality Issues

It is not considered that the proposal would give rise to any unacceptable increase in noise or air pollution.

7.19 Comments on Public Consultations

The objections have been addressed within the main body of the report.

7.20 Planning obligations

Not applicable to this application.

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.

10. CONCLUSION

The proposals comply with current planning policies which strongly encourage the enhancement and expansion of existing schools to ensure a wide choice of school places are available. It is considered that sufficient information has been provided to demonstrate the school's commitment to community sports provision across the site and to providing a permanent solution to its accommodation needs such that there would be no substantial long-term loss in sports provision. Accordingly, no objections are raised to the principle of the development, with discussions ongoing for a permanent provision of science classrooms.

Given the temporary nature of the proposed building, it is not considered that it would have a significant detrimental impact on the character or appearance of the school site or the Northwood Town Centre Green Lane Conservation Area. Furthermore, it is not considered that it would result in such a significant loss of amenity to the occupants of the nearest residential properties.

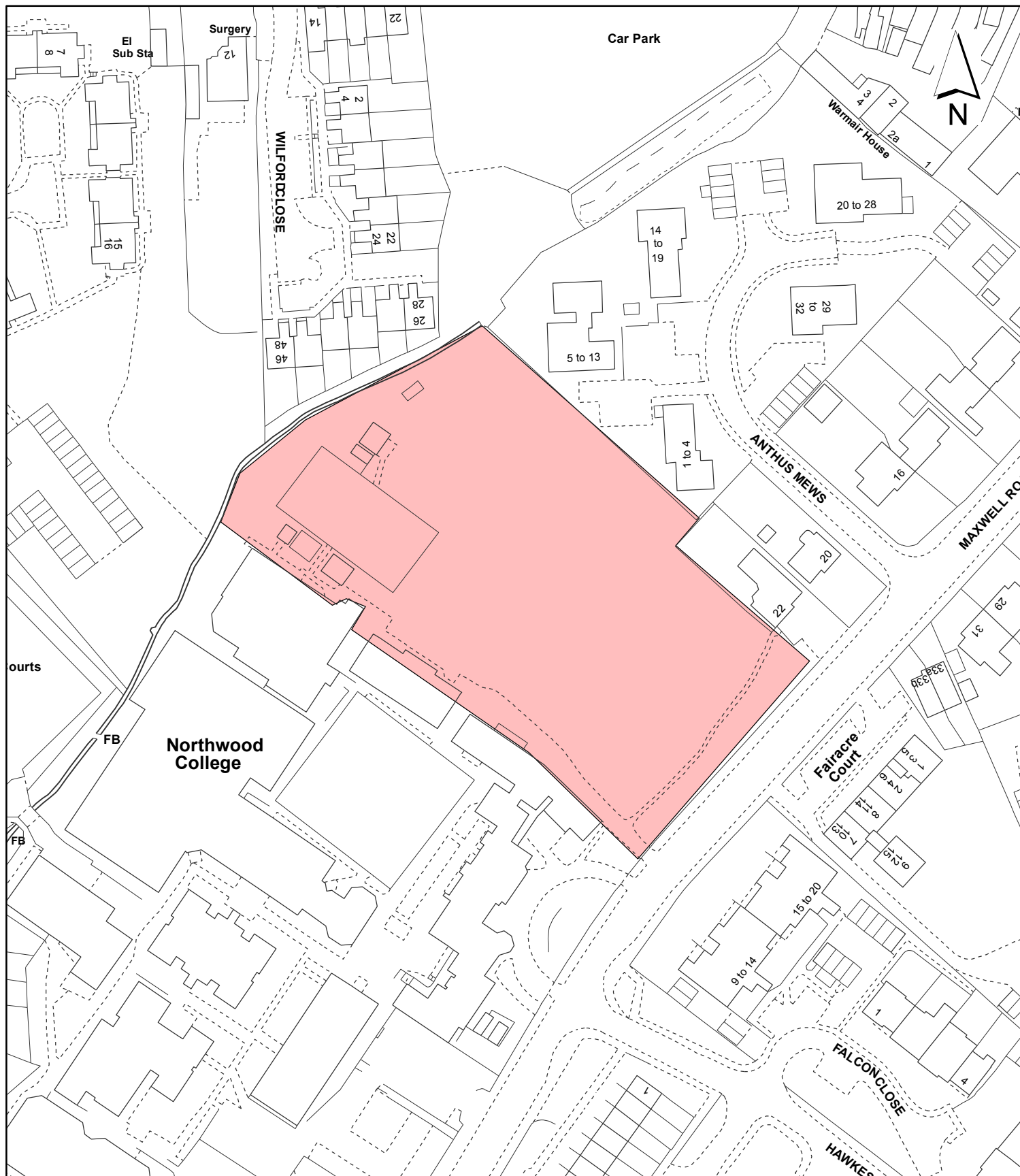
The proposal is considered to comply all with relevant Local Plan, London Plan and NPPF policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 Site Allocations and Designations (2020)
Hillingdon Local Plan: Part 2 Development Management Policies (2020)
Hillingdon Local Plan: Policies Map (2020)
London Plan (March 2016)
National Planning Policy Framework (2019)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
Council's Supplementary Planning Document - Planning Obligations

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Notes:

 Site boundary

For identification purposes only.

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Site Address: **Northwood College Educational Foundation
Maxwell Road
Northwood**

Planning Application Ref:
2082/APP/2019/3720

Planning Committee:
Major

Scale:
1:1,250

Date:
March 2020

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OF HILLINGDON**
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