

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

Case Officer: **Becky Smith**

17709/APP/2024/1802

Date Application Valid:	05.07.2024	Statutory / Agreed Determination Deadline:	08.11.2024
Application Type:	Full	Ward:	Harefield Village

Applicant: **Hillingdon Council Capital Programme Works Service**

Site Address: **The Harefield Academy, Northwood Way, Harefield**

Proposal: **Erection of a substation**

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)**



Summary of Recommendation:

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

1 Executive Summary

- 1.1 The site forms part of the Harefield Academy, a secondary school and sixth form, located in Harefield. More specifically, the site comprises an area of existing soft landscaping to the south easterly boundary, adjacent to Northwood Way. Construction is currently in progress at the site for the demolition of the existing Lord Adonis House and the erection of a new academic building (Use Class F1).
- 1.2 This application proposes the installation of a substation. The substation would be sited to the southeast of the existing school building adjacent to the highway of Northwood Road. Following the approval of the previous planning application for the demolition of the existing Lord Adonis House and erection of new academic building, it has been confirmed by UK Power Networks that there is insufficient capacity in the local area's existing electricity infrastructure to serve the proposed school without risking continuous supply to other properties in the area.
- 1.3 Whilst the proposed substation would represent inappropriate development within the Green Belt, it has been established that very special circumstances exist meaning that the public benefit of the proposed substation outweighs the harm to the Green Belt by reason of inappropriateness. It is also considered that there would be no significant harm to the character or appearance of the street scene, no significant harm to residential amenity of neighbouring occupiers and no additional impact to the nearby trees which are located along the site boundary.
- 1.4 During the course of the application, no neighbouring objections or comments were received following public consultation including a site and press notice. No objections were received from any internal consultees.
- 1.5 Given the proposal would represent very special circumstances for inappropriate development within the Green Belt, and there are no other concerns in terms of design, residential amenity or trees, the main body of the report demonstrates that the proposed development complies with the objectives of the relevant policies set out in the Hillingdon Local Plan: Part 1 Strategic Policies (2012), Part 2 - Development Management Policies (2020), the London Plan (2021) and the NPPF (2023).
- 1.6 The planning application is therefore recommended for approval, subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The site forms part of the Harefield Academy, a secondary school and sixth form, located in Harefield. More specifically, the site comprises an area of existing soft landscaping to the south easterly boundary, adjacent to Northwood Road. Construction is currently in progress at the site for the demolition of the existing Lord Adonis House and the erection of a new academic building (Use Class F1).
- 2.2 Notably, the site forms part of designated Green Belt land. The site is subject to some surface water flooding. Transport for London's WebCAT planning tool also indicates that the site has a poor Public Transport Accessibility Level (PTAL) of 1a.

Figure 1: Location Plan (application site edged red and wider site ownership edged in blue)

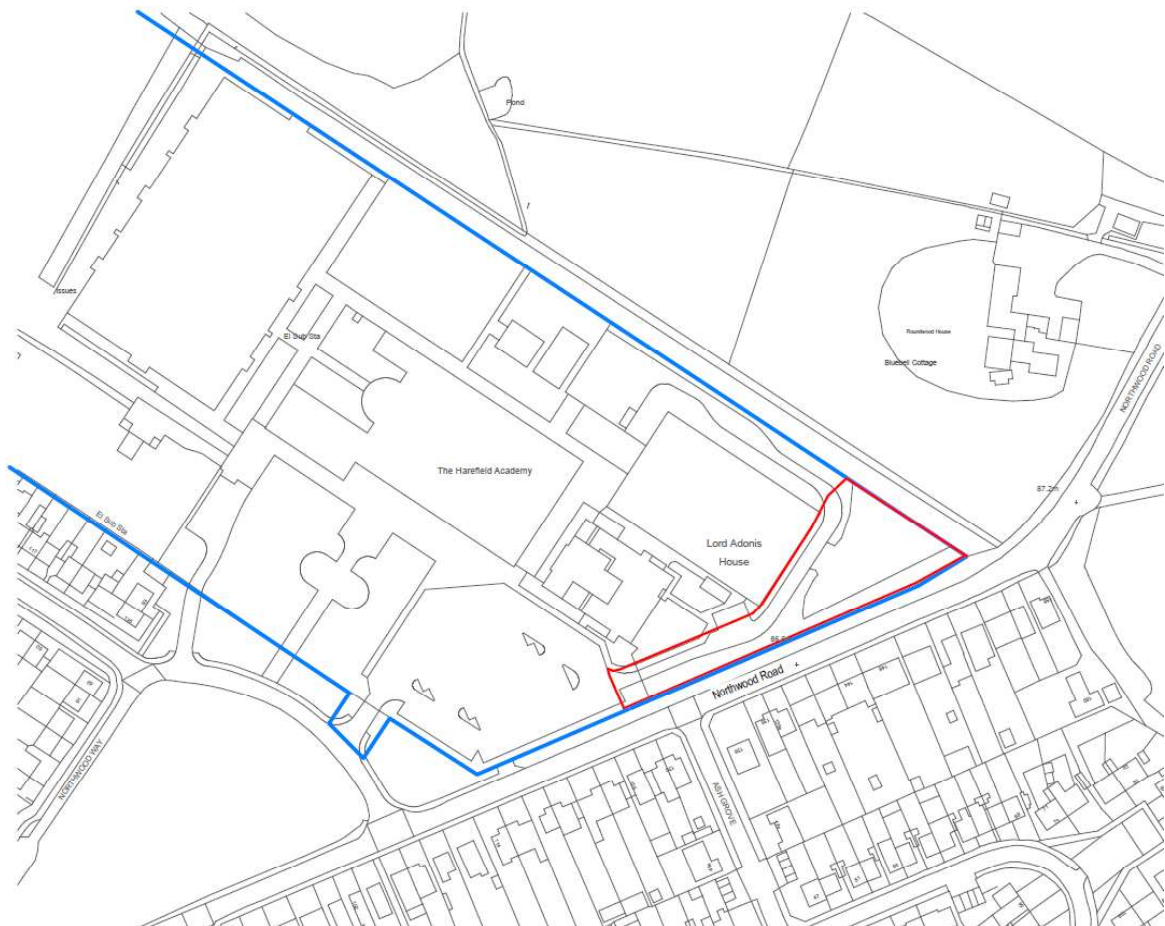
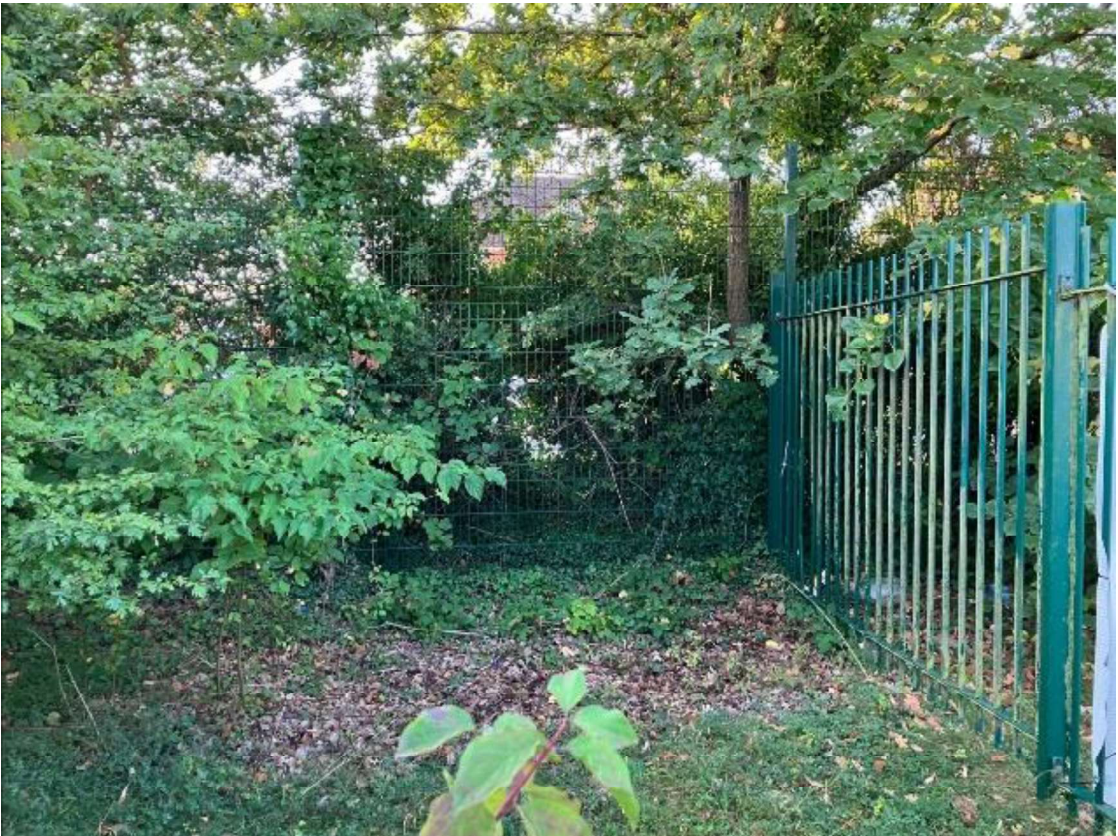


Figure 2: Photographs of the Application Site (Photo from street scene showed on top and photo from inside the site shown on bottom)



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3 Proposal

3.1 The application proposes the installation of a substation. The proposed substation would have a width of 2.80m, a depth of 3.00m and a height of 2.30m. The substation would be sited on a concrete base which would have a width of 3.00m and a depth of 3.00m. There would also be an area of hardstanding for access which would have a width of 3.00m and a depth of 3.00m. The substation would benefit from double doors to the front elevation and be green in appearance with stainless steel hinges. The substation would be sited to the southeast of the existing school building adjacent to the highway of Northwood Road.

Figure 3: Proposed Site Plan (please note – larger version of plan can be found in the Committee Plan Pack)

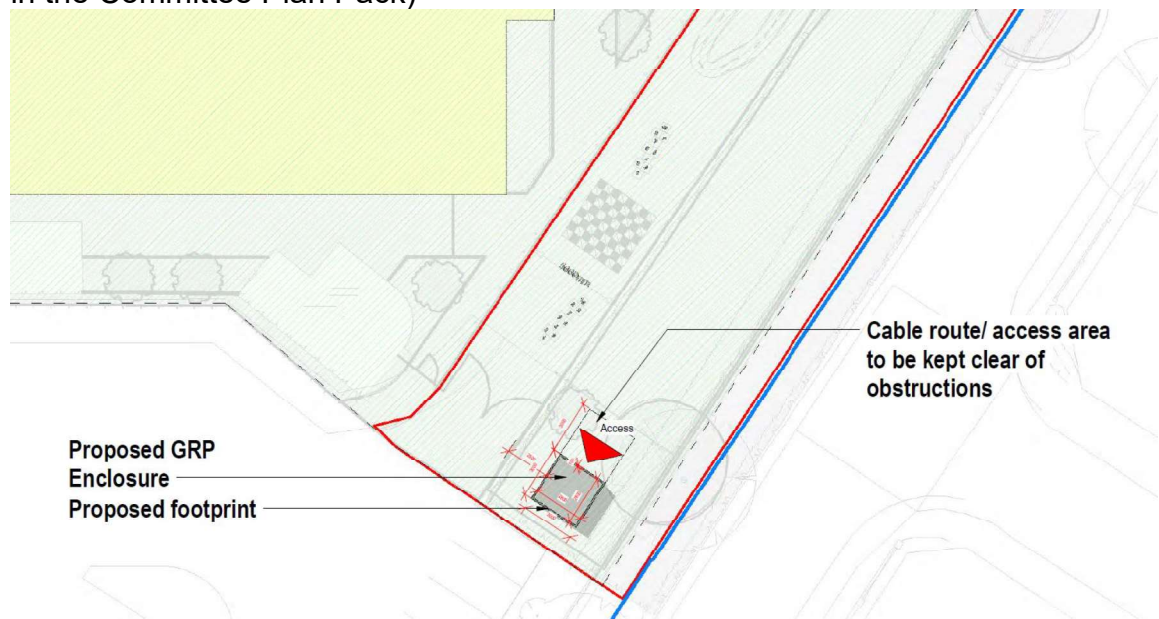
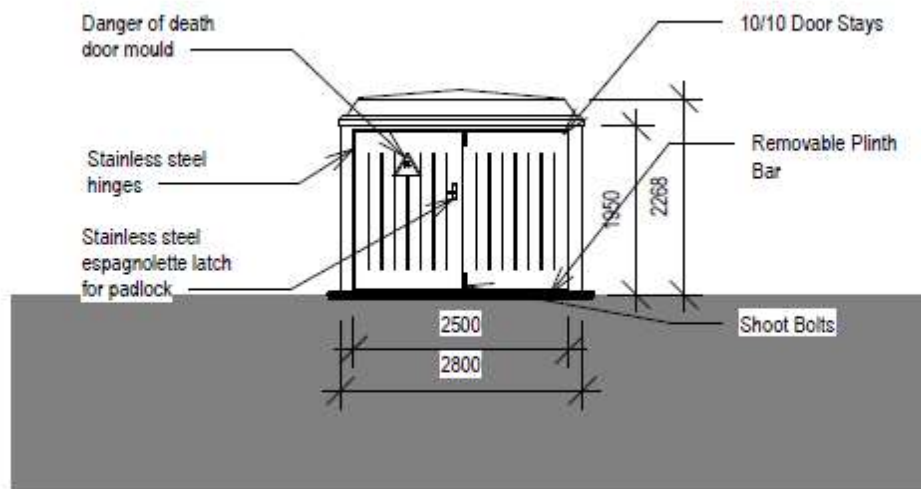


Figure 4: Proposed Elevation Extract (please note a larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 17709/APP/2023/2673 – Planning permission was approved in February 2024 for the demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works.
- 4.2 A full list of the relevant planning history related to the property can be found in Appendix 2.

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 20 neighbouring properties were consulted by letter dated 15th July 2024. The consultation period ended on 5th August 2024 and no neighbouring representations were received during the consultation period.
- 6.2 A site notice was displayed on 25th September 2024 and expired on 17th October 2024. A press notice was advertised on 2nd October 2024 and expired on 23rd October 2024. No representations were received.
- 6.3 Internal consultee responses received are summarised in Table 1 (below). Full copies of the responses have also separately been made available to Members.

6.4 *Table 2: Summary of Consultee Responses*

Consultee and Summary of Comments	Planning Officer Response
Access Officer No objection to the proposal.	Noted.
Policy Officer No objection to the proposal.	Noted.

7 Planning Assessment

Principle of development

Impact on the Green Belt

- 7.1 The National Planning Policy Framework (NPPF) (2023) attaches great importance to the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence.
- 7.2 Paragraph 152 of the NPPF (2023) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 7.3 Paragraph 153 of the NPPF (2023) states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.4 Paragraph 154 of the NPPF (2023) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt and sets out a number of exceptions. This is supported by Policy G2 of the London Plan (2021).
- 7.5 In terms of local policy, the Hillingdon Local Plan: Part 1 (2012) gives strong protection to Green Belt land. Policy EM2 states that the Council will seek to maintain the current extent of the Green Belt and any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.
- 7.6 Policy DME1 4 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) states that inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.
- 7.7 The proposed substation would be sited on land within the site which has not been previously developed, as it is currently an area of soft landscaping to the east of the existing building. The substation would not constitute any of the exceptions set out within Policy DME1 4 of the Hillingdon Local Plan and Paragraph 154 of the NPPF (2023). The proposal is therefore considered inappropriate development.
- 7.8 Given that it is not considered that any of the exceptions to inappropriate development in the Green Belt outlined in the NPPF have been met, 'very special circumstances' (VSC) must be demonstrated. As stated in Paragraph 153 of the NPPF (2023), very special circumstances will not exist unless the potential harm

to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

- 7.9 In this instance, the substation would be limited in scale and would not be visible from the street scene or wider area given the screening of the existing trees to be retained. The development would not significantly impact on the openness of the Green Belt and would fit within the school setting. It is considered that the electricity transferred by the proposed substation is necessary for the use of the school (Harefield Academy) and therefore the resulting public benefit from the substation would outweigh any harm created by this inappropriate development within the Green Belt.
- 7.10 Overall, it is important to stress again that significant weight is attached to harm to the Green Belt however in this instance, it is considered that very special circumstances exist, meaning that the public benefit of the proposed substation outweighs the harm to the Green Belt by reason of inappropriateness. The proposal is therefore considered to accord with Policy EM2 of the Hillingdon Local Plan: Part 1 (2012), Policy DME1 4 of the Hillingdon Local Plan: Part 2 (2020), Policy G2 of the London Plan (2021) and Chapter 13 of the National Planning Policy Framework (2023).

Design

Impact on the Character and Appearance of the Area

- 7.11 Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.
- 7.12 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development will be required to be designed to the highest standards and incorporate principles of good design.
- 7.13 Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development should be well integrated with the surrounding area.
- 7.14 Policies D1, D3 and D4 of the London Plan (2021) require development proposals to be of a high quality and to enhance the local context, delivering buildings and spaces that positively respond to local distinctiveness.
- 7.15 The application seeks planning permission for the erection of a substation within the grounds of the existing school. It is noted that during the course of the application, amendments were sought to reduce the size of the substation and surrounding hardstanding in order to retain two existing trees and reduce the impacts on biodiversity.

- 7.16 The revised plans confirm that the proposed substation would have a width of 2.80m, a depth of 3.00m and a height of 2.30m. The substation would be sited on a concrete base which would have a width of 3.00m and a depth of 3.00m. There would also be an area of hardstanding for access which would have a width of 3.00m and a depth of 3.00m. The substation would benefit from double doors to the front elevation and be green in appearance with stainless steel hinges. The substation would be sited to the southeast of the existing school building adjacent to the highway of Northwood Road.
- 7.17 It is considered that the proposed size, scale and bulk of the proposed substation would be acceptable in design terms and the substation would be screened from visibility along Northwood Road by several existing trees which are to be retained. Trees will be discussed in more detail later in this report and Condition 3 attached to this recommendation for approval would ensure the retention of the trees. Therefore, it is considered that the proposed substation would not result in any harm to the character or appearance of the application site or wider street scene, in accordance with Policy DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Security

- 7.18 Policy DMHB 15 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. This is supported by Policy D11 of the London Plan (2021).
- 7.19 The erection of the substation would not impact the security of the site and therefore would be in accordance with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020).

Residential Amenity

Impact on Neighbours

- 7.20 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.21 The proposed substation would be sited within the setting of the existing school, would be screened from the neighbouring properties across the highway by existing trees and would be sited at least 21 meters from the nearest dwelling. It is therefore considered that the proposed substation would not result in any harm to the amenity of the neighbouring properties in terms of access to daylight, sunlight, outlook or overbearing effect.

Transport

Highways and Parking

- 7.22 Policies T4, T6 and T6.2 of the London Plan (2021) and policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) are all directly relevant to the proposed development. In summary, these policies seek to deliver development which is sustainable in transport terms and safeguards highway and pedestrian safety. These aims are also supported by the NPPF (2023) at chapter 9, including paragraph 115 of the NPPF (2020) which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.23 The erection of the substation, which would be sited on an existing soft landscaped area of the site would not be have any harmful impact on highways or pedestrian safety or have any impacts on the road network. The proposal would therefore be in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Environmental Issues

Noise

- 7.24 Policy D14 of the London Plan (2021) states that development should reduce, manage and mitigate noise to improve health and quality of life. This can be done by separating noise generating uses from noise sensitive uses. Mitigation can also be secured through screening, layout, orientation, uses and materials. This is supported by Policy EM8 of the Hillingdon Local Plan: Part 1 (2012).
- 7.25 It is not considered that the proposed development would lead to a significant increase in noise generated from the site. The development would accord with Policy EM8 of the Hillingdon Local Plan: Part 1 – Strategic Policies (2012) and Policy D14 of the London Plan (2021).

Air Quality

- 7.26 Policies SI 1 of the London Plan (2021), EM8 of the Hillingdon Local Plan: Part 1 (2012) and DMEI 14 of the Hillingdon Local Plan: Part 2 (2020) relate to air quality considerations. These policies can be read in full in the Committee Report Part 3 - Policy Appendix. In summary, these seek to safeguard and improve air quality to protect existing and new sensitive receptors. These aims are also supported by the NPPF (2023) at chapter 15.
- 7.27 The application site is not located within an Air Quality Focus Area or Air Quality Management Area. As the proposed substation is required for the transfer of electricity only, it is not considered that it would have any negative impact on air quality. The development would accord with Policy EM8 of the Hillingdon Local Plan: Part 1 – Strategic Policies (2012), Policy DMEI 14 of the Hillingdon Local

Plan: Part 2 – Development Management Policies (202) and Policy D14 of the London Plan (2021).

Trees and Landscaping

- 7.28 Policy DMHB 14 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) requires that all development retains or enhances existing landscaping, trees, and biodiversity.
- 7.29 The application site does not lie within an area subject to a Tree Preservation Order. However the site forms part of designated Green Belt land. Some trees lie in proximity to the proposed substation (referred to as T013 and T014 within the Arboricultural Report). However following amendments to the proposal, the proposed substation and surrounds would lie outside of the root protection area for these trees and they would be retained. The retention of these trees would help mitigate the effects of the proposal on the character and appearance of the street scene and the impacts on the openness of the Green Belt.
- 7.30 In addition, to ensure these trees are retained in accordance with the approved plans and the Arboricultural Report, Condition 3 is proposed to be secured.

Biodiversity

- 7.31 The Environment Act 2021 has established that all planning permissions granted in England have to deliver at least 10% BNG from January 2024. Exemptions to this include a development that does not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat or 5 metres of on-site linear habitats such as hedgerows.
- 7.32 Following amendments to the scheme, the revised plans confirm that the proposed substation including associated hardstanding, would cover a total area of 18 square meters, which is below the threshold of 25 square meters. This means that the proposal is exempt from the requirements to evidence a biodiversity net gain of 10%.

Flooding and Drainage

- 7.33 Policy SI12 and SI13 of the London Plan (2021) require, in summary, that flood risk is minimised and mitigated and that surface water run-off is managed close to source.
- 7.34 Policy DMEI 9 and Policy DMEI 10 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) require, in summary, that flood risk is mitigated and proposals that increase the risk of flooding or which fail to make adequate provision to control surface water runoff will be refused.
- 7.35 As previously mentioned, the application site is not located within a Surface Water Flood Zone or Critical Drainage Area. The application site is in Flood Zone 1 where

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there is a low probability of risk of flooding from rivers or seas. As such, all forms of development are acceptable in this location, in terms of fluvial flood risk.

Sustainability

7.36 Not applicable to the consideration of the application.

8 Other Matters

Human Rights

8.1 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.

Equality

8.2 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.

Local Finance Considerations and CIL

8.3 Not applicable.

9 Conclusion / Planning Balance

9.1 The main body of the report demonstrates that the proposed development complies with the objectives of the relevant policies set out in the Hillingdon Local Plan: Part 1 Strategic Policies (2012), Part 2 - Development Management Policies (2020), the London Plan (2021) and the NPPF (2023). It is therefore concluded, taking all matters into account, that planning permission should be granted subject to conditions.

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

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electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.

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APPENDICES

Planning Application

17709/APP/2024/1802

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, numbers:-

Z0717 NOV V5 00 DR A PL01 Rev P01
Z0717 NOV V5 00 DR A PL02 Rev P01
Z0717 NOV V5 00 DR A PL03 Rev P02
Z0717 NOV V5 00 DR A PL04 Rev P02
Z0717 NOV V5 00 DR A PL05 Rev P02

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. A3 Trees Retained

Trees, hedges and shrubs shown to be retained on the approved plans (specifically T013 and T014 as shown on the submitted Arboricultural Report ref. ISG001-010 Rev 01 dated 04.09.2023 shall be retained) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority (LPA). Any trees, hedges and shrubs severely damaged during construction, seriously diseased or dying shall be replaced by one of a size and species to be agreed in writing with the LPA. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or ground work shall be agreed in writing with the LPA.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

Informatives

1. 159 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2. 147 **Damage to Verge - For Council Roads:**

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

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

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

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3. 115 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

Appendix 2: Relevant Planning History

17709/APP/2016/3614 Harefield Academy Northwood Way Harefield

Variation of Condition 3 (Hours of Use) and Condition 4 (Floodlighting Hours) of planning permission ref. 17709/APP/2004/1914 dated 05/07/2005: Redevelopment of school, involving erection of new buildings and demolition of existing buildings to provide a new academy school for 1000 students. Provision of associated sports facilities, hard and soft play areas, ancillary creche, new access, replacement parking and landscaping to allow an extension of the hours of use of the indoor school building and indoor dry training facility by an extra hour to 23:00 hours on Mondays to Saturdays and to 22:00 hours on Sundays; the extension of the hours of use of the outdoor recreation facilities by one and a half hours to 22:00 on Mondays to Fridays and by 5 hours on Saturdays and Sundays, with the additional restrictions on use of outdoor pitches and athletics track being revised to allow an extra 2 hours of use to 18:00 hours on Saturdays and use on Sundays and public holidays from 10:00 to 14:00 hours, unless a special event when use permitted between 9:00 and 18:00 hours and floodlighting hours would be extended by one and a half hours to 22:00 hours on Monday to Friday and by 5 hours to 22:00 hours on Saturdays and Sundays.

Decision: 14-02-2019 No Further
Action(P)

17709/APP/2022/1387 Harefield Academy Northwood Way Harefield

Change of use of former residential school (Use Class C2) to education facility (Use Class F.1), two storey extension to provide additional teaching space, construction of a Multi-Use Games Area, revised vehicular access, landscaping, car and cycle parking, and associated works.

Decision: 26-07-2022 Approved

17709/APP/2023/2673 Lord Adonis House Harefield Academy Northwood Way Harefield

Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works.

Decision: 08-02-2024 Approved

17709/APP/2024/1092 Lord Adonis House Harefield Academy Northwood Way Harefield

Details pursuant to the discharge of Conditions 14 (Sustainable Water Management), 15 (Water Infrastructure) and 21 (Overheating) as attached to planning permission ref. 17709/APP/2023/2673 dated 08-02-2024 (Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump

and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works).

Decision: 05-07-2024 Approved

17709/APP/2024/1800 The Harefield Academy Northwood Way Harefield

Details pursuant to the discharge of Conditions 10 (Ancillary Building Details), 11 (Materials), 12 (Details of Roof Parapet, Doors and Windows) and 13 (Dead-End Corridors and Inner Room Details) of planning permission ref. 17709/APP/2023/2673 dated 08-02-2024 (Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works)

Decision: 30-08-2024 Approved

17709/APP/2024/1859 Lord Adonis House Harefield Academy Northwood Way Harefield

Section 96a application for Non-Material Amendment to planning permission ref. 17709/APP/2023/2673, dated 08-02-24, (Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works) in order to amend the trigger point of Conditions 16 (Road Safety Audit), 17 (Landscape Scheme), 18 (Ecological Enhancement Plan), and 22 (Energy Monitoring, recording and Reporting).

Decision: 02-08-2024 Approved

17709/APP/2024/415 Harefield Academy Northwood Way Harefield

Details pursuant to the discharge of Conditions 8 (Construction Management and Logistics Plan), 9 (Details of Primary Entrance) and 10 (Details of ancillary structures) as attached to planning permission ref. 17709/APP/2023/2673 dated 08-02-24 (Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works).

Decision: 25-03-2024 Approved

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP G2 (2021) London's Green Belt

NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places

NPPF13 -23 NPPF13 23 - Protecting Green Belt land

NPPF4 -23 NPPF4 23 - Decision making