

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

29 July, 2015

15/2083

SITE INFORMATION

RECEIVED: 18 May, 2015

WARD: Preston

PLANNING AREA: Wembley Consultative Forum

LOCATION: Preston Manor High School, Carlton Avenue East, Wembley, HA9 8NA

PROPOSAL: Variation of condition 3 to allow the continued use of the temporary classrooms to operate until the end of the academic year on 31 July 2017 of application ref: 14/3670 dated 13 November 2014 for variation of condition 3 to allow the continued use of the temporary classrooms to operate until the end of the academic year in July 2015 of planning permission ref: 13/1975 dated 18 November 2013 for Retention of a temporary primary school in the grounds of Preston Manor High School, to be accessed from Ashley Gardens, comprising a single-storey modular building incorporating two classrooms, assembly hall, staff room, medical area and ancillary office and storage space.

APPLICANT: Brent Council

CONTACT: LUC

PLAN NO'S: Refer to Condition 1

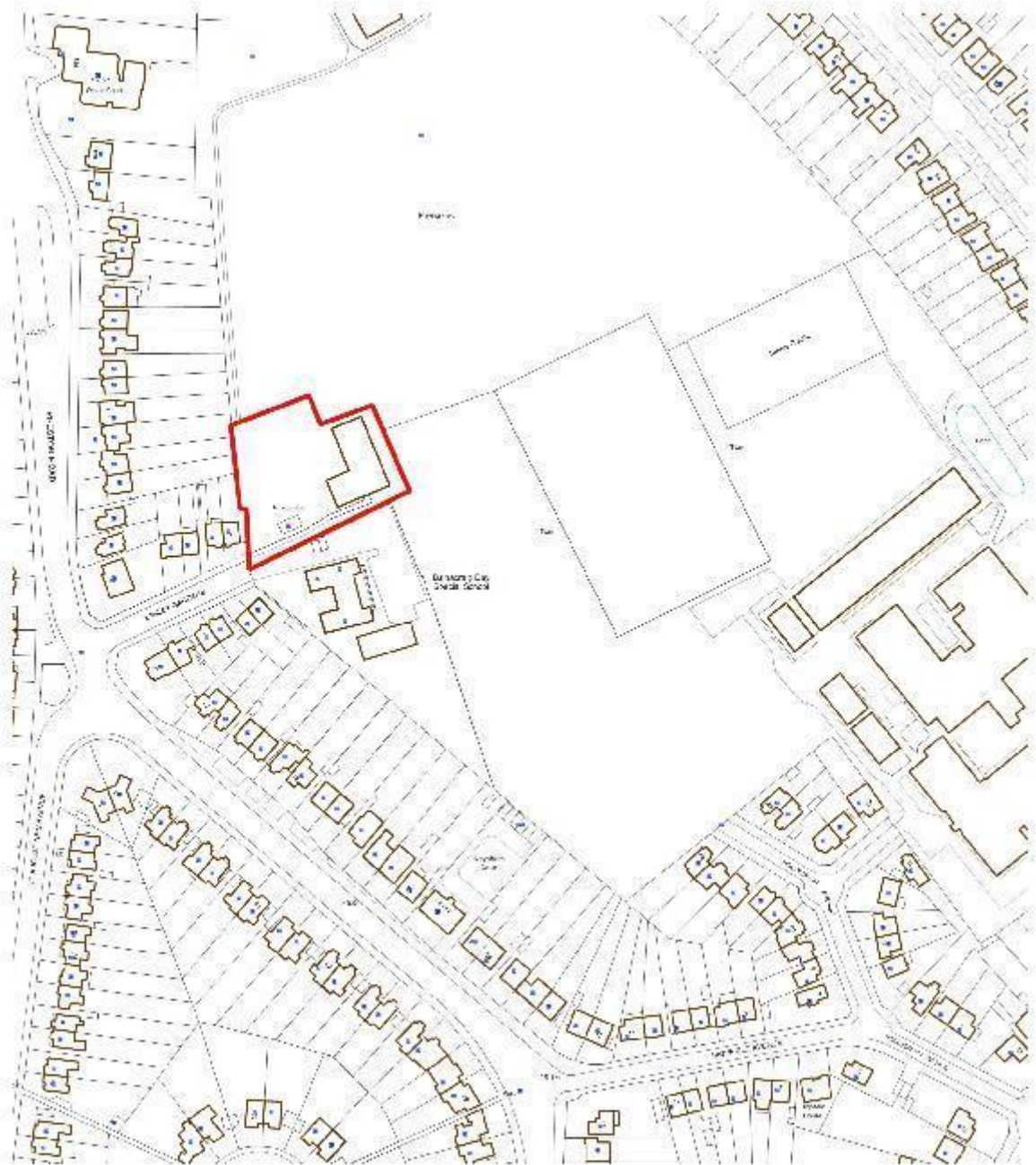
SITE MAP



Planning Committee Map

Site address: Preston Manor High School, Carlton Avenue East, Wembley, HA9 8NA

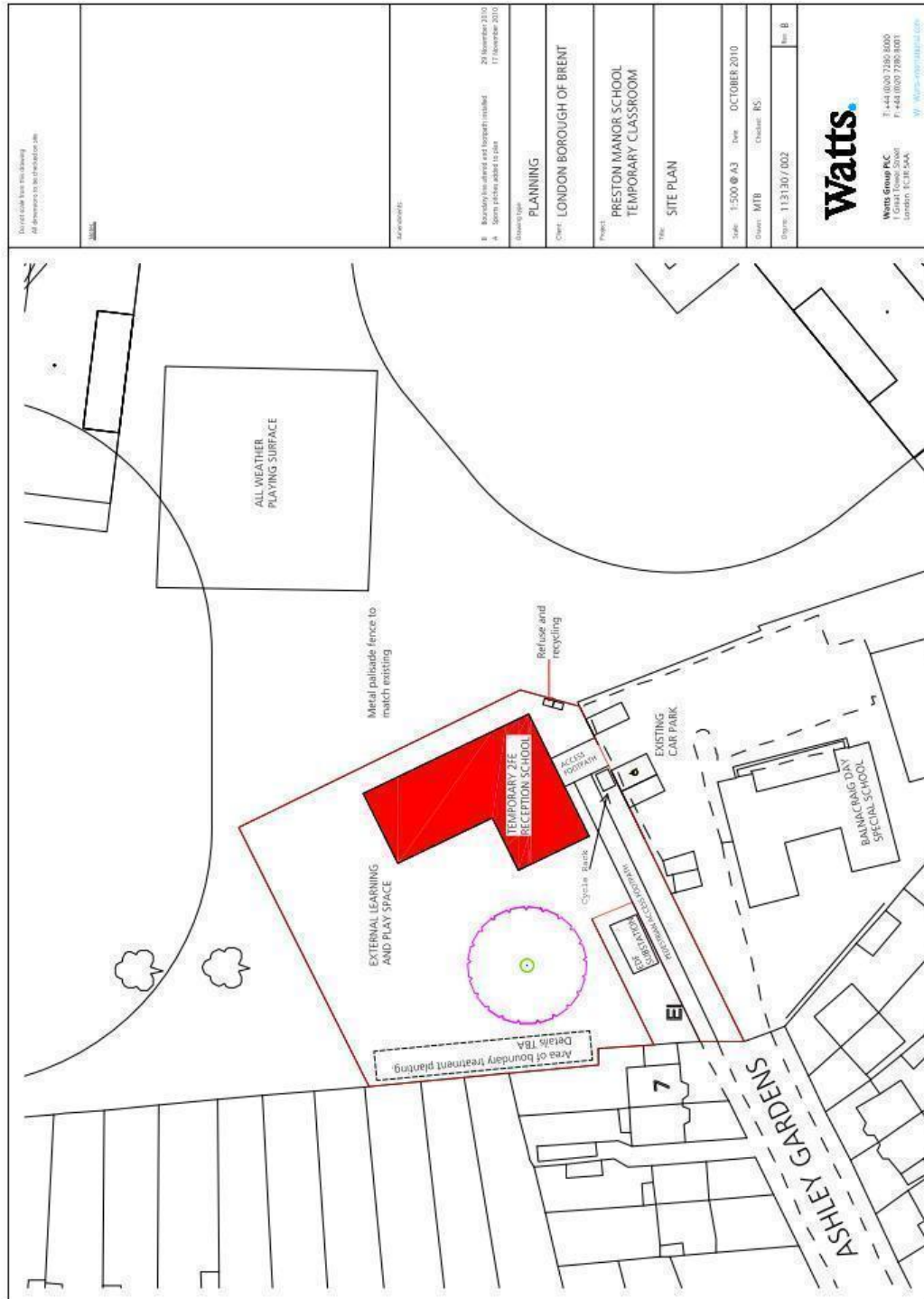
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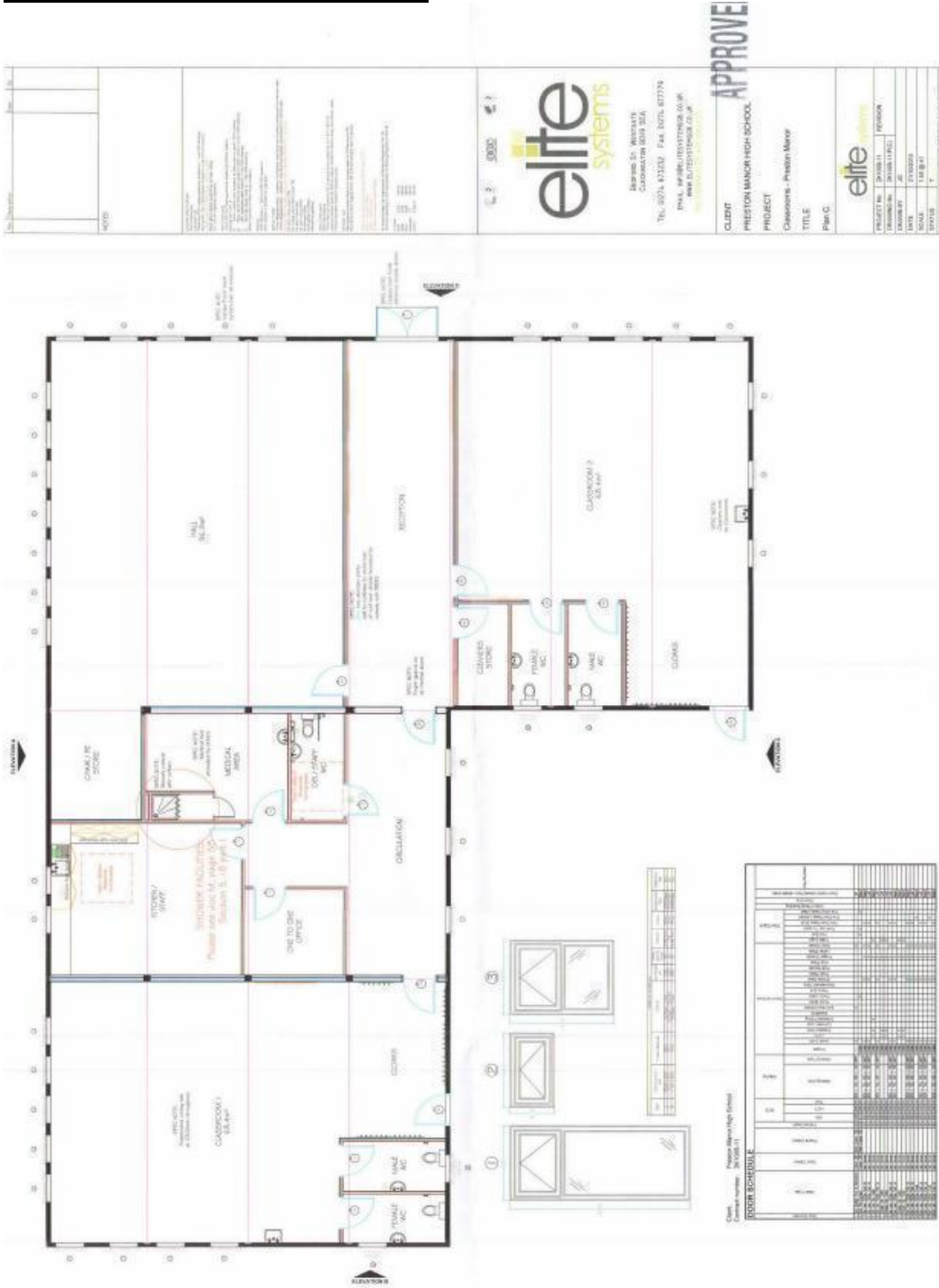
This map is indicative only.

SELECTED SITE PLANS

Site Layout Plan showing the relationship to the car park at Balnacraig Day Centre (now Ashley College)



Floor Plan of temporary school



Elevations of temporary school

Elevation A

EXTERNAL COLUMN 702

Elevation B (1)

Elevation C

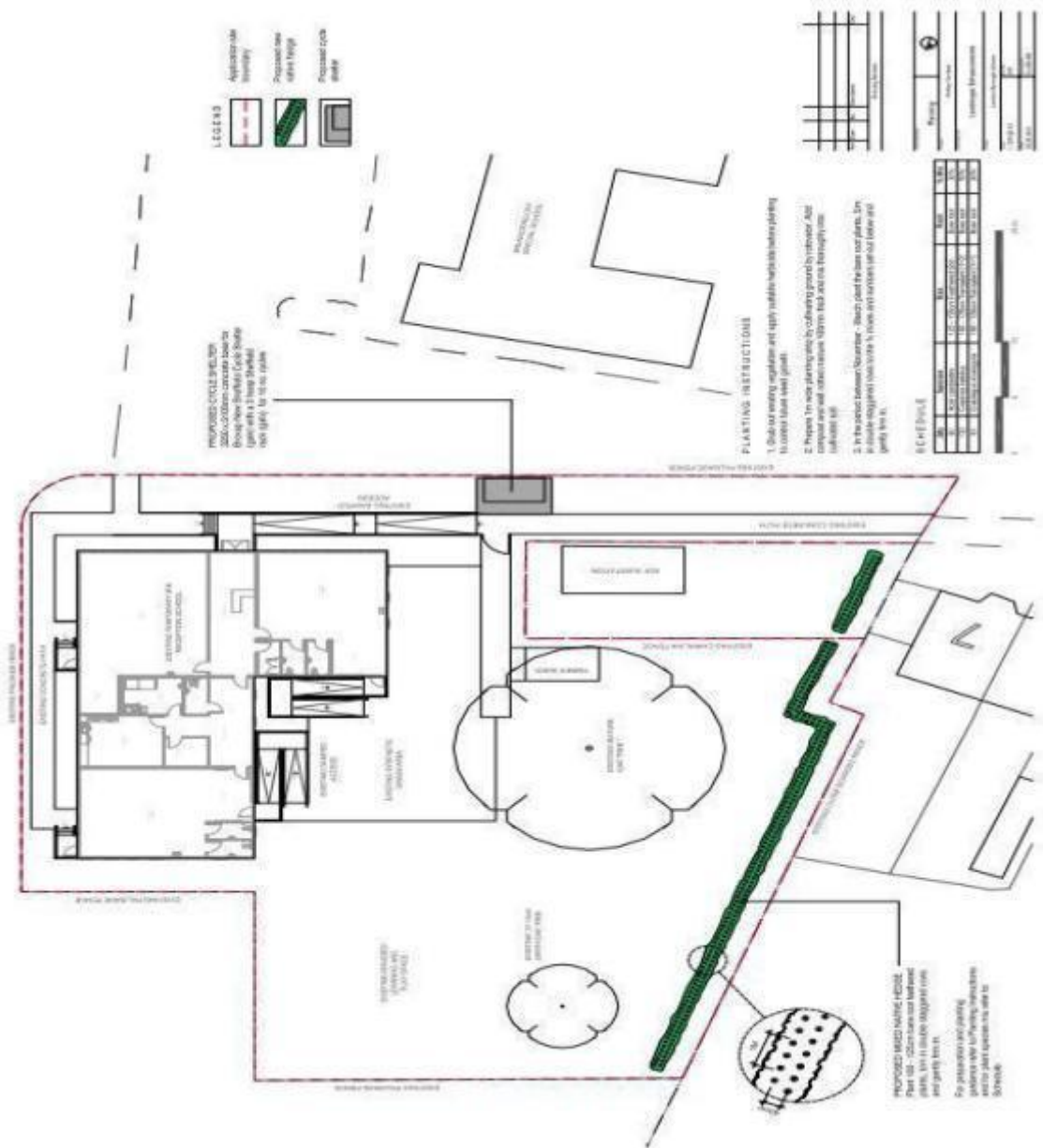
ELECTRICAL EQUIPMENT FOR COMMUNICATIONS, LIGHTING, SECURITY

Elevation D (1)

APPROVED

<p>elite systems</p> <p>BRANDS TO MANAGE COMMUNICATIONS SECURITY LIGHTING DATA</p> <p>TEL: 020 8 815 5157 FAX: 020 8 817 7779 WWW.ELITE-SYSTEMS.CO.UK</p>	<p>elite systems</p> <p>PROJECT: BRIDGE ROAD DRAWING: 10-10-10-001 DATE: 10/10/10 SCALE: 1:50 PROJECT: BRIDGE ROAD DRAWING: 10-10-10-001 DATE: 10/10/10 SCALE: 1:50</p> <p>© 2010 elite systems</p>
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Details of approved landscape enhancements and cycle parking from application ref: 15/2243



RECOMMENDATIONS

Grant Consent subject to conditions as set out after paragraph 27 of this report, subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

Variation of condition 3 to allow the continued use of the temporary classrooms to operate until the end of the academic year on 31 July 2017 of application ref: 14/3670 dated 13 November 2014.

B) EXISTING

The site comprises approximately 2900 square metres of the existing school grounds of Preston Manor High School. The site is adjacent to Ashley Gardens, a short residential cul-de-sac that also provides access to Ashley College. This building formally accommodated Brent Adult and Community Education Service (BACEs) and a children's nursery. It is now in use by Ashley College, which is a Pupil Referral Centre. The site is to the north of Ashley College, and borders the back gardens of dwellings facing Ashley Gardens and Preston Road. The site also adjoins an existing electricity substation, which is to remain. Within the site is a large oak tree, which is to be retained. Access to the site is via Ashley Gardens. The site is not situated within a conservation area.

Temporary permission was granted in December 2010 for a temporary primary school. This was installed in 2011.

D) SUMMARY OF KEY ISSUES

Land Use and Nature of Application: This application seeks to continue the use of the temporary classroom building for a further two year period (up to the end of the academic year 2016/2017). This is an existing school site and the principle is considered acceptable. Furthermore no objections have been raised by Sport England to the continued temporary use of the classrooms on playing fields subject to them being remove and land restored once the school ceases to operate.

Impact on neighbouring amenity: The building, as a result of its siting and layout within the school site in compliance with SPG17 guidance, will not adversely impact on the amenity of neighbouring occupiers. No objections have been raised by officers in Environmental Health in respect of noise and disturbance.

Transportation matters: The conditions attached to the previous application secured three car park spaces in the adjoining Balnacraig Day Centre car park for pick up and drop off. This arrangement will continue. A Travel Plan has been approved as part of the conditions attached to the previous application and will continue to operate for the next two year period. Six cycle parking spaces will also be provided before the new academic year commences (September 2015).

RELEVANT SITE HISTORY

15/2243: Details pursuant to condition 9 (Landscape Enhancements) of application ref: 14/3670 dated 13 November 2014 - Granted, 09/07/2015.

15/2084: Details pursuant to condition 10 (Travel Plan) of application ref: 14/3670 dated 13 November 2014 - Granted, 29/06/2015.

14/3670: Variation of condition 3 to allow the continued use of the temporary classrooms to operate until the end of the academic year in July 2015 of planning permission ref: 13/1975 - Granted, 13 November 2014.

13/1975: Retention of a temporary primary school in the grounds of Preston Manor High School, to be accessed from Ashley Gardens, comprising a single-storey modular building incorporating two classrooms, assembly hall, staff room, medical area and ancillary office and storage space - Granted, 18 November 2013.

11/0722: Details pursuant to conditions 5 (cycle storage); 8 (parking layout/ pedestrian access/ drop-off

point); 13 (boundary treatments) of planning permission 10/2738 - Granted, 06/07/2011.

10/2738: Full Planning Permission sought for the erection of a temporary primary school in the grounds of Preston Manor High School, to be accessed from Ashley Gardens, comprising a single-storey modular building incorporating two classrooms, assembly hall, staff room, medical area and ancillary office and storage space - Granted, 17/12/2010.

CONSULTATIONS

Consultation Period: 08/06/2015 - 29/06/2015

320 neighbours consulted - three objections received on the following points:

- Continuous applications to extend the timescales of the temporary building will make it permanent and contrary to the original decision.
- Previous conditions attached to temporary consents not being complied with, such as Travel Plan, cycle parking, car park management and landscaping enhancements
- No evidence that highway works secured as part of original consent have been implemented.
- Noise and disturbance from children in garden during school times
- Area can not cope with the stream of parents in both Preston Road and Carlton Avenue East.
- Parents blocking adjoining residential property driveways during pick ups and drop offs
- Delivery vehicles blocking driveways
- Dust to neighbouring cars

Internal consultation

Preston Ward Councillors - no comments received.

Transportation - Subject to conditions requiring: (i) approval of further details of off-street parking facilities for staff parking and the safe setting down and collection of children; (ii) the provision of adequate bicycle parking within the site; and (iii) implementation of the School Travel Plan dated May 2015 submitted with parallel application 15/2084, there would no objections on transportation grounds to this temporary proposal.

Environmental Health - No objections raised.

Landscape - No objections to continued use of the temporary classrooms. Note that applicant will need to extend maintenance of the new hedge until 2017, it may need initial cutting/trimming before then, depending on speed of establishment and amount of watering carried out in first year.

External consultation

Sport England - Sport England commented on the original planning application and confirmed that subject to all buildings, all hard standing areas and any temporary boundary treatments being removed from the site, and the playing field grass being made good across the site, that Sport England raised no objection.

POLICY CONSIDERATIONS

The following planning policy documents and guidance are considered to be of particular relevance to the determination of the current application

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaces planning Policy Guidance and Planning Policy Statements with immediate effect. It includes a presumption in favour of sustainable development in both plan making and decision making. It is considered that the saved policies referred to in the adopted UDP and Core Strategy are in conformity with the NPPF and are still relevant.

Paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

Paragraph 74 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Further Alterations to the London Plan 2015

The London Borough of Brent LDF Core Strategy 2010

CP18 – Protection and Enhancement of Open Space, Sports and Biodiversity

CP23 – Protection of existing and provision of new Community and Cultural Facilities

The London Borough of Brent Unitary Development 2004 ('saved' policies)

H22 – Protection of Residential amenity

TRN3 – Environmental Impact of Traffic

TRN4 – Measures to make Transport Impact acceptable

TRN11 – The London Cycle Network

TRN22 – Parking standards- non-residential developments

TRN34 – Servicing in New development

TRN35 – Transport access for disabled people and others with mobility difficulties

CF2- Location of small scale Community Facilities

CF10 – Development within school grounds

Supplementary Planning Guidance

SPG17 - Design Guide for New Development

SPG12 – Access for disabled people, designing for accessibility

DETAILED CONSIDERATIONS

Introduction

1. A temporary school comprising a single storey modular building incorporating two classrooms, an assembly hall, staff room, medical area and ancillary office and storage space, located within the grounds of Preston Manor High School and accessed from Ashley Gardens was approved by Planning Committee in December 2010. It was required to provide teaching for two primary school classes (60 places) for a period of up to two years or until the new permanent primary school located on the opposite side of Preston Manor High's grounds (approved under planning reference 10/3203 in March 2011) was complete; whichever occurred first.
2. The new permanent school (Preston Manor Lower School) began admitting pupils in September 2011, at which time the temporary building should have been removed. Whilst the temporary building was not removed, it did cease operating.
3. The Council then applied in July 2013 to re-open the building as a primary school for up to 60 children until the end of the current academic year. Planning permission was granted on 18 November 2013 to allow the temporary primary school to operate until 13 November 2014 (LPA Ref: 13/1975). A further temporary consent was granted on 13 November 2014 to allow the school to continue to operate until 12 November 2015 (LPA Ref: 14/3670).
4. The latest consent was required to meet the ongoing demand for primary school places within the

Borough. This consent served as a satellite school to Byron Court Primary School and does not have any connection to Preston Manor Lower School.

Purpose of seeking an extension

5. The Council is proposing to retain the temporary school until the end of the academic year in July 2017. It will continue to provide up to 60 primary school places as a satellite for Byron Court Primary School, housing two of its infant classes. The School has a school lead and class teachers which report back to Byron Court.

6. This application is provided with a supporting statement that sets out the reasons why the extension of temporary planning consent is being applied for. It advises that the Council is under significant pressure to ensure it maintains a sufficient supply of primary school places to meet the demands of the Borough.

7. To enable the Council to meet this demand in the long term, the Council is currently preparing a planning application to expand Byron Court Primary School from a 3-form entry to 5-form entry, increasing its permanent capacity on site by 420 pupils to 1050 pupils. If planning permission is granted to expand Byron Court Primary School, the pupils at this temporary site would be located to Byron Court Primary School.

8. The proposed scheme at Byron Court is not expected to be ready for occupation until September 2016 (subject to planning permission being granted). To ensure that the Council has sufficient primary school places during construction at Byron Court, this application is seeking to extend the planning permission for the temporary school at Ashley Gardens for use for a further two academic years up to July 2017. The application includes for one contingency year (September 2016 to July 2017) which may be required if the new facilities at Byron Court are not ready for occupation by the start of the 2016/2017 academic year (September 2016).

Transport

Highway improvements

9. The original consent required a financial contribution of £25,000 to be paid to the Council's Transportation Unit to undertake highway safety improvements in Preston Road close to the junction with Ashley Gardens. Officers in Transportation have advised that plans have been prepared in relation to the proposed highway improvement works, which include converting the existing traffic islands in Preston Road near to Ashley Gardens to pedestrian islands. These works were required to provide better crossing facilities for pedestrians, particularly the less mobile such as the elderly, the disabled and pushchair users to cross the road safely. In addition, anti-skid has provided to the Preston Road/Ashley Gardens junction to increase vehicle grip as they navigate the bend at this junction in unfavourable weather conditions.

10. Your officers are seeking confirmation from the Transportation Unit on when these are works are scheduled to be carried out, and this will be reported in a supplementary report.

Travel Plan

11. The original consent required an amended Travel Plan to be submitted to and approved by the Local Planning Authority. A Travel Plan has since been submitted and approved on in June 2015 (LPA Ref: 15/2084).

12. Survey data provided on existing travel patterns to and from the school by pupils and staff has been provided in the Travel Plan. This indicates that over 50% of the 37 pupils currently attending the school are brought to the site by car, with 40% travelling by bus/rail and just 6% by walking/cycling. Staff results showed 33% arriving by car, with about 70% by public transport. These results show that there is considerable scope to reduce car use amongst pupils in particular.

13. The Travel Plan sets out a range of measures (travel skills training, walk to school promotions, scooter bike pools, road safety training, park and stride initiatives, car sharing, bicycle and public transport season ticket loans, provision of travel information etc.) to be implemented by a named Travel Plan Co-ordinator for the school over the forthcoming two years of the school's operation, with the aim of reducing single-occupancy car use amongst pupils from the surveyed proportion of 50% down to 35% by April 2017. The aim for staff travel is to retain existing modal splits, with 33% travelling by car. Progress towards these targets will be monitored in April 2016 through a repeat of the baseline survey.

Car Parking

14. In terms of car parking, space was originally agreed to be provided for three cars within the adjoining Balnacraig Day Centre (now known as Ashley College) for parents to use to set down and pick up children. Officers in Transportation have advised that the failure to retain this off-street parking facility will be likely to cause safety concerns if parents' are instead left to set down and collect children from Ashley Gardens, with parking and turning space being very restricted in the street. The school confirmed that three car parking spaces are still provided within the car park of Ashley College for use of parents of the temporary school to use for parent pick up and drop off. They have advised that the gate to gain access to the site will be open during School hours allowing parents to drop off and pick up their children from the off street parking area. It is recommended that the site access arrangements are conditioned with reference to the approved car park layout under reference 11/0722.

Servicing

15. The school receives one delivery a day which delivers the school meals for the pupils which are prepared at Byron Court Primary School. An agreement will be reached with Ashley College to gain access to their car park to allow the delivery vehicle to park close to the School building. It is recommended that a condition is secured to require details of servicing arrangements and use of the car park within Ashley College.

Cycle Parking

16. Details of a covered bicycle stand for up to 6 bikes was approved but never implemented. They also formed part of the landscape enhancement works submitted in pursuant to condition 15/2243. It is recommended that a condition is secured requiring the cycle stands to be installed prior to first occupation of the new academic school year (2015/2016).

Landscaping

17. As part of the original permission for the temporary school the applicants agreed to plant a new English Oak tree with a 12-14cm girth, with appropriate protection and a mixed hornbeam, beech and dogwood hedge. This planting was carried out but is struggling to establish itself.

18. Subsequent landscape enhancements have been approved in pursuant to condition 9 of the current temporary consent (LPA Ref: 15/2243). This will include a new hedge row along the boundary with the No. 7 Ashley Gardens. The new hedgerow will be planted during the next planting season (November - March).

Impact on sport provision

19. As part of the permanent primary school development, the following agreed improvements to sports provision required by Sport England, have been implemented:

- a) resurfaced football pitches,
- b) a new national level hockey pitch,
- c) a new multi used games area
- d) a new sports hall
- a) an upgraded community cricket pitch.

20. Both the secondary and primary schools are making good use of these new sports facilities and they are also available for use by the general community.

21. The application for an extension to planning permission does not affect the school's existing/new playing facilities. At the moment, the school does not have any plans to create further sports areas in the remainder of the fields; hence the land where the temporary school is located remains surplus.

22. A large proportion of the temporary provision is an existing grass area which will be used by the primary children to play, hence supporting the additional use of playing fields for its intended purpose. The temporary building will be removed after the proposed extension period comes to an end and the land underneath reinstated to grass. No objections have been raised to this current application by Sport England subject to the land being reinstated to grass once the temporary consent expires.

Neighbouring Amenity

23. The building complies with SPG17 in terms of the building massing in relation to neighbouring gardens. It

is closest to properties fronting Ashley Gardens and Preston Road. The original approval required the planting of a hedge along the boundary between the school and neighbouring gardens. As discussed above this hedge was planted but on recent examination by the Council's Landscape officer has found to be struggling to become established. As suggested above, work should be carried out to enhance the existing landscaping if the building is to be retained.

24. As with the original consent any external lighting will be restricted by condition to ensure that there is no light back-spill into the residential gardens in accordance with Policy BE8.

Noise

25. The original application included a noise assessment. This demonstrated that proposed noise levels arising from the temporary accommodation would result in noise levels 5-25dB below the prevailing background noise levels with the windows open, and with the windows shut would be even lower, and at least 10dB below the background noise level. This would not result in noise nuisance to adjoining residences.

26. The neighbouring properties are already adjacent to the school field and will experience some level of external noise from the existing High School. Furthermore the temporary school is unlikely to generate a sufficiently high level of noise to cause nuisance, and will wish to maintain a good relationship with adjoining properties, and so would react to any complaint. In any case this could be monitored by the Council's Environmental Health team, which has powers to enforce reasonable noise levels should this become a problem. They have commented that no noise complaints were received in relation to the temporary school while it was in use, other than when an alarm went off at the school. As with the original consent a condition is proposed that will restrict any noise-generating equipment such as air conditioning in order to avoid machinery noise nuisance to neighbouring dwellings.

Response to objections raised

Point of objection	Response
Continuous applications to extend the timescales of the temporary building will make it permanent and contrary to the original decision.	This application does not seek to retain the building on a permanent basis. The reasons why it is proposed for a further two year period are set out within paragraphs 5 to 8 of this report
Previous conditions attached to temporary consents not being complied with, such as Travel Plan, cycling parking, car park management and landscaping enhancements	The previous conditions relating to the Travel Plan, cycle parking and landscape enhancements have been approved. Please refer to paragraphs 11 to 18 of this report.
No evidence that highway works secured as part of original consent have been implemented.	This matter has been discussed in paragraph 9 to 10 of this report.
Noise and disturbance from children in garden during school times	Noise and disturbance have been discussed in paragraphs 25 and 26 of this report.
Area can not cope with the stream of parents in both Preston Road and Carlton Avenue East.	The school is small scale in terms of its operation (up to 60 pupils). A Travel Plan has been produced which seeks to reduce trips by car and a car park management plan has been conditioned.
Parents blocking adjoining residential property driveways during pick ups and drop offs, together with delivery vehicles	As per comments above.
Dust to neighbouring cars from wood cutting	It is unclear where the wood cutting is from. Nevertheless, the use of the site for school would not result in a detrimental impact on the neighbouring environment in terms of dust

Conclusion

27. The continued use of the temporary classroom accommodation at Ashley Gardens will provide much needed primary school accommodation to allow the Council to fulfil its statutory educational requirements.

Subject to the conditions set out at the end of this report and subject to a commitment to carry out the pedestrian safety improvement works discussed above officers recommend approval for the application to retain the building until the end of the academic year (July 2017).



Brent

DECISION NOTICE – APPROVAL

Application No: 15/2083

To: Mr Grantham
LUC
43 Chalton Street
London
NW1 1JD

I refer to your application dated 18/05/2015 proposing the following:

Variation of condition 3 to allow the continued use of the temporary classrooms to operate until the end of the academic year on 31 July 2017 of of application ref: 14/3670 dated 13 November 2014 for variation of condition 3 to allow the continued use of the temporary classrooms to operate until the end of the academic year in July 2015 of planning permission ref: 13/1975 dated 18 November 2013 for Retention of a temporary primary school in the grounds of Preston Manor High School, to be accessed from Ashley Gardens, comprising a single-storey modular building incorporating two classrooms, assembly hall, staff room, medical area and ancillary office and storage space.

and accompanied by plans or documents listed here:

Refer to Condition 1

at Preston Manor High School, Carlton Avenue East, Wembley, HA9 8NA

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date:

Signature:

Head of Planning, Planning and Regeneration

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

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

National Planning Policy Framework
Planning Policy Statement – A sporting future for the playing fields of England
Brent Unitary Development Plan 2004
Brent Core Strategy 2010
SPG17 - Design Guide for New Development
SPG12 – Access for disabled people, designing for accessibility

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

Statement of Need prepared by LUC, 11 May 2015

Please refer to 14/3670 for the following:

113130/001RevB
113130/002RevB

Supporting Statement

Please refer to 13/1975 for the following:

2K1009-11/P(C) plan
2K1009-11/E(C) elevations
2K1009-11/RP
Letters from Watts dated 26/11/10
Elite Systems samples

Arboricultural Method & Materials Statement - Sept 2010
Design & Access Statement
Temporary Accommodation Noise Assessment
Preston Manor Temporary Reception School Travel Plan
Preston Manor Temporary School Transport Statement

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

- 2 No more than 60 children shall be present on the site at the same time unless the Local Planning Authority agrees in writing to an increase.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties or harm the local highway network.

- 3 This permission shall be for a limited period expiring on 31 July 2017. Thereafter all buildings, all hard standing areas and any temporary boundary treatments shall be removed from the site, and the playing field grass shall be made good across the site, in the positions that it is currently, with the additional soft landscaping planting unless otherwise agreed in writing by the Local Planning Authority.

Reason: The building is temporary in nature only and would be contrary to design, highway and playing field protection policies and therefore could not be supported on a permanent basis

- 4 Prior to the re-occupation of the temporary school for the new academic year 2015/2016, the

cycle parking details approved under planning reference 11/0722 and 15/2243 shall be installed. The cycle parking shall thereafter be retained throughout the lifetime of the use of the temporary building, and removed once the temporary school ceases to operate.

Reason: To ensure the adequate provision of cycle-parking to promote the use of non-car modes of access to the site.

- 5 No external lights shall be erected unless otherwise agreed in writing by the Local Planning Authority through the submission of details, which shall then only be implemented in accordance with the approved details.

Reason: In order to safeguard local residential amenities.

- 6 No new plant machinery and equipment (including air conditioning systems) associated with the proposed development shall be installed externally on the building without the prior written approval of the Local Planning Authority. Details of the equipment and the expected noise levels to be generated, shall be submitted to and agreed in writing by the Local Planning Authority prior to installation, unless agreed otherwise in writing by the Local Planning Authority, and thereafter shall be installed in accordance with the approved details and maintained in accordance with the relevant manufacturer's guidance.

The noise level from this plant together with any associated ducting, shall be maintained at a level 10 dB (A) or greater below the measured background-noise level at the nearest noise-sensitive premises. The method of assessment should be carried out in accordance with BS4142:1997 "Rating industrial noise affecting mixed residential and industrial areas".

Should the predicted noise levels exceed those specified in this condition, a scheme of insulation works to mitigate the noise shall be submitted to and approved in writing by the Local Planning Authority and shall then be fully implemented.

Reason: In order to ensure adequate insulation and noise mitigation measures and to safeguard the amenities of adjoining occupiers and future occupiers.

- 7 Any development on site including the removal of temporary buildings/ paths/ hard surfacing and/or demolition shall comply with the measures set out within the approved Arboricultural Statement. This includes provision for supervision of tree protection by a suitably qualified and experienced arboricultural consultant.

Reason: To ensure retention and protection of the sizeable oak trees on the site in the interests of amenity.

- 8 Prior to the re-occupation of the temporary school the site layout details including car parking, drop off provision and pedestrian access approved under planning reference 11/0722 together with further details of access arrangements to the parking spaces for parents during drop off and pick up times together with access to the car park for servicing vehicles during school times shall be submitted to and approved in writing by the Local Planning Authority, and thereafter installed in accordance with the agreed details unless the Council agree in writing to an alternative arrangement.

Reason: To ensure the development does not prejudice the free-flow of traffic or the conditions of general safety within the site or the adjoining public highway.

- 9 The enhancement to the landscaping as approved as part of application ref: 15/2243 shall be implemented within 6 months of the date of this decision or in accordance with a programme agreed in writing by the Local Planning Authority. Any existing boundary treatment shall not be uprooted or removed except where in accordance with the approved plan and shall be protected from building operations during the course of development. Any permanent planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced in the same positions with others of a similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: To safeguard the character of the area and the reasonable residential amenities of

local residents.

- 10 The temporary school shall operate in accordance with the Travel Plan approved as part of application ref: 15/2084, throughout the lifetime of the operation of the school.

Reason: In order to promote sustainable transport measures where on-street parking and manoeuvring may cause highway safety problems.

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