

# COMMITTEE REPORT

Planning Committee on 26 August, 2015  
Item No 05  
Case Number 14/4241

## SITE INFORMATION

**RECEIVED:** 30 October, 2014

**WARD:** Harlesden

**PLANNING AREA:** Harlesden Consultative Forum

**LOCATION:** Garages rear of 32, Crownhill Road, London

**PROPOSAL:** Demolition of existing garages and erection of a single storey building to provide Junior School Annex to Maple Walk School with associated play area, waiting shelter, cycle storage and new fencing (amended plans and description)

**APPLICANT:** The New Model School Company Ltd. & Mr J.Griffin

**CONTACT:** Christopher Wickham Associates

**PLAN NO'S:** See Condition 2.

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# SITE MAP



## Planning Committee Map

Site address: Garages rear of 32, Crownhill Road, London

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This map is indicative only.

## INTRODUCTION

The application is reported to the Planning Committee under the provisions of Clause 24 of the Planning Code of Practice following the resolution at the previous meeting of the Planning Committee on 29th July 2015 of 'minded to refuse' contrary to the Officer recommendation to grant consent.

After considering the proposal, the Planning Committee resolved to refuse planning permission and raised concerns about the development which are summarised below:

- overdevelopment of a restricted site
- over-intensive use of the site
- noise impact on neighbours from extra activity
- transportation impact
- concerns over fire safety and emergency access

This report discusses the Committee's resolution and maintains the original recommendation to grant. The recommendation was a balanced one and the proposal was considered to be an acceptable form of development, in principle, in terms of expanding primary school provision. However, the fact that this a constrained site is acknowledged, as is the fact that, as seen at the Members site visit, there are already a number of other schools in the immediate locality which already create a significant level of activity, including vehicular movements. If the Planning Committee is still minded to refuse consent then they are invited to consider the possible reasons for refusal outlined below;

*The proposal, by reason of the scale and intensity of the proposed development coupled with restricted nature of the site and close proximity to neighbours, would result in an over-intensive use and development of the site to the detriment of the amenities of neighbours, by virtue of the noise, disturbance and activity associated with the use. The proposal is therefore considered contrary to saved policy BE9 of the Brent Unitary Development Plan (2004) SPG17 'Design Guide for New Development' and the NPPF (2012).*

*The proposal, by reason of the scale and intensity of the proposed development, would increase parking and traffic pressure in an already congested and heavily parked area which does not have the capacity to safely accommodate the additional parking demand and traffic movements generated by the proposal. Furthermore, no detail has been provided of proposed fire safety and emergency access arrangements. The proposal would therefore cause detriment to the free and safe flow of traffic in the area, contrary to saved policies TRN1 and TRN3 of the Brent Unitary Development Plan (2004), policies 3.18 and 6.3 of The London Plan (2011) and the NPPF (2012).*

A copy of the reports that went to the 29th July Planning Committee are attached as APPENDIX 1.

**Recommendation : Remains approval with the conditions set out in the original report.**

, subject to the conditions set out in the Draft Decision Notice.



**Brent**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 14/4241

To: Mr Christopher Wickham  
Christopher Wickham Associates  
35 High Street  
Highgate  
London  
N6 5JT

I refer to your application dated 24/10/2014 proposing the following:  
Demolition of existing garages and erection of a single storey building to provide Junior School Annex to Maple Walk School with associated play area, waiting shelter, cycle storage and new fencing (amended plans and description)  
and accompanied by plans or documents listed here:  
See Condition 2.  
at Garages rear of 32, Crownhill Road, London

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 Overall and subject to conditions, the proposal is considered an acceptable form of development in principle which would expand primary school provision and have an acceptable impact in terms of visual and neighbouring amenity and in terms of transportation. The proposal therefore accords with policies in the Brent Unitary Development Plan (2004), Core Strategy (2010), London Plan (2011) and the NPPF (2012).

1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

A-101

A-01 Rev.A

A-02 Rev.C

A-04 Rev.C

A-05 Rev.C

Planning, Design and Access Statement dated October 2014 from Christopher Wickham Associates

Transport Assessment from Paul Mew Associates dated October 2014

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

3 No development shall be carried out until what time as the person carrying out the works is a member of the Considerate Constructors Scheme and its code of practice, and the details of the membership and contact details are clearly displayed on the site so that they can be easily read by members of the public.

Reason: To limit the impact of construction upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy

4 The boundary treatments identified on the approved plans listed in this notice shall be erected on site prior to the first occupation of the development hereby approved and thereafter retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbouring amenity.

5 Notwithstanding the provisions of Class M, Part 7, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015, as amended, (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement, addition or structure other than those approved by this permission, shall be constructed on the site unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason: To prevent an overdevelopment of the site and in the interests of neighbouring amenity.

6 The school annexe hereby approved shall not be open to pupils before 8am or after 5pm Mondays-Fridays and shall not be open to pupils at all on Saturdays or Sundays.

Reason: In the interests of neighbouring amenity.

- 7 Details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

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

- 8 Prior to the first occupation of the development hereby approved, an updated Travel Plan incorporating the school annexe hereby approved, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in full.

Reason: To ensure the annexe is incorporated into the existing Travel Plan and to ensure the development is acceptable in transportation terms

- 9 Prior to the commencement of the development hereby approved, a detailed Construction Method Statement shall be submitted to and agreed in writing by the Local Planning Authority outlining measures that will be taken to mitigate dust, noise and other environmental impacts of the development. Development shall thereafter take place in accordance with the agreed details.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance

- 10 A scheme of sound insulation measures shall be submitted to the Local Planning Authority and approved in writing prior to the first occupation of the development hereby approved. The insulation shall be designed so that noise from the premises shall be at least 10 dB(A) below the measured background noise level at the nearest noise sensitive premises. The approved measures shall thereafter be implemented in full prior to the first occupation of the development hereby approved.

Reason: In the interests of neighbouring amenity.

- 11 Any plant shall be installed, together with any associated ancillary equipment, so as to prevent the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall be at least 10 dB below the measured background noise level when measured 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'. It should be assumed that each item of plant incurs a +5dB(A) penalty to account for tonal qualities, unless it can be demonstrated that tonal qualities do not apply. An assessment of the expected noise levels and any mitigation measures necessary to achieve the required noise levels shall be submitted to an approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The plant shall thereafter be installed and maintained in accordance with the approved details

Reason: In the interests of neighbouring amenity.

- 12 Following the demolition of the buildings and prior to the commencement of building works, a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with the principles of BS 10175:2011. A report shall be submitted to the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination. It shall include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors. The written report is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the safe development and secure occupancy of the site

- 13 Any soil contamination remediation measures required by the Local Planning Authority shall be carried out in full prior to commencement of building works on site. A verification report shall be provided to the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use prior to the first occupation of the development hereby approved unless the Planning Authority has previously confirmed that no remediation measures are required).

Reason: To ensure the safe development and secure occupancy of the site.

- 14 The development hereby approved shall have a green roof as indicated by the approved plans. Prior to the commencement of occupation of the proposed unit, details of the green roof layout, construction and planting shall be submitted to the Local Planning Authority. Such details/considerations will include:
- Biodiversity based with extensive substrate base (depth 80-150mm);
  - Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage) and details of maintenance.

Development shall thereafter be carried out and maintained in accordance with the agreed details.

Reason: In the interests of visual and neighbouring amenity.

- 15 A hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. All detailed works shall be carried out as approved prior to the occupation of the building hereby approved. Such details shall include:
- (i) details of soft landscaping including the planting of trees, shrubs and climbing plants and species and pot sizes/spacing
  - (ii) details of materials to be used in areas of hard surfacing

Any trees or plants planted in accordance with the approved landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and in the interests of local amenity.

- 16 Prior to the first occupation of the development hereby approved, the existing dropped kerb serving the site shall be removed and the kerb and footpath reinstated and safety railings provided at the cost of the developer and to the satisfaction of Transportation Section at Brent Council, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience.

## INFORMATIVES

- 1 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website [www.communities.gov.uk](http://www.communities.gov.uk)
- 2 You are advised that that construction and demolition work is controlled by the Council under Section 60 and 61 of the Control of Pollution Act 1974, and the British Standard Codes of practice 5228:1997 Parts 1 to 4. In particular, building work that is audible at the boundary of the site shall only be carried out between the following hours:

Monday to Friday - 08.00 to 18.30  
Saturdays – 08.00 to 13.00  
Sundays and Bank Holidays – No noisy works at all

- 3 The removal of a crossover fronting Crownhill Road including the reinstatement of the public footpath shall be carried out by the Council as the Local Highway Authority at the applicant's expense. Such application should be made to the Council Highway Consultancy. The grant of planning permission, whether by the Local Planning Authority or on appeal does not indicate that consent will be given under the Highways Act.



Any person wishing to inspect the above papers should contact David Raper, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 020 8937 5368