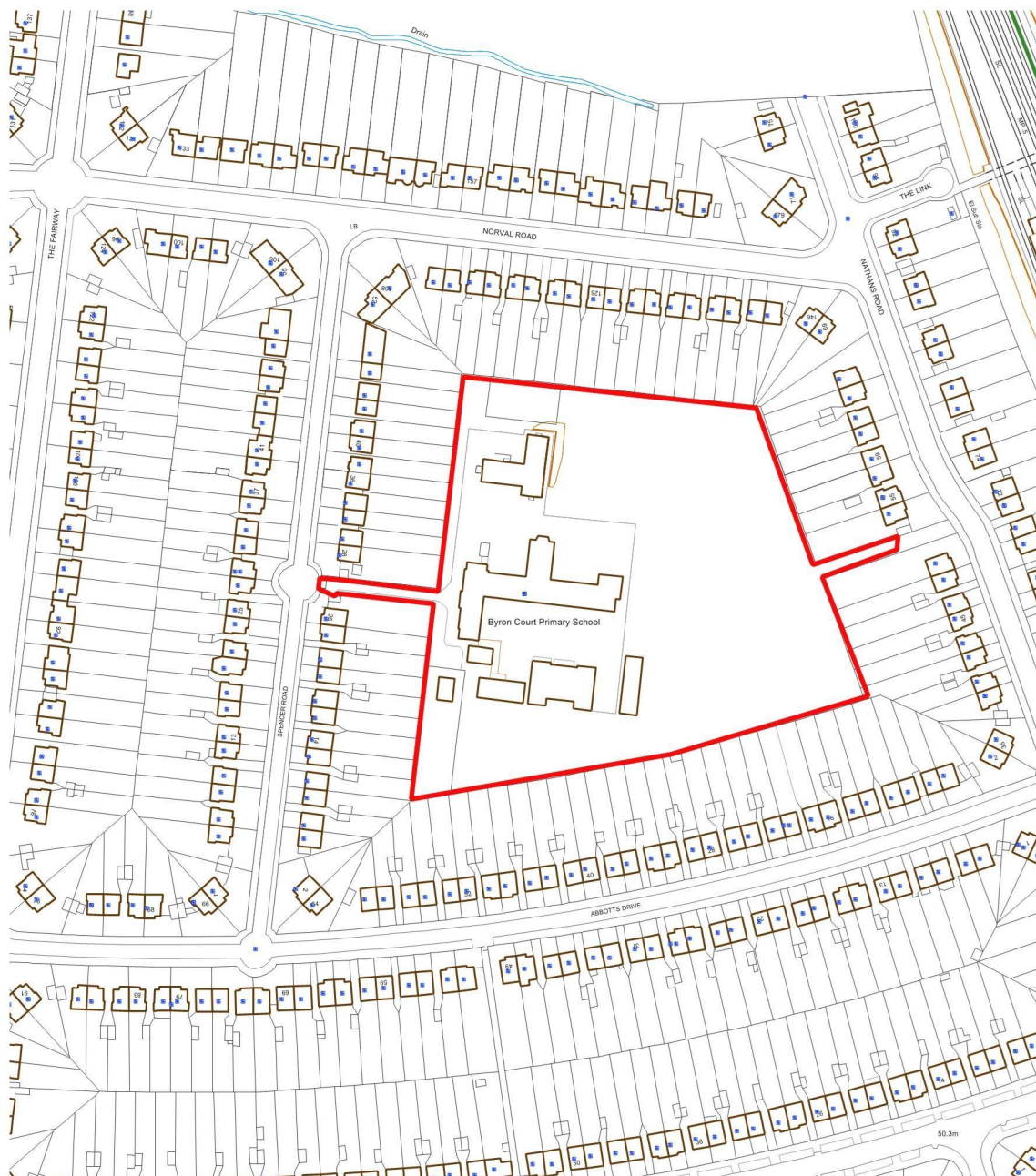




**Planning Committee Map**

Site address: Byron Court Primary School, Spencer Road, Wembley, HA0 3SF

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This map is indicative only.



## Proposed

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
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### PROPOSAL

Erection of a single storey temporary modular unit for use as classroom within the playground adjacent to the main school building.

### HISTORY

**11/2867:** Full Planning Permission sought for temporary staff and visitor car park and installation of air conditioning condenser unit on rear elevation of school - Granted, 23/02/2012.

**11/2342:** Full Planning Permission sought for first floor extension to rear wing of main building to help facilitate the expansion of the school from 2.5 forms of entry to 3 forms of entry - Granted, 07/12/2011.

**11/2079:** Full Planning Permission sought for replacement of 45 windows and installation of 4 new windows to school building with aluminium framed windows - Granted, 04/10/2011.

**11/1336:** Full Planning Permission sought for proposed works to school comprising the enclosure of existing covered passageways, creation of new main front entrance, erection of new fencing and installation of new bicycle stands (amended description) - Granted, 11/08/2011.

**08/2897:** Full Planning Permission sought for installation of replacement steel-framed, double-glazed windows to all elevations of school main building - Granted, 10/12/2008.

**08/2048:** Full Planning Permission sought for installation of canopy to classroom block adjacent to Abbots Drive, Wembley - Granted, 12/08/2008.

**08/0650:** Full Planning Permission sought for conversion of 2 existing ground-floor windows into doors and formation of 2 ventilation louvres to east elevation in connection with internal alterations to school building - Granted, 29/04/2008.

**07/1437:** Full Planning Permission sought for demolition of derelict shed and erection of replacement single-storey storage shed - Granted, 15/08/2007.

**06/2924:** Details pursuant to condition 3 (brick and tile samples) of planning permission reference 00/2700 - Granted, 25/10/2006.

**04/2314:** Full Planning Permission sought for replacement of metal windows to school building with matching white-finished metal, doubled-glazed windows, replacement of timber doors with white-finished metal doors - Granted, 14/09/2004.

**00/2700:** Full Planning Permission sought for erection of single-storey extension to school building and construction of extension to existing playground - Granted, 23/03/2001.

**92/1645:** Full Planning Permission sought for retention of single storey classroom building - Granted, 01/12/1992.

**LP74036169:** Full Planning Permission sought for extension to school - Granted, 15/10/1968.

**P2648 2108:** Full Planning Permission sought for erection of prefabricated 2 classroom and cloakroom hatted accommodation - Granted, 04/06/1966.

**E852 B216:** Full Planning Permission sought for extension of playground - Granted.

**E852 B150:** Full Planning Permission sought for additional classrooms.

### POLICY CONSIDERATIONS

## **Brent's Core Strategy 2010**

Objective 5 - meeting social infrastructure needs

## **Brent's UDP 2004**

BE9: Architectural Quality

CF8: School Extensions

TRN22: Parking Standards - Non Residential Developments

PS12 - Non-Residential Institutions

## **CONSULTATION**

**Consultation Period: 20/06/2014 - 10/07/2014**

**Northwick Park Ward Councillors consulted on 03/07/2014 - 24/07/2014**

97 neighbours consulted. Objections have been received from 7 neighbours raising the following concerns:

- Increased volume of traffic to a situation that is already severely congested.
- Adverse impact of construction traffic
- Floodlighting
- New building close to residential rear gardens
- Increased noise and disturbance to residential properties
- Loss of privacy to neighbouring rear gardens
- Loss of playing fields
- Expansion in pupil numbers to 1200 is too great
- Building will not be used on a temporary basis

### Internal Consultation

Transportation - No objections raised.

## **REMARKS**

1. This application seeks temporary planning permission for a single storey module classroom building to be used in connection with Byron Court Primary School.

### *Siting and Design*

2. It is to be located to the north of the main school building within an existing hard surfaced area located between the school hall and existing Year 3 classroom. The existing hard play areas to the north and south of the main school building will not be affected by the new module building nor will the playing fields.

3. The module building is single storey with a shallow pitched roof at 3.4m high to eaves and 3.6m at its highest point. The external walls will be finished with brick slips to match the bricks of the main school building. A sample of "rustic red charcoal " by Euro Brick has been provided which is considered an appropriate match. The windows and doors will be in uPVC. The module building is not considered to adversely impact on the character of the school or wider area.

### *Impact on nearby residential occupiers*

4. The temporary classroom will be located over 58m from the nearest residential gardens on Norval Road. The existing playground is located between the temporary classroom and residential rear gardens. It is not considered that the temporary classroom will adversely impact on residential amenity either through its design, scale, overlooking concerns or increased noise and disturbance.

### *Highway considerations - modular building*

5. The additional classroom will accommodate up to an additional 30 pupils. Parking Standard PS12 of Brent's UDP 2004 requires consideration to be given to pick up and set down facilities at school sites and the impact of on street car parking on local residents. The school currently uses a voluntary one way system in the morning from northbound on The Fairway and southbound on Spencer Road. The streets are too narrow

to accommodate a two way flow and therefore the voluntary one way system in the morning attempts to alleviate traffic. The afternoon pick up does not follow a one way system with vehicles parked on both sides of the roads, obstructing vehicular movement.

6. The Council's Safety and Travel Planning Team are aware of the situation and are working closely with the school to address these issues. The school has a silver travel plan and have recently renewed their travel plan. Schools can work towards three levels of Travel Plan - Bronze, Silver and Gold. The more schemes and initiatives a school delivers and the greater the changes in behaviour, the higher the STARS accreditation award.

7. Officers in Transportation have advised that the proposed increase in pupil numbers is not a significant increase and that they do not raise objections on the grounds of additional congestion onto surrounding residential streets. The increase in pupils will need to be considered as part of an update to the School Travel Plan.

8. In terms of staff and visitor numbers (total full time equivalent of 62 staff), the Council's parking standards would permit a maximum of 15 car parking spaces for a school of this size. The existing car park accommodates approx. 25 spaces which already exceeds the Council's maximum standards. Increased parking on site is therefore not required.

#### *Highway consideration - construction traffic*

9. The design and temporary nature of the proposed modular building has limited construction time for its assembly. The applicant has advised that the modular units will be delivered to the site via Nathans Road with the installation to be completed within one day. Due to the limited size and construction works associated with the modular building there will be no requirement for a large amount of equipment or construction traffic. Nevertheless, to minimise disruption with the operation of the school and surrounding residential properties and local highway network, it is recommended that a construction management plan showing details of access arrangements for construction vehicles are conditioned as part of any forthcoming consent.

#### Response to objections raised

10. A number of objections from local residents have been received. This includes concerns regarding increased volume of traffic and adverse impact of construction traffic which is considered above. Concerns have also been raised regarding loss of privacy and noise and disturbance to residential properties and gardens which is also considered above.

11. Comments have also been received which refer to a large expansion of the school including the loss of playing fields, flood lighting, new buildings too close to residential rear gardens. These concerns are not applicable to this application which only proposes a small scale module building.

#### Conclusions

12. The proposed scheme complies with the relevant policies for schools development at national, regional and local level and in particular with the National Planning Policy Framework which places great importance on ensuring that sufficient school places are available to meet the needs of existing and new communities. The scheme will not adversely impact on nearby residential properties.

13. Accordingly your officers recommend planning permission be granted, subject to conditions as set out below.

**RECOMMENDATION:** Grant Consent

#### **REASON FOR GRANTING**

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

Brent Unitary Development Plan 2004

\$ Central Government Guidance

\$ Council's Supplementary Planning Guidance \$

\$ \$ Conservation Area Design Guide

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
- \$ Housing: in terms of protecting residential amenities and guiding new development
- \$ Employment: in terms of maintaining and sustaining a range of employment opportunities
- \$ Town Centres and Shopping: in terms of the range and accessibility of services and their attractiveness
- \$ Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
- \$ Tourism, Entertainment and the Arts: the need for and impact of new tourists and visitor facilities
- \$ 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
- \$ Park Royal: to promote the opportunities and benefits within Park Royal
- \$ Waste: in terms of the development of waste management facilities
- \$ Design and Regeneration: in terms of guiding new development and Extensions
- \$ Site-Specific Policies

#### **CONDITIONS/REASONS:**

- (1) This permission shall be for a limited period of 5 years only expiring on 21 August 2019 when (unless a further application has been submitted to and approved in writing by the Local Planning Authority) the building shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: The building is of a temporary nature which the Local Planning Authority would not be prepared to approve other than for a limited period, having regard to its construction and/or effect on the visual amenity of the area.

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

120929/AR/BL/PR/002 - Proposed OS Site Plan  
120929/AR/BL/PR/002 - Proposed Block Plan  
14-16917-01-Rev C - Floor Plans and Elevations  
14187.SS.G01 Rev T2 - Site Services  
1576 C04 Rev 3

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

- (3) (a) The facing bricks to the temporary modular classroom building hereby approved shall be "Rustic Red Charcoal" by Euro Bricks

or

(b) Prior to commencement of building work, details of alternative materials shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in full accordance with the approved details.

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

- (4) Prior to commencement of any works on site, a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement

shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) Construction traffic routes to the development site;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) School and nursery access during the construction phase.

Reason: To protect residential amenity and ensure the development does not have an adverse impact on the highway.

- (5) Prior to the occupation of the temporary classroom, an updated school travel plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall reflect the increase in pupil numbers resulting from this development and shall be implemented for the duration of the planning permission.

Reason: In the interests of encouraging non-car modes of transportation.

**INFORMATIVES:**

None Specified

Any person wishing to inspect the above papers should contact Victoria McDonagh, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5337