

# Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: **Rhian Thomas**

**17997/APP/2024/1610**

Date Application Valid:	<b>15-07-24</b>	Statutory / Agreed Determination Deadline:	<b>04/10/24</b>
Application Type:	<b>Full</b>	Ward:	<b>Hayes</b>

Applicant: **Ardesb Sarangam**

Site Address: **Yeading Infant School, Carlyon Road, Hayes**

Proposal: **Installation of solar panels on the school roofs.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



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## **Summary of Recommendation:**

GRANT planning permission subject to the conditions set out in Appendix 1.

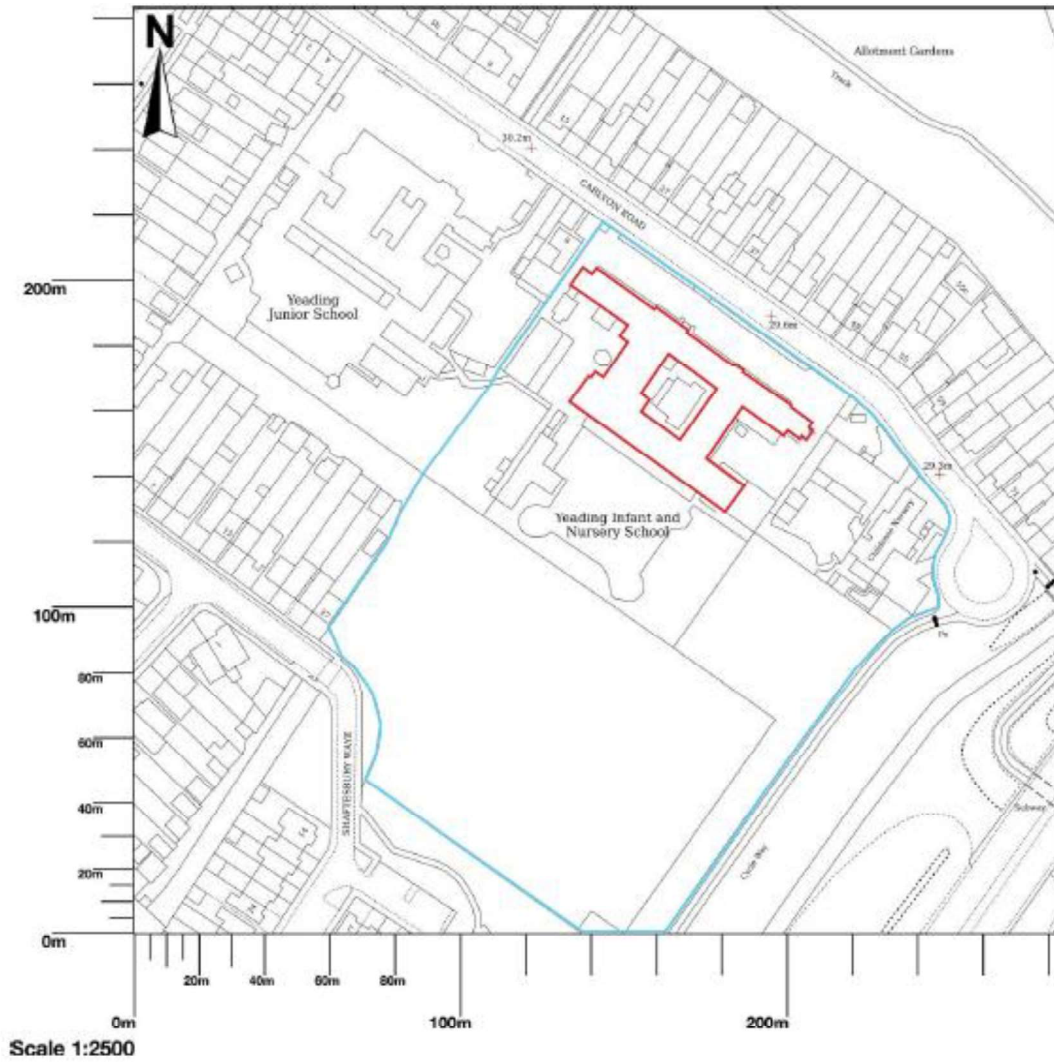
### **1 Executive Summary**

- 1.1 Planning permission is sought for the installation of 344 solar panels on the pitched roofs of the existing Locally Listed school building.
- 1.2 The proposed development complies with the relevant planning policies at Local, National and Regional level. The proposed development would not cause harm to the visual amenities of the street scene, nor would it harm the character and appearance of the Locally Listed Building. There would be no harm caused to the amenities of neighbouring properties nor the local highway network.
- 1.3 A full assessment of the application has been made in the below sections of this Committee report.
- 1.4 As such the application is recommended for approval subject to the conditions set out in Appendix 1.

### **2 The Site and Locality**

- 2.1 The development site is located on the south side of Carlyon Road. The site comprises the Yeading Infant and Nursery School Campus. The site is made up of numerous single and two storey buildings which are both Locally Listed and finished in various materials, as well as benefiting from both soft and hard landscaping.
- 2.2 The application building is locally listed and based on the Council's GIS system, part of development site and school grounds is located within Flood Zone 2.
- 2.3 The site has a Public Transport Accessibility Level (PTAL) of 1b and approximately 50 metres north of the site is an area of open space which is designated as Green Belt land.

***Figure 1: Location Plan (application site edged red)***



**Figure 2: Street View Images of the Application Property**



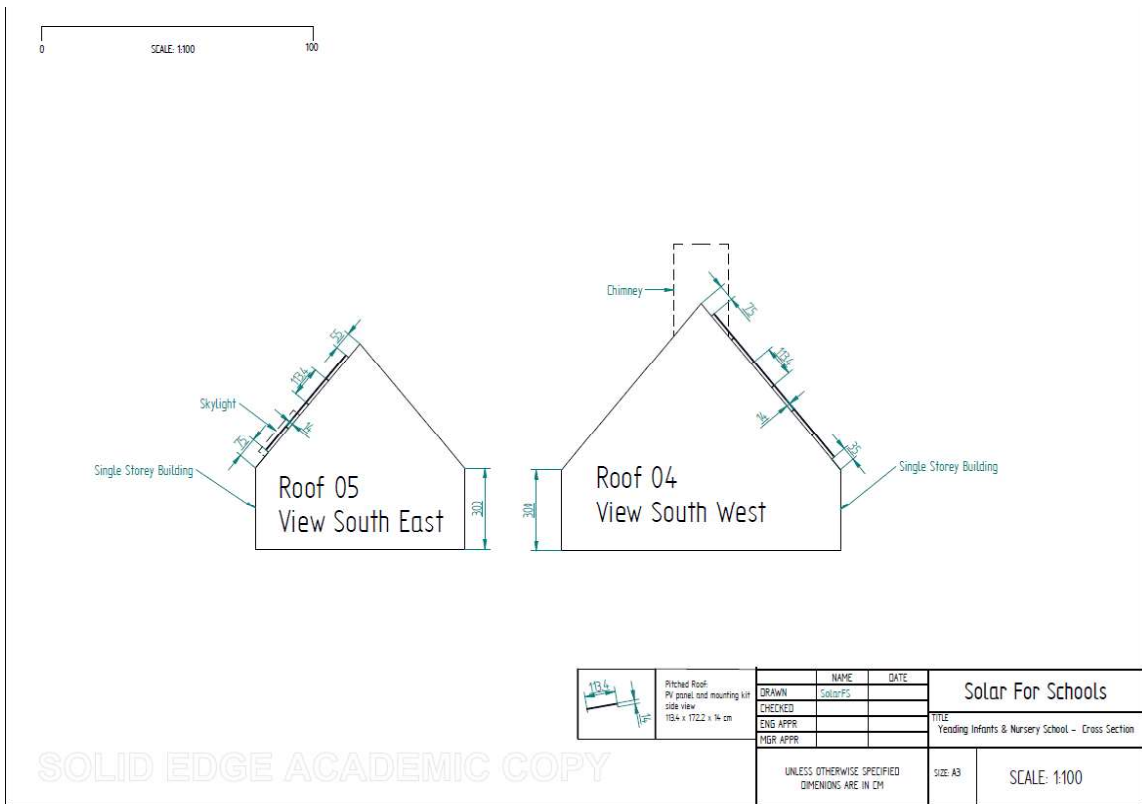
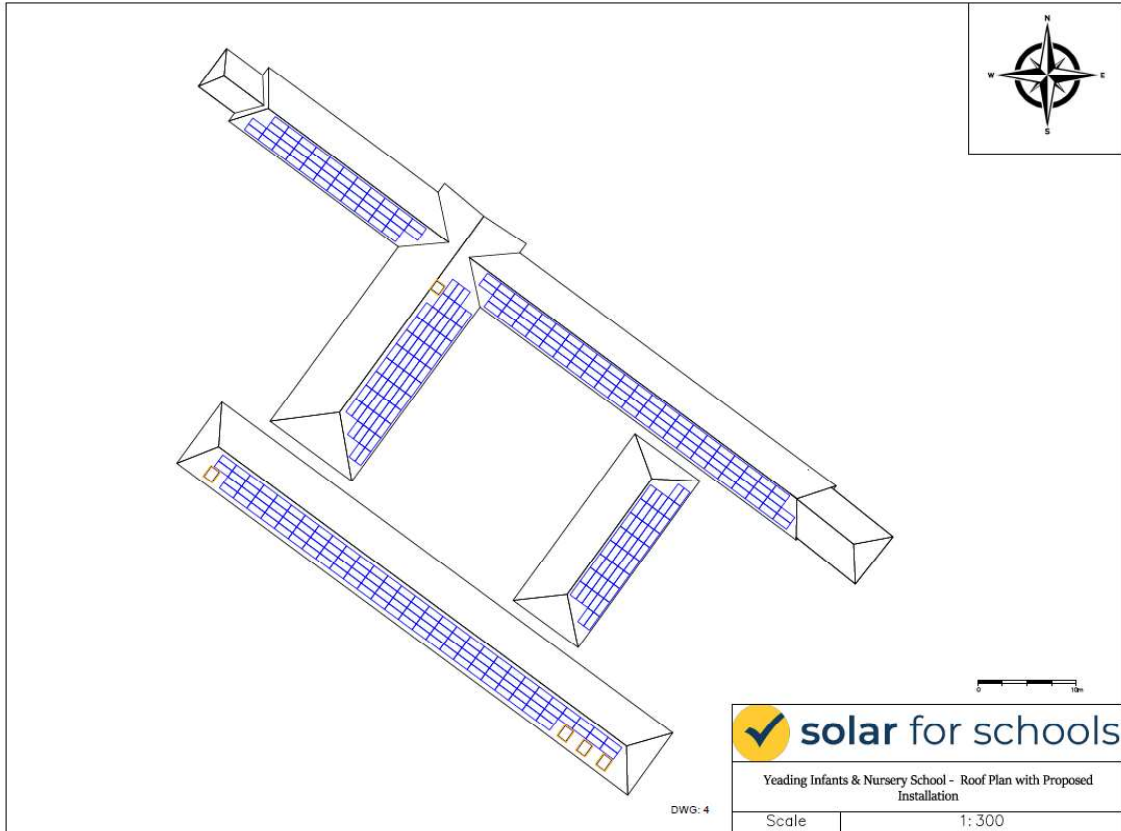
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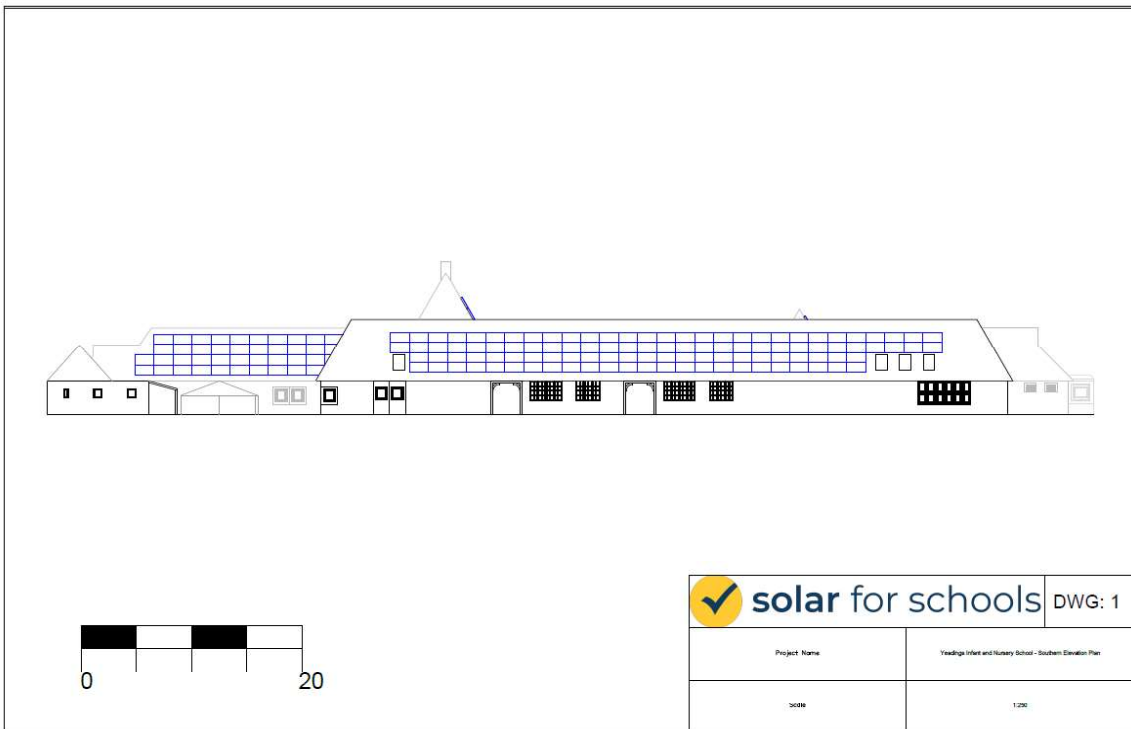
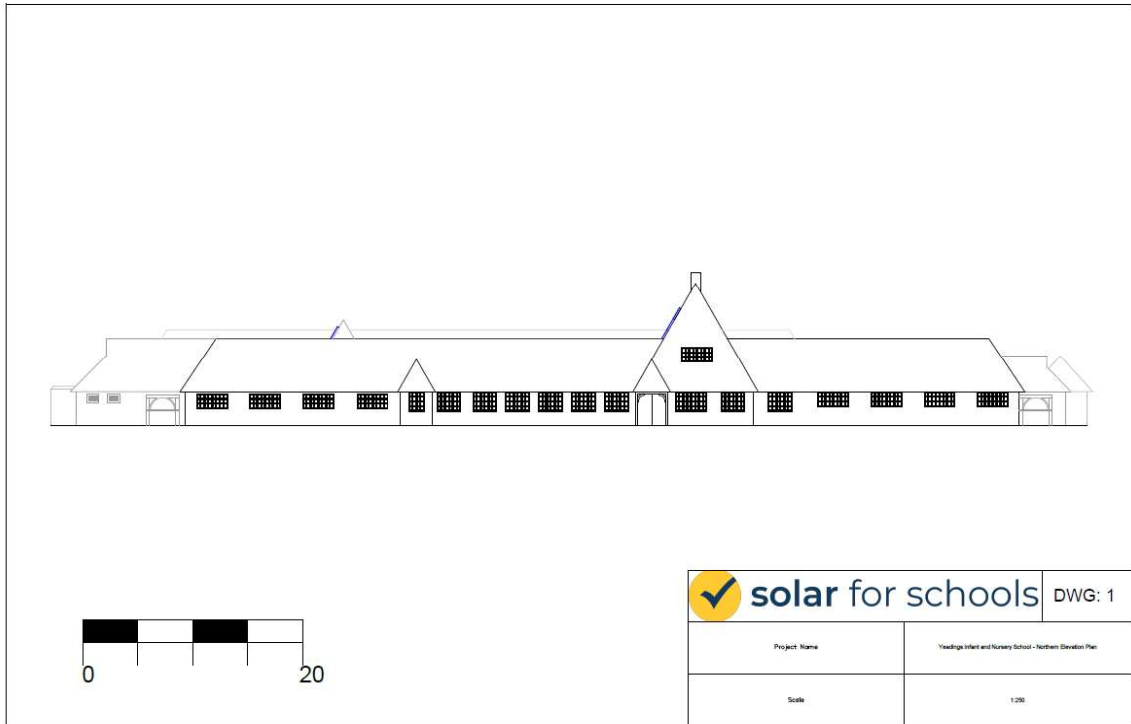
### 3 Proposal

- 3.1 Planning permission is sought for the installation of solar panels to the roof of the school.
- 3.2 During the process of the application, updated drawings were sought and received to include drawing numbers to ensure that a clear and concise decision notice can be issued.
- 3.3 **Figure 3: Proposed Plan** (please note – larger version of plan can be found in the Committee Plan Pack)



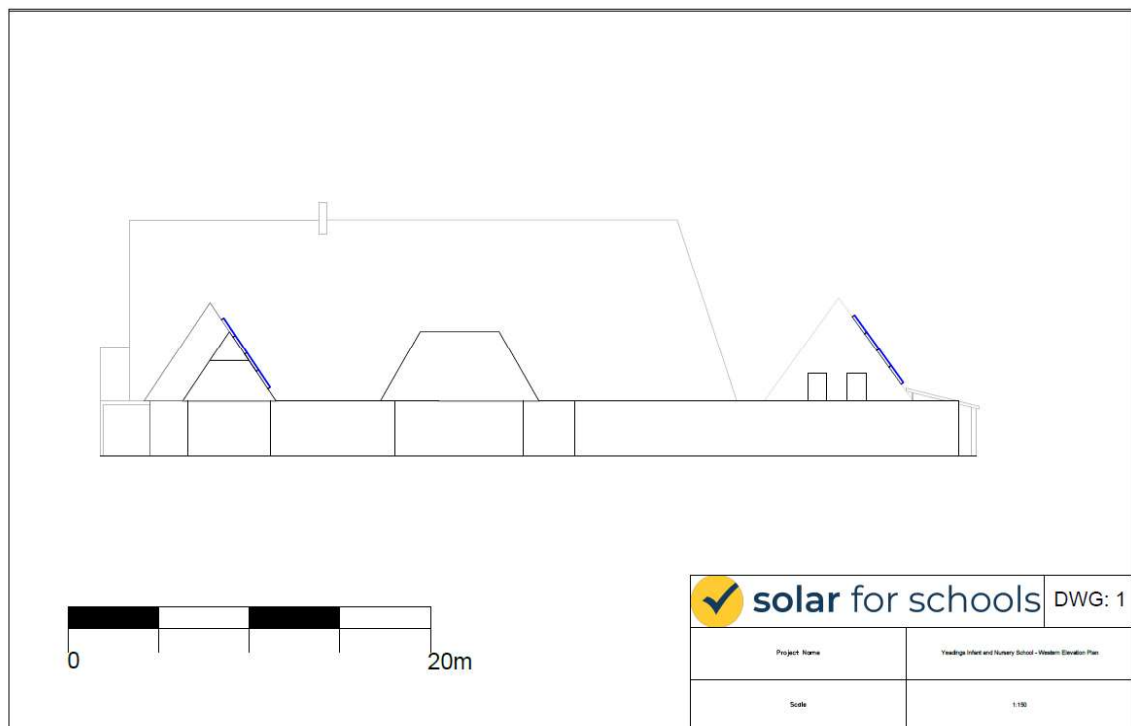
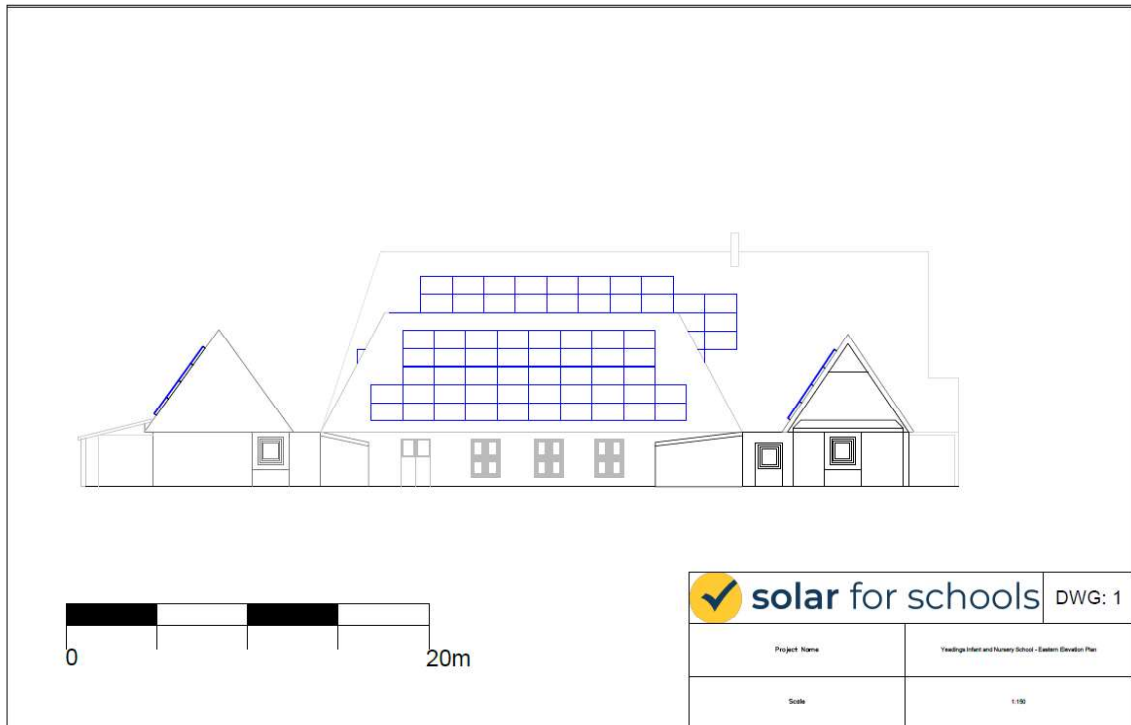
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#### 4 Relevant Planning History

4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

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## 5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

## 6 Consultations and Representations

6.1 48 neighbouring properties were consulted on the application by letter dated 05-08-24. The consultation period expired 27-08-24. No representations have been received.

6.2 Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

**Table 2: Summary of Consultee Responses**

Consultee and Summary of Comments	Planning Officer Response
<p><b><u>Highways Officer</u></b></p> <p>Access to the application site would be unaffected, however, whilst the proposed development would be unlikely to impact upon the local highway network, concerns would be raised regarding additional vehicle movements generated by the construction works which would be likely to impact on access and parking for the school and local highway network, therefore a condition should be attached to any approval which requires the submission of a CLP to concur with Construction Logistics Planning (CLP) Guidance Version: v1.2 (April 2021) issued by Construction Logistics and Community Safety (CLOCS) which must include, but would not be restricted to, the following:</p> <ul style="list-style-type: none"><li>• Phasing of works which should occur during school holidays</li><li>• Site hours</li><li>• Vehicular access and pedestrian access during the construction phase</li><li>• Car parking for vehicles displaced during the construction phase</li><li>• Contractor parking and off-street parking facilities for all vehicles linked to the site</li><li>• Contractor compound including office, welfare facilities and materials storage.</li><li>• Wheel wash facilities and road sweep</li><li>• Dust suppression</li></ul>	<p>The consultation response from the Highways Officer has been noted.</p>

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<ul style="list-style-type: none"> <li>• HGV routes to and from the site including swept path analysis for large vehicles particularly for solar panel delivery</li> <li>• HGV routes within the site which should include on-site turning</li> <li>• HGV delivery hours avoiding peak hours and school hours</li> </ul> <p><b>Recommendation</b> The Highway Authority are satisfied that the proposal would not discernibly exacerbate congestion or parking stress and would not raise any measurable highway safety concerns and would therefore offer no objection to the application but would require the following conditions to be applied to any approval:</p> <p><b>Conditions</b> No works shall commence on site until a Construction Logistics Plan to concur with Construction Logistics Planning (CLP) Guidance Version: v1.2 (April 2021) has been submitted to and approved in writing by the LPA. REASON: To be in accordance with the London Plan (2021) Policy T4 Assessing and Mitigating Transport Impacts and Policy T7 Deliveries, Servicing and Construction</p> <p><b><u>Conservation and Urban Design Officer</u></b></p> <p>This is a 1930s purpose-built School single storey with clay tiled roof and larger gabled central section. It is locally listed and makes a positive contribution to the streetscape. The solar panels are located within the courtyard and to the rear facing slopes. Whilst not visually ideal and causing a low level of harm they have been located as sensitively as possible to the rear and away from the principal elevation. Given that they would provide clean energy and tackle climate change we believe that the harm is balanced with positive benefits. As such we would not object.</p>	<p>The comments from the Conservation and Urban Design Officer are noted.</p>
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**7 Planning Assessment**

7.1 Principle of Development

7.2 The application site accommodates a school therefore benefiting from education use. There is significant policy support within the development for the

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enhancement of schools and other educational facilities. Given that the application does not propose to alter the existing use of the site and would provide considerable energy efficiency benefits therefore an enhancement to an existing education facility, the principle of development is acceptable.

### 7.3 Residential Amenity

7.4 Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

7.5 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

7.6 Given the nature of the proposal and the separation from residential properties, it is considered that the proposal would not adversely affect the amenities of neighbouring occupiers.

7.7 The proposed solar panels would be fitted with anti-glare technology by including a roughness to the glass panel to diffuse the light reflection. It is not considered that there would be an unacceptable level of glare created to the adjacent school building at Yeading primary School nor the residential property at number 6 Carlyon Road, given the location of the solar panels on the rear roof slopes.

### 7.8 Design / Impact on the Character and Appearance of the Area and Locally Listed Building

7.9 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area.

7.10 Policy DMHB 3 of the Local Plan part 2 2020) states that:

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

7.11 The proposed development includes the provision of 344 Solar panels to the pitched roof of the existing infant and nursery school. The school is a Locally Listed Building. The proposed panels as shown on the proposed roof plan (drawing 4) would be located on the rear (south) and side (east) roof slopes and would not be

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readily visible from the front, principal elevation, preserving its character and appearance. The panels would be set in from the external edge of the pitch roofs and would be set down from the main ridgeline of the building.

- 7.12 The Council's Conservation and Urban Design Officer was consulted on the application. In summary the Conservation Officer has no objection to their siting and appearance given their location on the rear and side roof slopes. The development has been designed in a way to minimise the impact to the Locally Listed Building and street scene image as they have been positioned away from the principal elevation
- 7.13 It should be noted that in terms of its design, the proposed solar panels would mostly comply with permitted development under Part 14, Class J. However, as the panels would be located within one meter of the external edge of the roof, planning permission is required. As discussed in the above paragraphs, it is not considered that the proposed solar panels would cause significant harm to the character and appearance or the historic fabric of the Locally Listed Building nor the surrounding area given their location of the side and rear roof slopes away from the principal elevation.
- 7.14 Any potential harm would be limited and where harm is identified the development plan encourages decision makers to apply the planning balance. In this case there are significant benefits in terms of energy efficiency and carbon reduction which would clearly outweigh the limited harm identified.
- 7.15 Overall, it is considered that the proposed development complies with the objectives of Policies DMHB 3 and DMHB 11 of the Local Plan Part 2 (2020).
- 7.16 Highways and Parking
- 7.17 The parking provision and traffic generation would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). Furthermore, the Highways Officer has no objections to the proposal, subject to the submission of a Construction Logistics Plan as there are concerns over the additional vehicle movements generated by the construction works which have the potential to impact access and parking for the school and local highway network and the functionality of the school.
- 7.18 Noise
- 7.19 It is not considered that the proposed development would lead to an increase in noise generated from the site. As such no further comment is made.
- 7.20 Air Quality
- 7.21 The application site is not located within an Air Quality Focus Area. The proposed development would provide a source of renewable energy helping towards the

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zero-carbon emission scheme. As such no further information is required in respect of air quality.

#### 7.22 Accessibility

7.23 Given the proposed development is solely for solar panels to the roof of the existing school. It is not considered that there would be any accessibility concerns generated.

#### 7.24 Trees and Landscaping

7.25 The proposed development would not have a negative impact on any trees or landscaping within the site. Any trees are located a sufficient distance away from the proposed development as to not be impacted. The site is not located within an area covered by a tree preservation order nor is it located within a Conservation Area. As such, no further information is required.

#### 7.26 Ecology

7.27 It is not considered the proposed development would have a negative impact on ecology in the surrounding area. As such, no further information is required.

#### 7.28 Flooding and Drainage

7.29 Part of the application site is located within Flood Zone 2. However, as the proposed development is located on the roof of the existing school, there would be no chance of increased flooding. As such, no further information is required.

#### 7.30 Land Contamination

7.31 The application site is not located upon contaminated land, and given the nature of the proposed development on the roof slopes of the existing school, there is no requirement for further information.

#### 7.32 Energy

7.33 Policy DME1 2 of the Local Plan Part 2 (2020) states that:

A) All developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.

B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved.

C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, where it is clearly demonstrated that the targets for carbon emissions cannot be met onsite, the Council may approve the application and seek an off-site contribution to make up for the shortfall.

7.34 Policy SI 2 and 3 of the London Plan (2021) supports the provision of renewable energy to minimise greenhouse gas emissions.

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- 7.35 Policy DMCI 2 of the Local Plan Part 2 (2020) supports refurbishment, re-use and provision of new community infrastructure.
- 7.36 The proposed development is for the installation of 344 solar panels to the pitched roof of the existing school with a capacity of 155kWp. The applicant has provided a product specification sheet which shows that the proposed solar panels will provide between 420-440W of power output, include an anti-glare design. The proposed development will contribute towards a zero-carbon electricity scheme and the principle of the development will comply with the overall objectives of Policies SI 2 and 3 of the London Plan (2021) and Policies DMEI 2 and DMCI 2 of the Hillingdon Local Plan Part 2 (2020).

## **8 Other Matters**

### **8.1 Human Rights**

8.2 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

### **8.3 Equality**

8.4 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

### **8.5 Local Finance Considerations and CIL**

8.6 Not applicable. The proposed development is not CIL liable.

## **9 Conclusion / Planning Balance**

9.1 Planning permission is sought for the Installation of solar panels on the school roofs.

9.2 The proposal would not cause harm to the visual amenity of the street scene, nor would it have detrimental harm to the character and appearance of the Locally Listed Building. The proposed solar panels would provide the school with a renewable energy source and would assist in reducing carbon emissions.

9.3 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1 (below).

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## **10 Background Papers**

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at [planning@hillington.gov.uk](mailto:planning@hillington.gov.uk).

# **APPENDICES**

## **Planning Application**

**17997/APP/2024/1610**



## Appendix 1: Recommended Conditions and Informatives

### Conditions

#### 1. COM3 **Time Limit**

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

#### REASON

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

#### 2. COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans

#### Location Plan

Yeading Infants and Nursery - Scaled Map

Yeading Infants and Nursery School - Cross Section

Yeading Infant and Nursery School - Western elevation Plan - DWG 1

Yeading Infant and Nursery School - Northern elevation Plan - DWG 1

Yeading Infant and Nursery School - Southern elevation Plan - DWG 1

Yeading Infant and Nursery School - Eastern elevation Plan - DWG 1

Yeading Infant and Nursery School -Roof Plan with Proposed Installation - DWG 4

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 Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

#### 3. NONSC **Removal of PV panels when no longer required**

The solar PV equipment on the main roof will be removed as soon as reasonably practicable when no longer required.

#### REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building and conservation area in accordance with Policies DMHB 3 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

#### 4. OM19 **Construction Management Plan**

Prior to development commencing, the applicant shall submit a construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

#### REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### Informatives

#### 1.

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.

#### 2. I15 **Control of Environmental Nuisance from Construction Work**

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

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

Sundays, Bank or Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### **3. 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).

### **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 Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMCI 2	New Community Infrastructure
DMEI 2	Reducing Carbon Emissions
DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 3	Locally Listed Buildings
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D8	(2021) Public realm
LPP SI2	(2021) Minimising greenhouse gas emissions

LPP SI3 (2021) Energy infrastructure  
NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places  
NPPF14 -23 NPPF14 23 - Meeting the challenge of climate change, flooding and coastal change  
NPPF4 -23 NPPF4 23 - Decision making

## Appendix 2: Relevant Planning History

- 17997/AA/98/2214      Yeading Junior School Carlyon Road Hayes  
Erection of a single storey extension to provide an assembly hall addition, two changing rooms and toilet  
**Decision:** 09-03-1999      Approve  
Deemed Hill.
- 17997/AB/99/0138      Yeading Junior School Carlyon Road Hayes  
Renewal of planning permission ref.17997M/93/1919 dated 25/01/94; Retention of double mobile classroom  
**Decision:** 23-02-1999      Approve Limited  
Time
- 17997/APP/2000/2437      Yeading Infants School Carlyon Road Hayes  
RENEWAL OF PLANNING PERMISSION REF. 17997T/95/782 DATED 03/07/95;  
RETENTION OF A MOBILE CLASSROOM  
**Decision:** 12-01-2001      Approve Limited  
Time
- 17997/APP/2001/252      Yeading Infant School Carlyon Road Hayes  
ERECTION OF A SINGLE STOREY EXTENSION WITHIN THE SCHOOL COURTYARD  
**Decision:** 09-04-2001      Approve  
Deemed Hill.
- 17997/APP/2002/2443      Yeading Junior School Carlyon Road Hayes  
ERECTION OF A TWO STOREY AND SINGLE STOREY EXTENSION (INVOLVING  
DEMOLITION OF EXISTING MODULAR CLASSROOM)  
**Decision:** 21-01-2003      Approve  
Deemed Hill.
- 17997/APP/2007/159      Yeading Junior School Carlyon Road Hayes  
CHANGE OF USE OF CARETAKERS DWELLING (CLASS C3) TO ANCILLARY  
EDUCATION USE TO PROVIDE MEETING ROOM, CRÈCHE FACILITY FOR 4/5  
CHILDREN AND OFFICE  
**Decision:** 14-06-2007      Approved

17997/APP/2007/2169 Yeading Junior School Carlyon Road Hayes  
ERECTION OF A SINGLE STOREY SIDE EXTENSION TO THE SOUTH-EAST  
ELEVATION OF THE EXISTING JUNIOR SCHOOL BUILDING.

**Decision:** 13-09-2007 Approved

17997/APP/2007/2334 Yeading Junior School Carlyon Road Hayes  
DETAILS OF HOURS OF USE - CONDITION 2, ACCESS ARRANGEMENTS -  
CONDITION 3, AND SECURITY MEASURES - CONDITION 8 IN COMPLIANCE WITH  
PLANNING PERMISSION REF.17997/APP/2007/159 DATED 14/06/2007:  
CHANGE OF USE OF CARETAKERS DWELLING (CLASS C3) TO ANCILLARY  
EDUCATION USE TO PROVIDE MEETING ROOM, CRECHE FACILITY FOR 4/5  
CHILDREN AND OFFICE.

**Decision:** 17-09-2007 Approved

17997/APP/2009/1148 Yeading Infants School Carlyon Road Hayes  
Single storey building for use as childrens and adults centre, with associated parking and  
play area.

**Decision:** 31-07-2009 Approved

17997/APP/2010/902 Yeading Infants School Carlyon Road Hayes  
Details in compliance with conditions 3 (ground levels), 4 (storage of refuse bins), 5  
(boundary treatment), 6 (tree survey), 8 (tree protection), 9 (landscape scheme), 11  
(landscape maintenance), 13 (access to building), 15 (security measures), 16 (parking  
arrangements), 17 (demolition and construction management plan), 18 (secure cycle  
storage), 19 (sustainable urban drainage) and 20 (materials) of planning permission ref:  
17997/APP/2009/1148 dated 31/07/2009: Single storey building for use as childrens and  
adults centre, with associated parking and play area.

**Decision:** 04-07-2012 Approved

17997/APP/2011/2029 Yeading Junior School Carlyon Road Hayes  
Erection of single storey rear extension to educational premises (former caretaker's house).

**Decision:** 01-11-2011 Approved

17997/APP/2011/2923 Yeading Infants School Carlyon Road Hayes  
Single storey conservatory extension and enclosed link between existing school and  
childrens centre.

**Decision:** 25-04-2012 Approved

17997/APP/2013/1343 Yeading Infant School Carlyon Road Hayes

Extension of existing school to provide a new classroom and a new reading room, with associated internal and external works.

**Decision:** 18-07-2013 Approved

17997/APP/2013/3039 Yeading Infants School Carlyon Road Hayes

Details pursuant to condition 7 (Sustainable Water Management) of planning permission 17997/APP/2013/1343 dated 18/07/2013 for the extension of existing school to provide a new classroom and a new reading room, with associated internal and external works.

**Decision:** 10-12-2013 Approved

17997/APP/2020/1111 Yeading Infant School Carlyon Road Hayes

Demolition of an existing modular classroom unit and erection of a similar modular unit comprising of two classrooms with all associated external works

**Decision:** 27-05-2020 Approved

17997/APP/2020/4257 Yeading Infant School Carlyon Road Hayes

Proposed alteration and extension of the existing kitchen and dining hall building

**Decision:** 11-02-2021 Approved

17997/APP/2023/3294 Yeading Infant School Carlyon Road Hayes

Demolition of existing single storey buildings and the erection of a new single storey kitchen and dining hall facility with associated external works.

**Decision:** 08-04-2024 Approved

17997/B/84/1220 Yeading Infant & Junior Schools Carlyon Road Hayes

Formation of access (P)

**Decision:** 12-09-1984 Approve  
Deemed Hill.

17997/C/84/1950 Yeading Infant & Junior Schools Carlyon Road Hayes

Householder dev. (small extension,garage etc) (P)

**Decision:** 04-01-1985 Approve  
Deemed Hill.

17997/E/86/2194 Yeading Infant & Junior Schools Carlyon Road Hayes

Installation of self closing doors

**Decision:** 21-01-1987      Approve  
Deemed Hill.

17997/F/87/2179              Yeading Infant & Junior Schools Carlyon Road Hayes  
Erection of chain link fence to a height of 3.6M along the frontage of school to Carlyon Road

**Decision:** 14-12-1987      Approved

17997/G/90/0256              Yeading Primary School Carlyon Road Hayes  
Erection of a 3.6m high chain link fence to enclose school playing fields

**Decision:** 21-03-1990      Approve  
Deemed Hill.

17997/K/92/0515              Yeading Junior School Carlyon Road Hayes  
Erection of a radio base station including a prefabricated equipment cabin, 2 microwave dishes and security fencing

**Decision:** 08-07-1992      Approved

17997/L/93/1850              Yeading Junior School Carlyon Road Hayes  
Erection of a front boundary wall

**Decision:** 10-01-1994      Approved

17997/M/93/1919              Yeading Infants School Carlyon Road Hayes  
Erection of a double mobile classroom unit

**Decision:** 25-01-1994      Approve Limited  
Time

17997/N/93/1976              Yeading Infant School Carlyon Road Hayes  
Erection of a nursery school

**Decision:** 20-04-1994      Approve  
Deemed Hill.

17997/PRC/2018/190          Yeading Infant School Carlyon Road Hayes  
Replacing temporary classrooms; new kitchen and dining hall.

**Decision:** 20-08-2020      No Further  
Action(P)

17997/S/94/1215              Yeading Infants School Carlyon Road Hayes



Details of external materials in compliance with condition 5 of planning permission ref. 17997N/93/ 1976 dated 20/04/94; Erection of a nursery school

**Decision:** 05-10-1994      Approve  
Deemed Hill.

17997/T/95/0782              Yeading Infants School Carlyon Road Hayes  
Erection of a double mobile classroom

**Decision:** 03-07-1995      Approve Limited  
Time

17997/X/95/1836              Yeading Infant & Junior Schools Carlyon Road Hayes  
Improvements to existing educational premises involving a single storey extension to Infants School, part single storey, part two storey extension to Junior School, toilet block extension, demolition of old nursery and Junior School single buildings, construction of hard play areas, formation of vehicular turning circle on Carlyon Road and change of use of vacant land to form enlarged school playing field

**Decision:** 16-02-1996      Approved

17997/Y/96/1082              Yeading Infant & Junior Schools Carlyon Road Hayes  
Details of landscaping scheme including siting of hard play areas in compliance with condition 3 of planning permission ref.17997X/95/1836 dated 16/02/96; Improvements to existing educational premises involving a single storey extension to Infants School, part single storey, part two storey extension to Junior School, toilet block extension, demolition of old nursery and Junior School single buildings, construction of hard play areas, formation of vehicular turning circle on Carlyon Road and change of use of vacant land to form enlarged school playing field

**Decision:** 24-09-1999      Approved

### **Appendix 3: List of Relevant Planning Policies**

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

#### Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment

#### Part 2 Policies:

- DMEI 2 Reducing Carbon Emissions
- DMEI 9 Management of Flood Risk
- DMCI 2 New Community Infrastructure
- DMHB 3 Locally Listed Buildings
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 14 Trees and Landscaping
- DMT 6 Vehicle Parking
- NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places
- NPPF14 -23 NPPF14 23 - Meeting the challenge of climate change, flooding and coastal change
- NPPF4 -23 NPPF4 23 - Decision making
- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D8 (2021) Public realm
- LPP SI2 (2021) Minimising greenhouse gas emissions
- LPP SI3 (2021) Energy infrastructure