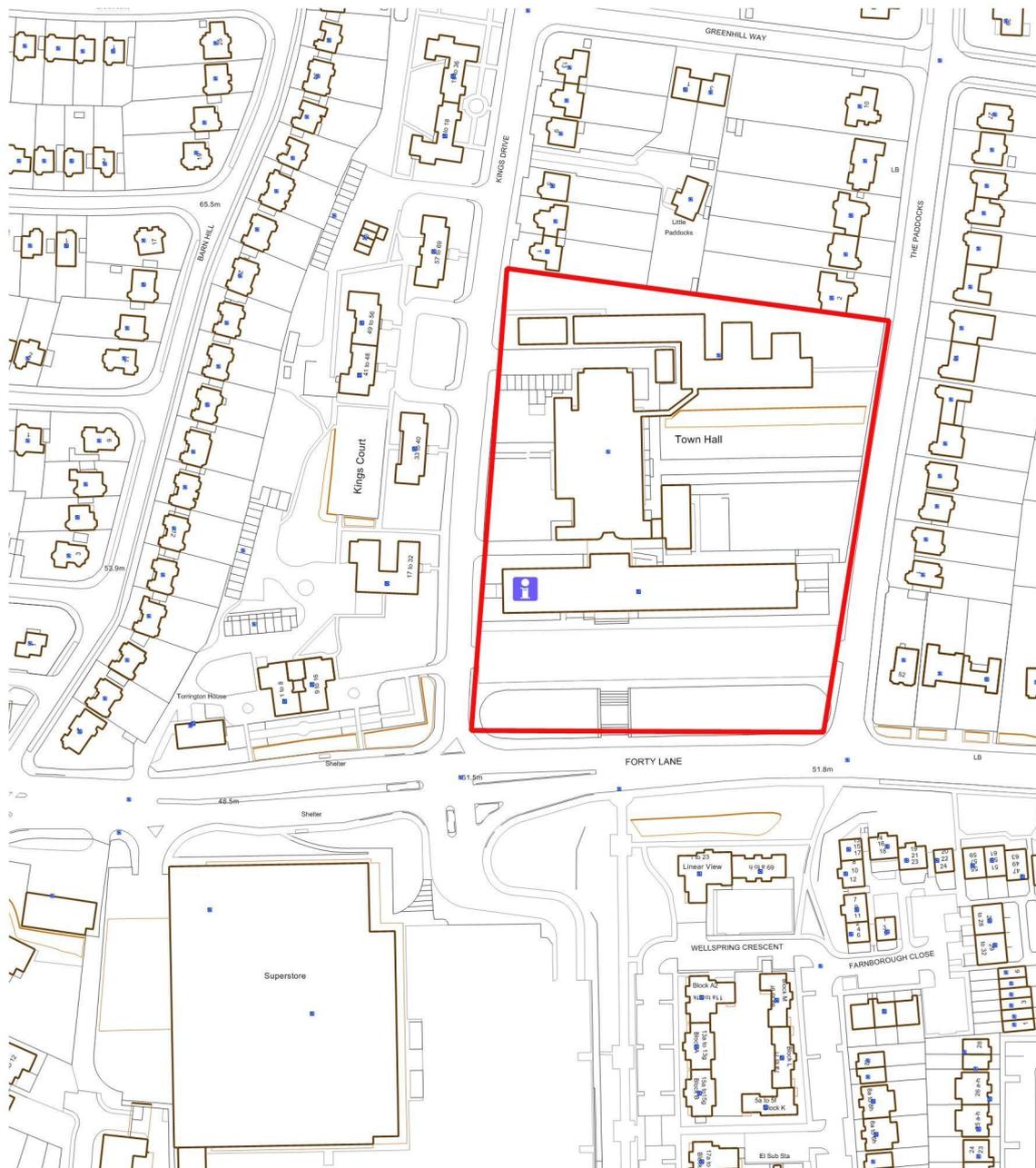




Planning Committee Map

Site address: Brent Town Hall, 54 Forty Lane, Wembley, HA9 9HU

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This map is indicative only.

RECEIVED: 17 July, 2013

WARD: Barnhill

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Brent Town Hall, 54 Forty Lane, Wembley, HA9 9HU

PROPOSAL: Listed building consent for the change of use and refurbishment of the existing Town Hall (Sui Generis) into a new primary and secondary French International School (Use class D1) involving the demolition of a number of ancillary buildings (single storey pre fabricated building and freestanding garages to the rear, and the existing print room attached to the main Town Hall building) and the erection of a part 2/part 3 storey extension along with associated works.

APPLICANT: French Education Property Trust (FEPT)

CONTACT: Nathaniel Lichfield & Partners

PLAN NO'S:
Refer to Condition 2

RECOMMENDATION

Grant Listed Building Consent subject to referral to Secretary of State

EXISTING

The application site comprises Brent Town Hall located on Forty Lane. It is a Grade II listed building and formally accommodated the main civic offices of the former Borough of Wembley and subsequently Brent since 1940. The Town Hall was statutorily listed on 24 September 1990 at Grade II. The main civic offices of Brent are now located within the new Brent Civic Centre on Engineers Way.

This application relates to listed building consent and will focus on the Town Hall as a heritage asset and the impact of the proposal upon this heritage asset and wider area including the Barn Hill Conservation Area. The wider planning considerations of the proposal are discussed within the full planning application ref: 13/1995.

The Town Hall occupies a site of approximately 2.1 hectares and fronts onto Forty Lane. There have been a number of extensions and temporary buildings provided on the site. The main entrance to the building is accessed via Forty Lane with an access road and car parking running across the length of the building fronting Forty Lane at a higher level than the pavement on Forty Lane. There are significant level changes across the site with the land rising by around 9.4m from the pavement on Forty Lane to the base of the boundary wall to the north of the site. There is a significant amount of soft landscaping within the site including a large number of trees, mostly to the north east towards The Paddocks, and formal gardens to the north and south of the Town Hall.

The eastern boundary of the Town Hall abuts The Paddocks and its western boundary abuts Kings Drive. Both The Paddocks and Kings Drive are predominantly residential in character. Its northern boundary abuts the rear gardens of properties on Kings Drive and The Paddocks. To the south on Forty Lane is Asda Superstore, a Kwik Fit car garage and public house, with the Chalkhill Estate behind these buildings. Opposite the site on Bridge Road is the Ark Academy Primary and Secondary School and to the west beyond Kings Drive is the Barn Hill Conservation Area.

PROPOSAL

This application seeks listed building consent for the change of use and refurbishment of the existing Town Hall (Sui Generis) into a new primary and secondary French International School (Use class D1). The proposal comprises the following elements:

- Conversion of the Grade II listed Town Hall to provide teaching, staff and administrative accommodation.
- Demolition of single storey prefabricated office blocks to the north and freestanding garages to the west and the existing printing room.
- New two to three storey annex to provide additional school accommodation including a dining hall.
- Associated landscaping works and improvements to existing access arrangements, including alterations to the existing forecourt and the provision of play and sport facilities.

The proposed works to the listed Town Hall involve both external and internal works and include:

- Repair (and replacement as necessary) of the building's exterior fabric, including the windows, brickwork and domed roof lights.
- Repair of interior finishes and details (e.g. the timber panelling and concealed ventilation systems) and the removal of modern insertions (e.g. partition walls and suspended ceilings).
- Conversion of the Mayor's Parlour as a head teacher's office.
- Conversion of existing office accommodation for use as classrooms.
- Adaption of the existing public library to provide a school library.
- Reconfiguring seating in the Council Chamber for use as a lecture theatre.
- Adaption of the Paul Daisley Hall for use as a gymnasium.
- Enclosure of the existing raised stage in the Paul Daisley Hall to create a performance space.

HISTORY

The following site history relates to all listed building consents and the full site history since the Town Hall was listed in September 1990. Previous planning history is set out in the full planning application ref: 13/1995.

05/0011: Full Planning Permission sought for erection of single storey detached building facing Kings Drive - **Granted, 20/05/2005.**

03/2301: Full Planning Permission sought for erection of portakabin and link to Town Hall Annexe - **Granted, 12/12/2003.**

07/2255: Listed Building Consent sought for removal of existing retaining wall and replacement with landscaping to garden adjoining Kings Drive - **Granted, 29/10/2007.**

02/0963: Listed Building Consent sought for provision of new disabled WCs and reconfiguration of existing male and female WCs and cloakrooms - **Granted, 15/05/2003.**

00/1938: Listed Building Consent sought for conversion of ground floor and second floor toilets into offices - **Granted, 12/06/2001.**

00/2536: Full Planning Permission sought for installation of a disabled lift and lift housing - **Granted, 12/06/2001.**

98/0914: Listed Building Consent sought for replacement laminate hardwood strip flooring within the Town Hall Assembly Rooms - **Granted, 19/08/1998.**

98/0597: Listed Building Consent sought for erection of flag pole on roof above main entrance - **Granted, 18/05/1998.**

96/0672: Listed Building Consent sought for internal alterations to remove existing disabled persons stair loft and provision of a disabled access ramp to the side of the mezzanine bar foyer - **Granted, 24/06/1996.**

95/1747: Advertisement Consent sought for installation and display of lettering around existing crest to the front of Brent Town Hall - **Granted, 30/04/1996.**

95/1745: Listed Building Consent sought for installation of signage (individual letters) to frontage of building - **Granted, 09/01/1996.**

95/1637: Listed Building Consent sought for alteration to front entrance including replacement of existing steps, provision of handrails and replacement of pavement and dropped kerbs - **Granted, 09/01/1996.**

92/1844: Listed Building Consent sought for alterations to side elevation of main building to install window openings - **Granted, 01/02/1993.**

92/1845: Full Planning Permission sought for alteration to side elevation of main building to install window opening - **Granted, 01/02/1993.**

901796: Listed Building Consent sought for alterations and refurbishment - **Granted, 17/05/1991.**

POLICY CONSIDERATIONS

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

The above legislation provides specific protection for buildings and areas of special architectural or historic interest. Section 66(1) of the Act states that in the consideration of proposals for planning permission which affect a listed building or its setting, the local planning authority shall pay special regard to the desirability of preserving i) that setting, or ii) any features of special; architectural or historic interest it possesses.

National level policy and guidance

The National Planning Policy Framework (NPPF) was published in March 2012. It discusses the need to conserve and enhance the historic environment. Paragraph 126 of the NPPF outlines that the conservation of heritage assets can bring wider social, cultural, economic and environmental benefits. In accordance with paragraph 128, applicants are required to describe the significance of their heritage asset affected by a proposal, including any contribution made by their setting. Paragraphs 133 and 134 provides guidance with regards to the impact of a proposal on the significance of the heritage asset, and states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Regional level policy and guidance

London Plan 2011

Strategic planning in London is the shared responsibility of the Mayor of London, 32 London boroughs and the Corporation of the City of London. Under the legislation establishing the Greater London Authority (GLA), the Mayor has to produce a spatial development strategy (SDS) – which has become known as ‘the London Plan’ – and to keep it under review. Boroughs’ local development documents have to be ‘in general conformity with the London Plan, which is also legally part of the development plan that has to be taken into account when planning decisions are taken in any part of London unless there are planning reasons why it should not.

Key policies include:

- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology

Local level policy and guidance

Brent Unitary Development Plan 2004

Within the 2004 UDP the following list of saved policies are considered to be the most pertinent to the application.

Strategic

- STR11 The quality and character of the Borough's built and natural environment will be protected and enhanced.
- STR14 New development should make a positive contribution to improving the quality of the urban environment.
- STR15 Major development should enhance the public realm.
- STR16 The particular characteristics of the Borough's Listed Buildings will be conserved or enhanced.

Built Environment

BE6	Public Realm: Landscape Design
BE7	Public Realm: Streetscape
BE9	Architectural Quality
BE22	Protection of Statutory Listed Buildings
BE23	Setting of Listed Buildings
BE30	Enabling Development & Heritage Asset Conservation
BE31	Sites of Archaeological Interest

Brent Core Strategy 2010

The following spatial policies are considered relevant to this application:

- CP 7 Wembley Growth Area
Sets out the vision for Wembley to be a high quality, urban, connected and sustainable city quarter reflecting its designation as a Strategic Cultural Area for London.
- CP17 Protecting and Enhancing the Suburban Character of Brent
Requires the distinctive suburban character of Brent to be protected from inappropriate development.

Brent Supplementary Planning Guidance/Document

Brent Town Hall Planning Brief - Adopted March 2012

The Planning Brief sets out the key planning considerations for the redevelopment of Brent Town Hall. Key considerations covered within the Planning Brief including development potential and principles, appropriate uses, design parameters in the context of the listed building, landscape design, highway matters and planning conditions and obligations.

Brent Site Specific Allocations (SSA) - adopted 2011

The Town Hall site is located within the Wembley Growth Area. It is identified within Brent's Site Specific Allocation (SSA) as site W3. Brent Town Hall. The SSA supports a mixed use development including offices, retail (for local needs only), residential, hotel and community facilities ensuring the retention of the listed building. Any change of use is required to enhance and not detract from the character and importance of the Town Hall, and have regard for existing traffic problems to surrounding residential areas and seek to improve these conditions. The policy states that there is scope to extend to the rear but the height should not exceed the height of the Town Hall. It also states that a Flood Risk Assessment is required as the site is over 1 hectare.

Draft Wembley Area Action Plan (WAAP) dated March 2013.

The WAAP was submitted to the Secretary of State for examination on 1 July 2013 under Regulation 22 of the Town and Country Planning (Local Plan) (England) Regulations 2013.

The Town Hall site is located within the boundary of the draft WAAP and forms part of the Wembley Park/Empire Way Corridor. It forms part of the Wembley Growth Area and is allocated as site W24 within the WAAP. Reference to the type of uses/development that could be supported is set out above within the Site Specific Allocations.

SUSTAINABILITY ASSESSMENT

Due to the requirement to have a sensitive conversion of the listed Town Hall building, insufficient work is being proposed to allow a BREEAM assessment to be undertaken. Improvements to windows and lighting are however proposed to improve the thermal and energy efficiency of the existing listed building. These are discussed in further detail below:

Mechanical Engineering Systems

The existing boiler plant, flues and gas supply will be retained together with the existing pumps and distribution pipe work within the boiler room. However, the existing heating and domestic hot and cold water

pipe work throughout the existing building is to be replaced. It is recommended that full details of the replacement heating and domestic hot and cold water pipe work throughout the existing building is conditioned as part of any forthcoming consent.

Ventilation for the existing building will comprise a mixture of natural and mechanical ventilation. The Library, Paul Daisley Hall, and Council Chamber have existing air handling units (AHU) located at roof level. These are out of date and are proposed to be replaced. On the library roof it is proposed to be replaced in-situ. The existing plant serving the Paul Daisley Hall and Council Chamber is built into the building at the back of the Hall and is difficult to access, service and replace. The application therefore proposes to install the replacement plant onto the roof of the Council Chamber.

There are also a number of classroom and study/exam areas that face onto Forty Lane and require mechanical ventilation for acoustic reasons. This includes the Committee Rooms which are proposed to be converted into exam/study space and classrooms in the east office window facing Forty Lane. The AHU for the former Committee Rooms is proposed to be placed on the roof above the Committee Rooms and accessed from the existing plant area. The extract and supply ventilation ducts for the new classrooms within the east office wing will be taken along the corridor ceiling void and up the smaller of the two lift shafts (the lift being removed), and connected to an AHU at roof level. The classrooms in the west wing underneath the Library also require mechanical ventilation for acoustic reasons. As there are only 3 classrooms to ventilate along the front, duct and grille sizes are smaller and the AHU can be accommodated within the corridor ceiling void. Extract and supply ductwork connects to a grill above the existing ground floor window/door on the west elevation under the Library. A small AHU is also required for the new pupil changing facilities, at the back of the Paul Daisley Hall, and one for the stage area which will become a drama space.

Localised toilet extract is proposed to be located within the ceiling void and discharged through external grills above windows.

Full details of the mechanical ventilation system including the location of AHUs within the building and on top of the roof, design and screening of the AHUs together with details of external grills and extract and supply ductwork are recommended to be conditioned as part of any forthcoming listed building consent.

As this application relates to listed building consent, it has only considered the impact of the mechanical ventilation system on the impact of the listed Town Hall Building and its setting. The impact of noise from the external plant equipment to neighbouring properties is discussed within the report to accompany the full planning application ref: 13/1995.

Electrical Engineering Systems

The overall scope of the Electrical Engineering Systems works will include the full re-wiring of the building including new energy efficiency lighting and small power installation. Upgrading to the existing external lighting, specialist systems including fire alarms/security systems and ICT and data systems complete with lighting controls. It is recommended that details of the design and location of replacement external lighting and specialist systems are conditioned as part of any forthcoming consent. Details of light spillage in relation to neighbouring properties is discussed within the report that accompanies the full planning application ref: 13/1995.

The new annex is proposed with a BREEAM 'Excellent'. Further details of the sustainability and renewable energy commitments in relation to the annex is discussed within the report that accompanies the full planning application ref: 13/1995.

CONSULTATION

Consultation Period: 30/07/2013 - 20/08/2013

Site Notices Displayed on Kings Drive, The Paddocks and on Forty Lane: 30/07/2013 - 20/08/2013

Press Notice: 01/08/2013 - 22/08/2013

Statutory Consultation

English Heritage - English Heritage have advised that they minded to direct to the granting of listed building consent. They have requested that two conditions are added to any approval, in relation to further details of hard surface materials as they have some reservations about the potential appearance of the running track directly in front of the listed building, and in relation to further details of boundary treatments to ensure that the setting of the listed building retains an open character whilst still meeting the security requirements of the school.

The Twentieth Century Society - Have advised that the new use as a school is appropriate for the building, requiring minimal intervention in the listed building to achieve beneficial re-use. They have however raised a few concerns that can be overcome to not cause harm to the heritage asset. This includes windows on the front elevation fronting Forty Lane, the loss of the fittings within the Council Chamber and the proposed materials for the extension/annex building.

The Environment Agency - see comments for full planning application ref: 13/1995.

External Consultation

Transport for London - see comments for full planning application ref: 13/1995.

Sport England - see comments for full planning application ref: 13/1995.

Internal Consultation

Design, Regeneration and Conservation Team - Has advised that the change of use to a school is the most appropriate way to preserve the listed building to ensure its continued use. No objections are raised to the principles for the internal interventions and alterations to the existing building, which will have a positive influence on the future character of the building. Whilst the location, scale and massing of the annex extension is acceptable in relation to the listed building, the architectural detailing including use of render and window detailing is poor and is considered to fail to preserve the character and setting of the listed Building.

Landscape and Design Team - Generally supports the Landscape Strategy & Proposals but has requested that one significant tree, T96 London Plane should be retained.

Transportation - see comments for full planning application ref: 13/1995.

Environmental Health - see comments for full planning application ref: 13/1995.

Public Consultation

310 residents consulted including properties on Barn Hill, Farnborough Close, Forty Lane, Greenhill Way, Kings Drive, The Mount, The Paddocks and Wellspring Crescent.

A number of objections have been received from local residents. These objections are not specifically in relation to the works to the listed building. Instead they predominantly relate to traffic congestion and parking problems, construction noise and nuisance and noise nuisance in relation to the school. Full details of the concerns raised by local residents and responses to these concerns are discussed within the full planning application ref: 13/1995.

REMARKS

1. Introduction

1.1 Brent Town Hall is a Grade II listed building and has accommodated the main civic offices of the former Borough of Wembley and subsequent Brent since 1940. The building was designed by the architect Clifford Strange in a Scandinavian influenced Art Deco moderne style.

1.2 Brent Town Hall was statutorily listed on 24 September 1990 at Grade II, and as such, enjoys legal protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Any alterations to the building including the interior and any buildings within the curtilage before July 1948 will require listed building consent.

1.3 The listing description reads:

Municipal offices, library and assembly hall, Built 1935-40 as Wembley Town Hall by Clifford Strange, Brick - clad steel frame; flat roof. Multi-function and sloping site expressed in T-shaped plan set around central entrance hall with Council chamber above and assembly hall to rear, and library to left. Severe Scandinavian style 3-storey front, Tall central staircase tower, slightly recessed behind flanking windows, has tall window set above entrance with flat canopy and steps; 15-bay wing to right has upper windows set in tall recessed bays above continuous ground-floor windows with glazed tile piers to drip mould. Bay of some height to left of tower, with similar ground-floor fenestration and large first-floor window; lower 2-storey, 4-bay range to left

has similar ground-floor fenestration and tall first-floor windows. Other elevations are similar, with stepped blocks making use of sloping site: entrance with canopy to library on left; assembly hall to rear has continuous strip of low-level fenestration.

Interior: marble walls and floors to entrance hall and foyer with Art Deco railings to staircase. Council Suite has 3 committee rooms separated by sliding partitions. Panelled dado to assembly hall, Circular light walls to library.

Recommended as a town hall in the Scandinavian style which is an example of simple but effective 1930s municipal, planning, and interiors making much use of borrowed light and interior glazing. Pevsner called Wembley "the best of the modern town halls around London, neither fanciful nor drab".

2. Key aspects of the design of the completed Brent Town Hall

External Design

2.1 When completed in 1940 the Town Hall occupied a prominent position, set back from and raised above Forty Lane. The building was built on an asymmetrical T-shaped plan, with a bi-axial arrangement. The plan form, as well as the structure and external fabric of the building, remains largely unaltered.

2.2 Brent Town Hall was designed as a steel framed building, clad with Lincolnshire bricks. The main elevation fronting Forty Lane is 107m in length, with a 15 bay wing to the right of the tall central entrance tower (with an additional glazed roof at roof level), and a four bay wing to the left. The following external architectural elements are of particular note:

- The asymmetrical plan form, with a bi-axial arrangement;
- The horizontal emphasis of the Forty Lane frontage;
- The recessed glazed tile piers between the ground floor windows;
- The cantilevered flower boxes either side of the front entrance and the east entrance to the Paul Daisley Hall;
- The stepped blocks that make use of the sloped site; and
- The curved form of the roof top office (formerly the staff canteen)

Interior Design

2.3 When first built, the ground floor accommodated offices in the east wing, the library in the west wing and the Assembly Hall and refreshment room to the rear. The first floor accommodated offices in the east wing and committee rooms and the Committee Chamber to the west and rear of the main staircase. The second floor, which has a significantly smaller floorspace, accommodated the public gallery, the staff canteen and a caretaker's flat. This internal layout at first and second floor levels has remain virtually unchanged, with the exception of the second floor caretaker's flat and glazed rooftop room, which were later converted into office accommodation. At ground floor level, the floor plan of the east wing has been significantly altered to provide an open plan public drop in area. The following internal details are of particular note:

- The entrance stairs and assembly hall lobby, with marble flooring and walls, curved hand rails for the stairs and large glazed partition.
- The Paul Daisley Hall with English ash veneer at lower levels and acoustic boards above. Other details include the dome roof lights, proscenium arch demarcating the expansive stage, figured ash doors with long vertical handles and circular window detailing, and the veneered 'trough' with concealed lighting and ventilation outlets.
- The self-contained library, with access from Kings Drive.
- The Council Committee rooms, with parquet flooring, sliding partition walls and air extract holes adjacent to the door architraves.
- The Council Chamber with tiered fixed seating and wooden desks, curved glazed partition, oversailing public gallery, wooden panelling of English figured ash and dome roof lights.

4. Setting of Brent Town Hall

4.1 The landscaped setting of the Town Hall was an important part of the architect's original design. To the front is an area for car parking, which separates the building from Forty Lane. To the west on Kings Drive, the boundary treatment includes a low brick wall and simple landscaping (grassed area with some mature trees and shrubs), allowing clear view of the Town Hall from Kings Drive. To the east on The Paddocks, the boundary treatment includes taller brick walls with stepped railings. This part of the site is more densely

landscaped, with limited views of the Town Hall from The Paddocks. A more formal framed view is provided by the axial footpath from The Paddocks, which runs east-west through the site.

5. Relevant Planning History

5.1 Since its completion in 1940, the Town Hall has been subject to a number of alterations both internal and external. However, the plan form, principal spaces and detailing have largely remained unaltered. Full details of the planning history and listed building consents are described within the planning history section of this report. A summary of the main planning applications/l and other internal alterations to the building prior to it being listed are set out below:

5.2 The most substantial alteration to the Town Hall is the single storey mortuary block built to the south east of the Paul Daisley Hall. This was built in the late 1950s and is also of Lincolnshire brick with glazed tile detailing (LPA Ref: 169 B280). The mortuary block was later converted into a printing unit in the 1980s (LPA Ref: 84/0641). A number of single storey office buildings, known as the Town Hall Annexe, were built in 1980s/1990s to the north of the Town Hall building, and accessed off The Paddocks (LPA Refs: 821849L and 88/0226).

5.3 Many of the internal alterations take took place before the building was listed in 1990, did not require planning permission or listed building consent. The alterations include:

- The addition of a bar on the left hand side of the main foyer in front of the Paul Daisley Hall.;
- The erection of notice boards on the marble walls inside the main entrance;
- New fluorescent tube lighting;
- Improvements to access arrangements, including ramps;l
- Suspended ceilings in many of the office spaces; and
- The replacement of original fittings, including the bookshelves in the library, the flooring in the library and Council Chamber, and the chairs throughout the building.

6. Significance of the Town Hall (heritage asset)

6.1 The National Planning Policy Framework requires applicants to describe the significance of the heritage asset, including any contribution made by their setting, and use this understanding to inform development proposals. The significance may be archaeological, architectural, artistic or historic interest. Each of these interests in discussed below:

Archaeological

6.2 In line with the Town Hall Planning Brief an Archaeological Desk-Based Assessment has been submitted. This advises that there is a low potential for archaeological remains to be discovered within the application site. This is because the construction of the Town Hall in the 1930s would have required significant ground removal to facilitate the foundations of the building and the terracing that has taken place on the site, resulting in the possible removal of any buried archeological remains. English Heritage have reviewed the Desk Based Assessment and have advised that no further investigation are required.

Architectural

6.3 Brent Town Hall has a high degree of architectural interest. The Town Hall was an innovative and extraordinarily modern building when it was completed in 1940. Instead of being designed with a courtyard plan with neo-classical proportions and detailing, which was typical for municipal buildings of the time, it took the new architectural approach being developed on mainland Europe and Scandinavia. It was later described by Pevsner as "the best of the pre-war modern Town Halls around in London, neither fanciful nor drab".

6.4 The architectural interest of Brent Town Hall lies in the following:

- The building is a very good example of 20th Century municipal architecture.
- The landscaped setting of the Town Hall contributes to the special interest of the building, softening the straight lines and large expanses of brick work. The landscaping deliberately masks and frames views of the Town Hall. The framed view of the Paul Daisley Hall from The Paddocks, along the axial east-west footpath is of particular importance.
- The principal elevation of the Town Hall fronting Forty Lane, including the uninterrupted 15 bay east wing with recessed glazed tile piers at ground floor level, the cantilevered flower beds at either side of the main entrance, and the curved glazed room at roof level which counterbalances the straight lines of the

remainder of the building.

- The assymetrical T-shaped plans of the building, with a bi-axial arrangement.
- The original crittal windows, with varying horizontal or vertical emphasis.
- The principal internal spaces including the entrance foyer, Paul Daisley Hall, library, committee rooms and Council Chamber.
- The internal detailing of the Town Hall, including the marble entrance and foyer, curved stair rails, circular roof lights, original Council Chamber desks, curved glazed partition to the Council Chamber, integrated air extract pipes and wood veneers.

6.5 As described in section 5 above, the building has undergone a number of alterations, which has compromised the architectural significance of the building. Unsympathetic internal alterations include the addition of suspended ceilings, visual clutter created by signage inside and outside the building, installation of florescent lighting throughout the building, the creation of a bar area in the foyer of the Paul Daisley Hall, and alterations at ground level to the layout of the building including an open plan public services area. Externally, the unsympathetic alterations include the single storey pre fabricated office block (Town Hall Annexe) and the garages to the west of the Paul Daisley Hall.

Historic

6.6 Brent Town Hall has a high degree of local historic interest, with close associations with the former Wembley District Council, and more recent Brent Council. The building was purpose built to accommodate the Council's municipal functions prior to them being relocated to the new Civic Centre in June 2013. There are a number of memorial trees within the lower terrace facing Forty Lane which will be retained.

6.7 The building's association with architect Clifford Strange is also of some historic interest. However, he is not a prolific architect and Brent Town Hall is the best known of his buildings.

Artistic

6.8 The internal and external detailing of Brent Town Hall has some artistic value. Externally, this includes the cantilevered flower beds and the glazed tiles piers at ground floor level. Internally, features of artistic interest include the decorative circular roof lights, curved silver bronze handrails and wood veneers.

7. Proposed development

7.1 The development proposal includes the following works:

- Conversion of the listed Town Hall to provide teaching, staff and administrative accommodation.
- Demolition of the single storey pre fabricated office blocks (Town Hall Annexe) to the north, the garages to the west and the printing unit (formally the mortuary).
- Erection of a new two to three storey annex to the north east of the Paul Daisley Hall, providing additional school accommodation including a dining hall.
- Associated landscape works and improvements to existing access arrangements, including alterations to the existing forecourt and the provision of play and sport facilities.

7.2 The NPPF states that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use" (paragraph 134 of the NPPF, 2012). As this application is for listed building consent, the impact of the proposed internal and external works on the significance of the Town Hall (see section 6 above) will be considered. Other planning considerations including the impact upon neighbouring amenity, transport considerations etc are discussed within the report that accompanies the full planning application ref: 13/1995.

Conversion of the listed Town Hall to provide teaching, staff and administrative accommodation.

7.3 The main element of the scheme involves the repair and conversion of the Town Hall to accommodate the French School. The main elements are discussed below:

- Repair Strategy - external elevations and windows to main Town Hall Building

7.4 The external elevations of the Town Hall will be repaired including the local repair of the existing canopies, repointing as necessary and the repair of the tiled piers. Full details of the repair work including materials are recommended to be conditioned to any forthcoming consent.

7.5 The original metal framed windows are an important architectural feature and largely remain throughout the building. These windows, however, perform poorly both thermally and acoustically and many are in a bad state of repair. It is proposed to repair the windows on the rear wing and the north elevation of the principal building fronting Forty Lane. The majority of the windows on the south elevation of the principal building fronting Forty Lane and on the side returns (with the exception of the large window within the central tower) are proposed to be replaced with double glazed metal frame windows replicating the profile of the existing windows. Whilst it is acknowledged that replacement the windows on the front with double glazed will have some degree of harm to the significance of the listed building (this concern has been raised by the Twentieth Century Society), it is considered necessary for the wider benefit of the site to replace these windows for thermal and acoustic reasons that meet the requirements of the building as a school. Full details including sections and elevations of the replacement windows are recommended to be secured by condition

- Conversion of the east wing

7.6 The east wing will accommodate the primary school at lower ground level and the secondary school classrooms at ground and first floor levels. Internal alterations to the layout of these rooms is proposed, which seek to reinstate the original design by the removal of modern partitions and suspended ceilings.

7.7 The existing Mayor's parlour at first floor level will accommodate the headmaster's office, respecting the original hierarchy of rooms.

7.8 The glazed rooftop room will be retained and repaired, and used as a boardroom. The modern partition, that currently separates the office space from a meeting room, will be removed to open up the space as originally designed. The small kitchen area, which was also a later addition, will be removed. Unsympathetic modern additions in the Central Tower will be removed to allow the original plan form and building detailing to be understood, and original features repaired including the roof lights.

7.9 The secondary staircase at the eastern end of this wing will be retained, although a more substantial guardrail is proposed for health and safety reasons.

7.10 The above internal alterations are considered to have minimal impact on the significance of the listed building, and indeed will help to secure the longer term use of the building.

- Conversion of the west wing

7.11 The west wing of the Town Hall will accommodate secondary school classrooms at lower ground level. The modern partitions will be removed as seen within the east wing.

7.12 At ground level, the library will be retained and converted to use as the school library. The central administration and help desk will be reinstated to replicate the original layout of the library. Two teaching spaces are proposed within the library resulting in a degree of subdivision. These spaces are located close to the central tower and reflect the original subdivision within this party of the library. The independent access from Kings Drive will be retained. A new ramp is however proposed.

7.13 At first floor level, the Committee rooms will be used as a sturdy and exam space. Original interior details will be retained and repaired, including the existing retractable walls, the parquet flooring and air extract holes.

7.14 Once again the above internal alterations are considered to have minimal impact on the significance of the listed building, and indeed will help to secure the longer term use of the building.

- Conversion of the central tower and rear wing

7.15 The existing entrance and foyer will be retained without subdivision with the later modern additions removed. This includes the large bar area within the foyer to the Paul Daisley Hall that will be replaced with an entrance office. A fire curtain is required between the main doors to the Paul Daisley Hall and the reception area, but will not result in any permanent subdivision of this principal space.

7.16 The Paul Daisley Hall will be converted into a gymnasium, and where possible, architectural features will be retained and repaired. This includes the fibreboard wall linings, acoustic baffles, ash veneer at lower levels, dome roof lights, figured ash doors with long vertical handles, and the veneered 'trough' with concealed lighting and ventilation outlets. In order to protect these features, taut ball guard nets are

proposed. They will be fixed to the walls with minimal intervention to the historic fabric. The existing stage area will provide a drama studio. The existing stairs and stage apron will be retained, together with the proscenium arch. A retractable acoustic screen is proposed to enable the gymnasium and drama studio to be used independently of one another. This screen will be behind the proscenium arch in response to concerns raised by English Heritage. Retractable seating will also be provided but this seating will not be fixed to the internal fabric. A new platform lift to the rear of the proscenium arch is proposed, accessed from the cafeteria. Whilst it results in the loss of a small amount of the historic fabric, it will not be visible from the Paul Daisley Hall, and will ensure equal access to the drama space.

7.17 To the west of the Paul Daisley Hall the existing refreshment room will be a new cafeteria, with very limited intervention to the historic fabric. To the east of the Paul Daisley Hall the existing corridor will be retained and extended to the north following the removal of the link to the Town Hall Annexe. The proposed brick and mortar will match the existing elevations and new metal framed windows will match the existing window profiles.

7.18 At second floor level the Council Chamber will be converted into a multi-use space/lecture theatre, with new seating in rows at the lower level and beach seating at gallery level. The new seating arrangement is required to meet the new use as a lecture theatre/multi-use space. This new use will retain the Council Chamber without subdivision and maintain its visual relationship with the adjacent lobby. Whilst the proposal will result in the loss of the original desks, the conversion of the Council Chamber will ensure the beneficial reuse of this space to meet the needs of the school and the wider community as it will be used for film screenings.

7.19 A new stair case and guardrail's to access the Council Chamber gallery is proposed in accordance with health and safety requirements. To avoid unnecessary intervention to the historic fabric, and to ensure that the handrails and original detailing can still be visible, structural glass is proposed fixed to the existing marble finish.

Demolition of the single storey pre fabricated office blocks (Town Hall Annexe) to the north, the garages to the west and the printing unit (formally the mortuary).

7.20 Both the Town Hall Annexe and garages to the west of the Paul Daisley Hall are later additions built around 1980s to 1990s. They are not considered to be of architectural or historic interest and indeed are considered to detract from the architectural significance of the Town Hall. They have been identified within the Town Hall Planning Brief as areas that can be considered for demolition. Their removal is therefore supported.

7.21 The application also proposes to demolish the Council's printing unit (formally the mortuary). As the printing unit is attached to the main Town Hall building it forms part of the listing, resulting in the demolition of part of the heritage asset. The printing unit is identified as having some architectural and historical interest, as it takes on board the design principles of the main Town Hall building through the use of buff coloured Lincolnshire brick with glazed tile detailing, and was formally used as a municipal mortuary. The architectural and historic interest, has however, since been compromised by more recent alterations, as a result of its change of use to a printing unit. The plant on the roof of the printing unit, and poorly maintained area of hardstanding immediately to the south, also detracts from the setting of the Town Hall.

7.22 In light of its limited architectural and historic interest, it is considered that the demolition of the printing unit will have a beneficial impact. It will enable the original asymmetrical T-shaped plan of the Town Hall and the north elevation of the principal wing to be more easily read. It will also allow the development of the new annex for the school, which will bring wider public benefits. The printing unit has not been identified within the Town Hall Planning Brief as a core element of the listed structure to be retained, and its demolition is supported by English Heritage and Twentieth Century Society. The demolition of the printing unit can therefore be supported.

New Annex

7.23 The new annex is proposed with an L-shaped footprint located to the east of the Paul Daisley Hall, and will be linked to the Paul Daisley Hall by a light weight glazed canopy. It is located within the areas that can be considered for development as set out in the Town Hall Planning Design Brief. The annex will accommodate the school dining room at ground floor level and additional classrooms within the science wing on the upper levels. It is proposed at three storeys high, stepping down to two storeys to the south. Whilst the annex will screen views of the Paul Daisley Hall from The Paddocks, it is noted that such views are presently limited to the axial view of the entrance doors in the centre of the Hall's eastern elevation. The bulk and scale of the

annex is acceptable, and is considered to be subservient to the Paul Daisley Hall which is a large imposing mass. When viewed from the Paddocks, the roofline of the Paul Daisley Hall will be visible, helping to reinforce the hierarchy of 'blocks' across the site.

7.24 The annex has been designed to reinforce the east-west axis across the site along the alignment of the existing pathway from The Paddocks. The main entrance to the annex, aligns with the existing double doors providing access to the rear wing of the Town Hall, as well as the doors on the eastern and western sides of the hall itself. The linking of the annex to the Paul Daisley Hall through the use of the glazed canopy, will also reinforce the bi-axial arrangement.

7.25 English Heritage have advised that given that the annex is located next to the secondary elevation of the Paul Daisley Hall, they have balanced the harm caused to the setting of the hall by the proposed extension against the fact that the principal (west elevation facing Kings Drive) of the hall is to be kept clear of new development, and its setting from the west will be improved by this proposal. The Twentieth Century Society have also advised that the location of the annex to the east of the Paul Daisley Hall is the most appropriate location, with minimal impact on the integrity or the key views of the listed building.

7.26 The architectural treatment of the annex is light coloured brick facings at ground level to provide a degree of consistency with the Town Hall, with a contrasting material at upper levels. The plans originally proposed the use of a dark render. However, both the Twentieth Century Society and the Council's Design & Conservation Officer raised concerns with the use of black render. The upper floors of the annex are now proposed in a dark facing brick, which is considered to complement the listed building and its setting. Aluminium windows are proposed, which have not been raised as a concern by either English Heritage or the Twentieth Century Society. Full details of the palette of external materials are recommended to be conditioned to any forthcoming consent.

7.27 There is a number of plant equipment together with safety handrails and photovoltaic solar panels proposed on the roof of the annex. The photovoltaic solar panels will be hidden behind the parapet of the roof. However, the screening for the plant equipment and safety railings will be visible above the roof, and it is therefore recommended that full details on the design of the safety railings, plant equipment and screening of the plant equipment are conditioned as part of any forthcoming consent to ensure that they have not harmful to the listed building or the setting of the listed building.

Landscaping and boundary treatment

7.28 The landscape setting of the Town Hall is open and green in character, defined by many substantial and established trees. The landscape setting significantly contributes to its significance. A landscape strategy has been submitted that seeks to preserve and enhance the setting, whilst ensuring the grounds of the school can be actively used for its new use. The existing structures on the site will be retained, including the formal flower beds on Forty Lane which will be planted with a perennial and wildflower meadow, a reduction in the amount of car parking within the front forecourt is proposed, together with planting of new trees to screen the annex and sports pitches. Officers in landscape have advised that the landscape strategy is acceptable. The details of the landscape strategy is discussed in more detail within the report for the full planning application ref: 13/1995. English Heritage are generally support of the landscape strategy, but have requested that further details of hard surface materials are conditioned as they have some reservations about the potential appearance of the running track directly in front of the listed building. The landscape strategy is also supported by the Twentieth Century Society.

7.29 The existing boundary wall along Kings Drive is to be repaired and replaced in part so that when viewed from inside the school site it is a minimum of 1.8m high including railings on top of the boundary wall. This is required to ensure that the scheme is designed in accordance with 'Secured by Design - Schools Guidelines 2010'. Three vehicular gates and one pedestrian gate are proposed along the Kings Drive frontage. Along The Paddocks a large section of the boundary wall is to be replaced with railings on top. One again this is required for security reasons. The entrance of the secondary school is also proposed from The Paddocks. Full details of access arrangements, security and safety are discussed within the report to accompany the full planning application ref: 13/1995. English Heritage have requested details of the boundary treatment to be conditioned to any forthcoming planning consent. This is to ensure that the setting of the listed building retains its open character whilst still meeting the security requirements of the school. In addition, it is recommended that full details of the repair and replacement of the boundary walls are conditioned.

7.30 New fencing and part replacement of the concrete retaining wall to the residential properties on Kings Drive and The Paddocks is proposed along the northern boundary. It is recommended that full details are conditioned as part of any forthcoming consent. The method of construction in relation to trees within the site

is discussed within the report that accompanies the full planning application ref: 13/1995.

8. Conclusions

8.1 In conclusion, it is considered that the proposed alterations to the listed building including the conversion of the existing accommodation into the French School with associated internal and external works, demolition of the later additions to the Town Hall, the new annex, and landscape and boundary treatment proposals, will have limited degree of impact upon the significance of the Town Hall and its setting. It will secure the future use of this local landmark, bringing both heritage and wider public benefits.

RECOMMENDATION: Refer to Secretary of State

(1) The proposed development is in general accordance with policies contained in the:-

National Planning Policy Framework 2012
The London Plan 2011
Brent Unitary Development Plan 2004
Brent Core Strategy 2010
Brent Town Hall Planning and Development Brief - Adopted March 2012
Brent Site Specific Allocations (SSA) - adopted 2011
Draft Wembley Area Action Plan (WAAP) dated March 2013.
S106 Planning Obligations SPD - Adopted 1 July 2013
SPG17 "Design Guide for New Development" Adopted October 2001
SPG19 "Sustainable Design, Construction & Pollution Control" Adopted April 2003

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Employment: in terms of maintaining and sustaining a range of employment opportunities
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
Transport: in terms of sustainability, safety and servicing needs
Community Facilities: in terms of meeting the demand for community services
Wembley Regeneration Area: to promote the opportunities and benefits within Wembley
Design and Regeneration: in terms of guiding new development and Extensions

CONDITIONS/REASONS:

(1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

Plan Numbers

WFS.SSA.A31.ALL-GA.GND.000001.A: Site Location
WFS.SSA.A31.ALL-GA.GND.000002.A: As Existing Site Plan
WFS.SSA.A31.ALL-GA.UND.000010.A: As Existing Undercroft
WFS.SSA.A31.ALL-GA.GND.000012.A: As Existing Ground Level
WFS.SSA.A31.ALL-GA-01.000013.A: As Existing Level 1

WFS.SSA.A31.ALL-GA-RF.000015.A: As Existing Roof Level
WFS.SSA.A31.LEG-GA-01.000023.A: As Existing Level 1
WFS.SSA.A31.LEG-GA-02.000024.A: As Existing Level 2
WFS.SSA.A31.LEG-GA-GND.000022.A: As Existing Ground Level
WFS.SSA.A31.LEG-GA-LG.000021.A: As Existing Lower Ground Level
WFS.SSA.A31.LEG-GA-RF.000025.A: As Existing Roof Level
WFS.SSA.A31.LEG-GA-UND.000020.A: As Existing Undercroft

WFS.SSA.A31.ALL-GA.GND.000102.A: As Proposed Site Plan
WFS.SSA.A31.ALL-GA.GND.000112.A: As Proposed Ground Level

WFS.SSA.A31.ALL-GA-LG.000111.A: As Proposed Lower Ground

WFS.SSA.A31.ALL-GA-RF.000115.A: As Proposed Roof Level

WFS.SSA.A31.ALL-GA-UND.000110.A: As Proposed Undercroft

WFS.SSA.A31.ALL-GA-02.000114.A: As Proposed Level 2

WFS.SSA.A31.ANN.ELV-SL.000132.A: As Proposed Annex Elevations 1
WFS.SSA.A31.ANN.ELV-SL.000133.A: As Proposed Annex Elevations 2
WFS.SSA.A31.ANN.ELV-SL.000134.A: As Proposed Annex Elevations 3
WFS.SSA.A31.ANN.ELV-SL.000135.A: As Proposed Annex Elevations 4

WFS.SSA.ANN.ENV-SL.000140.A: Typical Detail Elevations and Sections

WFS.SSA.A31.ANN.SEC-SL.000136.A: As Proposed, Daylight Study Sheet

WFS.SAA.A31.LEG.DET-SL.000160.A: Heritage Details - Paul Daisley Hall 1
WFS.SAA.A31.LEG.DET-SL.000161.A: Heritage Details - Paul Daisley Hall 2
WFS.SAA.A31.LEG.DET-SL.000162.A: Heritage Details - Paul Daisley Hall 3
WFS.SAA.A31.LEG.DET-SL.000163.A: Heritage Details - Paul Daisley Hall 4
WFS.SAA.A31.LEG.DET-SL.000164.A: Heritage Details - Paul Daisley Hall 5
WFS.SAA.A31.LEG.DET-SL.000170.A: Heritage Details - Council Chamber 1
WFS.SAA.A31.LEG.DET-SL.000171.A: Heritage Details - Council Chamber 2
WFS.SAA.A31.LEG.DET-SL.000150.A: Heritage Details - Windows
WFS.SAA.A31.LEG.DET-SL.000155.A: Heritage Details - Main Stair
WFS.SAA.A31.LEG.DET-SL.000156.A: Heritage Details - Secondary Stairs

WFS.SSA.A31.LEG.ELV-SL.000030.A: As Existing Legacy Building Elevations 1
WFS.SSA.A31.LEG.ELV-SL.000031.A: As Existing Legacy Building Elevations 2
WFS.SSA.A31.LEG.ELV-SL.000032.A: As Existing Annex Building Elevations
WFS.SSA.A31.LEG.ELV-SL.000130.A: As Proposed Legacy Building Elevations 1
WFS.SSA.A31.LEG.ELV-SL.000131.A: As Proposed Legacy Building Elevations 2

WFS.HTA.A35.EXT.GA.SL.009100.A: Landscape Masterplan
WFS.HTA.A35.EXT.GA.SL.009101.A: Illustrative Landscape Masterplan
WFS.HTA.A35.EXT.SEC.SL.009301.A: Northern Site Boundary Elevation
WFS.HTA.A35.EXT.SEC.SL.009302.A: Site Boundary Elevations and Details
WFS.HTA.A35.EXT.SEC.SL.009303.A: Site Sections A-A

Supporting Documents

Arboricultural Implications Assessment dated June 2013 (Ref: WFS.CBT.A35.EXT.REP.SL.000002A) prepared by CBA Trees
Archaeological Desk-Based Assessment dated June 2013 (Ref: T17401.01) prepared by Wessex Archaeology
Design and Access Statement dated July 2013 (Ref: WFS.ALL.REP-SL.000001.A prepared by Southstudio
Design and Access Statement Appendix - Landscape Strategy and Proposals dated July 2013 (Ref: WFS-HTA-A35-EXT-REP-SL-009800-A) prepared by hta

Design and Access Acoustic Statement v2 dated 16 July 2013 prepared by AECOM
Fire Strategy Report dated 21 June 2013 prepared by Hilson Moran
Energy Strategy for New Build Annex dated 17 July 2013 (Ref: WFS-CBG-A19-ANN-REP-SL-200001-D) prepared by CBG Consultants
Extended Phase 1 Habitat Survey dated June 2013 (Ref: RT-MME-114255-01) prepared by Middlemarch Environmental Ltd
External Noise Assessment dated 19 June 2013 (Ref: WFS-AEC-A45-ALL-REP-SL-000001) prepared by AECOM Limited
Flood Risk Assessment dated June 2013 (Ref: WFS.ENV.RI.EXT.REP.SL.000001) prepared by ENVIRON
Foul Sewage and Utilities Statement dated 15 July 2013 (Ref: WFS.BYG.A0.ALL.REP.SL.D00001.A) prepared by Bouygues UK Limited
Heritage Impact Assessment dated July 2013 (Ref: WFS-NLP-A34-LEG-REP-SL-000002) prepared by Nathaniel Lichfield & Partners
Lighting Assessment dated 19 July 2013 (Ref: WFS.HOL.V4.ALL.REP.SL.D00001.B) prepared by Bouygues UK Limited
Mechanical and Electrical Design Scope prepared by CBG Consultants
Planning Statement dated July 2013 (Ref: WFS-NLP-A44-ALL-REP-SL-000001) prepared by Nathaniel Lichfield & Partners
Site Waste Management Plan dated 1 July 2013 (Ref: WFS.BYG.A0.ALL.REP.SL.D00003.A) prepared by Bouygues UK Limited
Statement of Community Involvement dated July 2013 (Ref: WFS-NLP-A44-ALL-REP-SL-000003) prepared by Nathaniel Lichfield & Partners
Structural Engineering Strategy prepared by Bouygues UK Limited
Sustainability Checklist dated 15 July 2013 (Ref: WFS.BYG.A0.ALL.REP.SL.D00002.A) prepared by Bouygues UK Limited
Transport Assessment dated July 2013 (Ref: WFS.TPP.A43.ALL.REP.SL.000001) prepared by ttp consulting
Tree Survey Report dated May 2013 (Ref: WFS.CBT.A35.EXT.REP.SL.000001) prepared by CBA Trees
Ventilation Statement dated 15 July 2013 (Ref: WFS.BYG.A0.ALL.REP.SL.D00004.A) prepared by Bouygues UK Limited

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) Notwithstanding the details of the proposed replacement windows to the existing elevations of the listed Town Hall Building as detailed in Plan No: WFS.SAA.A31.LEG.DET-SL.000150, further details of the replacement windows within the listed Town Hall Building shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site, and thereafter carried out in full accordance with such approved details. The following details shall be submitted:
- (a) Existing and proposed elevations showing the location of each window that is to be replaced within the building.
 - (b) Full elevation plans of each window type as existing and proposed.
 - (c) Detailed sections through each window type as existing and proposed including section through the head, cill, transom, jamb and mullion.

Reason: In the interests of preserving the character of the listed building through careful design of architectural detailing.

- (4) Notwithstanding the details of the proposed external works to the listed Town Hall Building as detailed in Plan Nos: WFS.SAA.A31.LEG.ELV-SL.000130A and WFS.SAA.A31.LEG.ELV-SL.000131A, further details of all refurbishment and repairs to the external elevations of the listed Town Hall Building shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site, and thereafter carried out in full accordance with such approved details. The following details shall be submitted:
- (a) Full details of the repair of the entrance canopies to the main entrance of the building fronting Forty Lane and the entrance to the library and cafeteria fronting Kings Drive including a statement of the repair works, full detail of materials together with samples to be

prearranged to be viewed on site if appropriate.

(b) Full details of the repair or replacement of the coping at roof level including a statement of the repair/replacement works, elevational plans of any replacement coping, and full details of materials together with samples to be prearranged to be viewed on site if appropriate.

(c) Full details of the repair of the tiled piers including a statement of the repair works and full details of materials together with samples to be prearranged to be viewed on site if appropriate.

(d) Full details of the repair of the brick work on the external elevations of the listed Town Hall building including a method statement of the proposed works and details of materials used for the mortar together with samples to be prearranged to be viewed on site if appropriate.

(e) Full details for the removal of the London Borough of Brent Crest together with details of making the elevation good post removal.

(f) Full details of external grilles to windows including elevation plans, details of materials and method statement.

(g) Full details of the proposed works for the removal of the two doors on the rear elevation of the Paul Daisley Hall and the existing shutter door on the eastern elevation of the Paul Daisley Hall and the replacement brickwork. This should include samples of the new bricks and mortar details to be prearranged to be viewed on site.

(h) Full details of the extended corridor on the eastern elevation of the Paul Daisley Hall including full details of elevations and floor plan showing the connection to the existing listed building together with full details of external materials including samples of facing bricks and mortar details to be prearranged to be viewed on site.

(i) Full details of the new doors within the existing opening to match the exterior metal doors on the east elevation of the listed Town Hall building including full elevation plans and sections through the door as existing and proposed.

(j) Full details of the repair of the fascia profile on the east elevation of the listed Town Hall building including a statement of the repair works and full details of materials together with samples to be prearranged to be viewed on site if appropriate.

(k) Full details of the repair and refurbishment of the existing doors and clerestory windows on the east elevation of the listed Town Hall building including a statement of the repair works.

(l) Full details of the repair and refurbishment of the existing windows within the other elevations of the listed Town Hall building that are to be retained including a statement of the repair works.

(m) Full details of the proposed bin store including elevation and floor plans together with full details of external materials including samples of facing bricks and mortar details to be prearranged to be viewed on site.

(n) Any other external works to the listed building not listed above or within the other conditions.

Reason: In the interests of preserving the character of the listed building through careful design of architectural detailing.

- (5) Notwithstanding the details of the proposed works to the main staircase and secondary staircase within the main building as detailed in Plan Nos: WFS.SAA.A31.LEG.DET-SL.000155A and WFS.SAA.A31.LEG.DET-SL.000156A, further details of the proposed works including a methodology statement of the proposed works shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site, and thereafter carried out in full accordance with such approved details. The following details shall be submitted:

(a) Full details of the method of fitting to glazed screen to the staircase with full elevation plans and details of materials for the fixtures and fitting.

(b) Full details of the new guard rail on the top landing of the secondary staircase including elevation plans, details of materials and finishes, and details of method of fixing to the existing staircase and walls/stairs.

Reason: In the interests of preserving the character of the listed building through careful design of architectural detailing.

- (6) Notwithstanding the details of the proposed internal works to the Paul Daisley Hall as detailed in Plan Nos: WFS.SAA.A31.LEG.DET-SL.000160A, WFS.SAA.A31.LEG.DET-SL.000161A, WFS.SAA.A31.LEG.DET-SL.000162A, WFS.SAA.A31.LEG.DET-SL.000163A, and

WFS.SAA.A31.LEG.DET-SL.000164A, full details of the proposed internal works within the Paul Daisley Hall including a methodology statement of the proposed works shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site, and thereafter carried out in full accordance with such approved details. The following details shall be submitted:

- (a) Full details of the relocation of the acoustic baffles including the proposed method and material for the fixture of the acoustic baffles to the existing building together with details of the making good and finishing of the walls that the acoustic baffles were previously attached to.
- (b) Full details of the resistant sealant to the existing fibreboard lining.
- (c) Full details of the new taut ball guard nets including elevation plans and method and materials of the fixture to the existing building.
- (d) Full details of the refurbishment of the existing semi-sprung timber flooring, timber retained wall lining and decorative coved lighting trough, and timber door frames.
- (e) Full details of the removal of the existing curtains and the installation of the new retractable sliding folding high acoustic screen together with elevation details of distance of the new screen behind the proscenium arch, method of fixing to existing building and materials for fixtures.
- (f) Full details of the platform lift located to the rear of the proscenium arch including elevation plans, full details of materials and method of fixing to the existing building.

Reason: In the interests of preserving the character of the listed building through careful design of architectural detailing.

- (7) Notwithstanding the details of the proposed internal works to the Council Chamber as detailed in Plan Nos: WFS.SAA.A31.LEG.DET-SL.000170A and WFS.SAA.A31.LEG.DET-SL.000171A, full details of the proposed internal works within the Council Chamber including a methodology statement of the proposed works shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site, and thereafter carried out in full accordance with such approved details. The following details shall be submitted:

- (a) Full details of the removal of the crest and the proposed making good and finishing of the wall that it was attached to.
- (b) Full details of the removal of the Council memorial notice board and the installation of the upgraded glazed screen and ditto doors including full elevation plans, method and materials for the fixture to the existing building.
- (c) Full details of the refurbishment of the flat floor together with the new ramped section of floor including elevation and floor plans, proposed materials and method of fixing to the existing floor of the building.
- (d) Full details of the refurbishment of the existing timber veneer wall panelling.
- (e) Full details of the refurbishment of the existing fold up bench seating.
- (f) Full details of the new staircase and guardrail including elevation and floor plans, proposed materials and method of fixing to the existing floor of the building.

Reason: In the interests of preserving the character of the listed building through careful design of architectural detailing.

- (8) Notwithstanding the details of all other proposed internal works within the listed Town Hall building, full details of the all other proposed internal works including a methodology statement of the proposed works shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site, and thereafter carried out in full accordance with such approved details. The following details shall be submitted:

- (a) Full details of the removal of internal partitions and kitchen space within the glazed roof top room together with full details of the repair and refurbishment of the roof top room. This should include full elevation plans of the proposed works, details of fixtures and fitting and areas of making good.
- (b) Full details of the removal of modern additions in the Central Tower and repair of the roof lights. This should include full elevation plans of the proposed works, details of fixtures and fitting and areas of making good.
- (c) Full details of the removal of modern partitions and suspended ceilings within the east and west wings. This should include full elevation plans of the proposed works, details of fixtures

and fitting and areas of making good.

(d) Full details of the floor plan of the library as existing and proposed together with full elevations of the proposed works, details of fixtures and fitting and areas of making good once the features have been removed.

(e) Full details of the repair and refurbishment of the interior details within the committee rooms including the existing retractable walls, the parquet flooring and air extract holes.

(f) Full details of the removal of later modern additions within the main building such as the bar area within the foyer to the Paul Daisley Hall including details of making good once the features have been removed. modern partitions and suspended ceilings within the east and west wings. This should include full elevation plans of the proposed works, details of fixtures and fitting and areas of making good.

(g) Full details of the fire curtain between the main doors to the Paul Daisley Hall and the reception area, including elevation plans and details of fixtures to the existing building.

(h) Full details of the conversion of the existing refreshment room to the west of the Paul Daisley Hall into the new cafeteria including all works to the fabric of the listed building.

(i) Full details of the replacement heating and domestic hot and cold water pipe work throughout the existing building including details of materials and method of fixing to existing building.

(j) Any other internal works to the listed building not listed above or within the other conditions.

Reason: In the interests of preserving the character of the listed building through careful design of architectural detailing.

- (9) Full details of all plant equipment and photovoltaic panels on the roof of both the listed building and the new annex shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The approved plant equipment, screening and railings shall be provided prior to first occupation of the new International French School and the photovoltaic panels shall be installed within twelve months of first occupation of the new International French School and shall be retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

The following information shall be provided:

(a) roof plan showing the location of all plant equipment

(b) full details of the photovoltaic panels including the size, location and orientation of the photovoltaic panels in accordance with the sustainability measures secured as part of the full planning application ref: 13/1995,

(b) elevation plan showing the design of the equipment together with any proposed screening in the form of louvers and/or acoustic screen. This shall include full details of the materials and finishes of the screening.

(c) sections through the roof showing the relationship of the equipment and associated screening and photovoltaic panels with the roof and parapet detailing

(d) full details of any safety railings together with proposed materials/finishes and method of fixing to the existing building and proposed annex.

Reason: In the interests of preserving the character of the listed building through careful design of architectural detailing.

- (10) The facing bricks for the external surface on the eastern elevation of the proposed annex hereby approved shall be a 50:50 mix of Wienerberger Terca Forum Smoked Blanco/Forum Smoked Prata at lower levels and Baggeridge K223 Classic Blue Multi at upper levels as shown in Drawing No: WFS.SSA.31.ANN.ELV-SL.000132.A: Annex Elevation 1 (dated 28 August 2013) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (11) Prior to commencement of development, further details of external materials for the new annex, including samples to be prearranged to view on site and/or manufacturer's literature shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

(a) details of materials and colour/finishes for windows and areas between windows within the

eastern elevation

(b) mock sample board to be viewed on site at scale 1:1 of the bricks for the eastern elevation as detailed in condition 10 together with the proposed mortar.

(c) details of external materials for all external surfaces of the northern, western and southern elevations of the proposed annex (including walls, windows and areas between windows)

(d) mock sample board to be viewed on site at scale 1:1 of bricks or brick slips on the northern, southern and western elevations together with the proposed mortar.

The works shall be carried out in accordance with the approved details and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (12) Prior to the commencement of works to the proposed annex, further details of the following shall be submitted to and approved in writing by the local planning authority. Such details shall include drawings, including sections where appropriate, at a suitably large scale (e.g. 1:5, 1:10, 1:20, 1:50) or manufacturer's literature which show:

(a) the window and door reveals, headers and sills, including the depth of the reveals and the junction of materials around the returns;

(b) the junctions around any wall mounted external vents, if applicable;

(c) details of the glazed canopy that links the annex to the listed building together with full details of method of fixture to the listed building.

The development shall be completed in accordance with the details so approved before the new International French School is occupied.

Reason: These details are required to ensure that a satisfactory development is achieved.

- (13) Notwithstanding the submitted plans otherwise approved further details of all hard landscape works and boundary treatments within the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with English Heritage. Such details shall include:

(a) Full details of all hardsurfaced materials within the site

(b) Details of any outdoor furniture such as benches

(c) Full details of the repair and replacement of the boundary walls along The Paddocks and Kings Drive including samples of bricks, mortar and coping stones of replacement areas of walls

(d) Full details of railings above the boundary walls and vehicular/pedestrian access gates along The Paddocks and Kings Drive including type, height, colour and means of fixing on top of, or behind existing perimeter wall

(e) Full details of the timber fence and/or acoustic fence along the northern boundary if identified within the Noise Assessment to be submitted as part of full planning application ref: 13/1995.

Reason: In the interests of the visual amenity of the locality, setting of the listed building and security.

- (14) Full details of all internal ramped access proposed within the listed building, external ramped accesses both to the listed Town Hall Building and proposed annex together with any alterations to existing ramped accesses both internally and externally including details of the design and material of the railings, length and surface treatment of the ramp, gradient, and means of fixture to the listed building shall be submitted to and approved in writing by the Local Planning Authority within three months of the commencement of works on site. The scheme shall be carried out in full accordance with the approved details and installed prior to first occupation of the new International French School.

Reason: In the interest of providing inclusive access and in the interests of the character and setting of the listed building.

(15) Further details of internal and external security measures for the new school, in accordance with the guidance set out in Secured by Design for Schools 2010 shall be submitted to and approved in writing by the Local Planning Authority, and thereafter fully implemented in accordance with such approved details. Such details shall include:

(a) details of CCTV cameras including location, means of fixtures either on poles or on the external and internal features within the building;

(b) details of access controls within the school both externally and internally together with details of any such measures will be fixed to the existing building.

(c) details of all external lighting including location, method of fixing to existing and proposed buildings, light spillage diagrams in relation to both the site and any overspill light spillage outside of the boundaries of the site with lux levels specified, and means of timing controls.

Reason: In the interest of security and ensuring that the setting of the listed building is not comprised.

INFORMATIVES:

None Specified

Any person wishing to inspect the above papers should contact Victoria McDonagh, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5337