

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

16 December, 2015
03
15/1508

SITE INFORMATION

RECEIVED: 5 May, 2015

WARD: Queensbury

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Kingsbury High School and Roe Green Park, Princes Avenue, London, NW9 9JR

PROPOSAL: Installation of 2.2m wide pedestrian path from Bacon Lane to Kingsbury High School, partly through Roe Green Park and partly Kingsbury High School grounds, removal (in part) of existing hedge and erection of metal gates, new lighting and CCTV column, and installation x 2 bollards together with removal of existing gates fronting Bacon Lane and their replacement with fencing and hedge (as amended).

APPLICANT: Kingsbury High School

CONTACT: Capital PCC Ltd

PLAN NO'S: (See Condition 2)

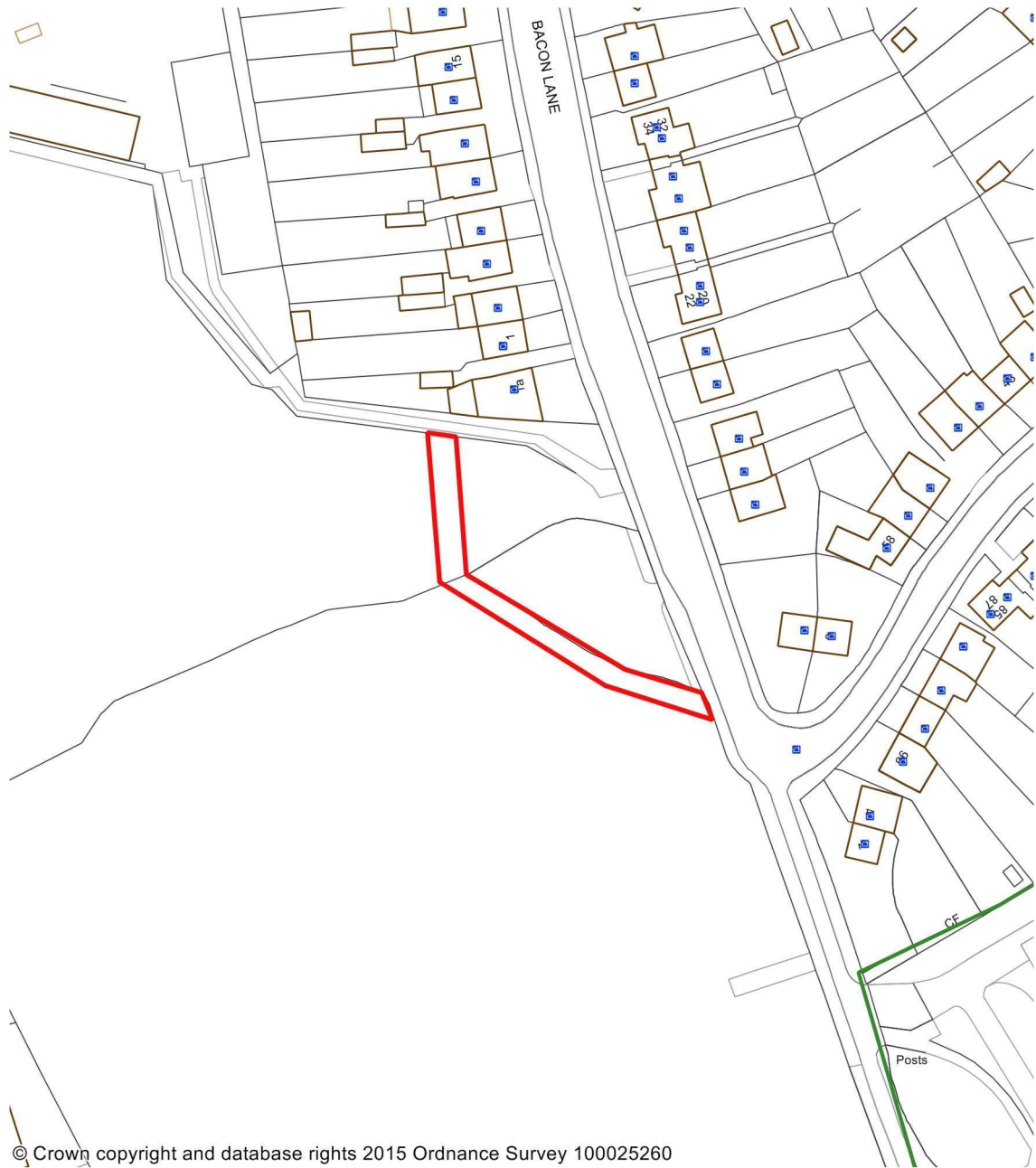
SITE MAP



Planning Committee Map

Site address: Kingsbury High School and Roe Green Park, Princes Avenue, London, NW9 9JR

© Crown copyright and database rights 2011 Ordnance Survey 100025260



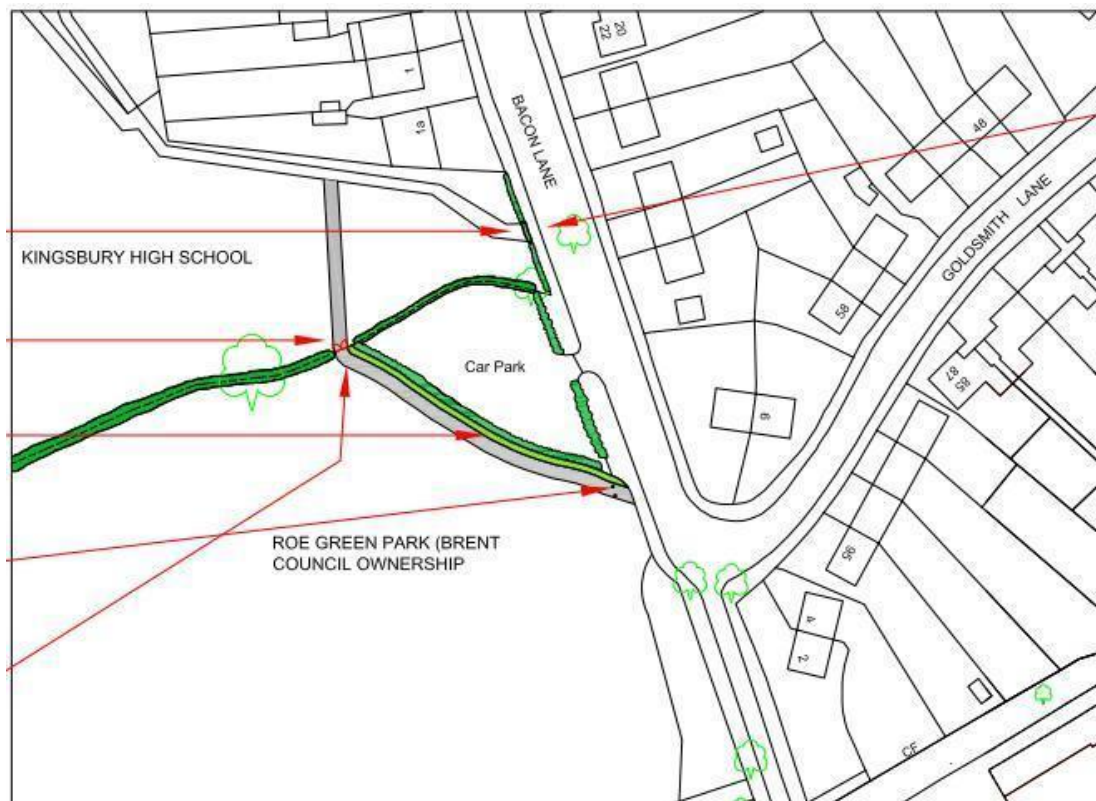
© Crown copyright and database rights 2015 Ordnance Survey 100025260

This map is indicative only.

SELECTED SITE PLANS

SELECTED SITE PLANS

Site Plan

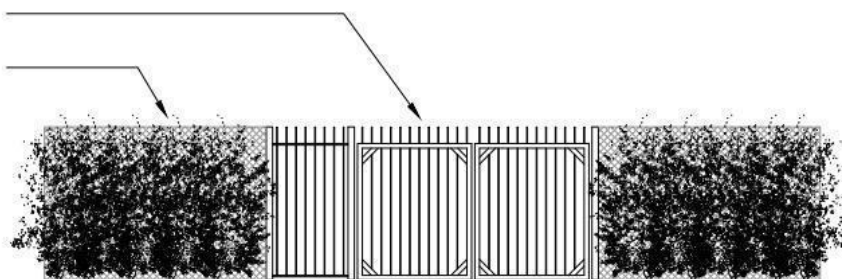


Elevation – Existing gate to Bacon Lane to be removed

Existing green powder coated metal entrance gates. Approx. 2.4m high

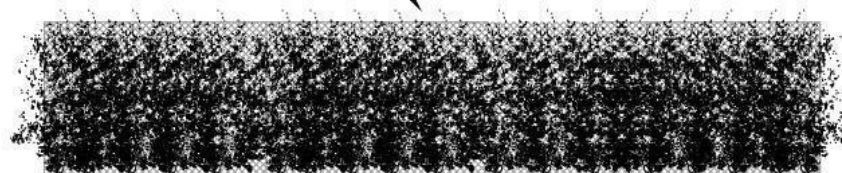
Existing metal chain link fence and bushes

EXISTING
ELEVATION A
SCALE 1:40



Remove and infill existing gates with new metal chain link fence and bushes to match existing

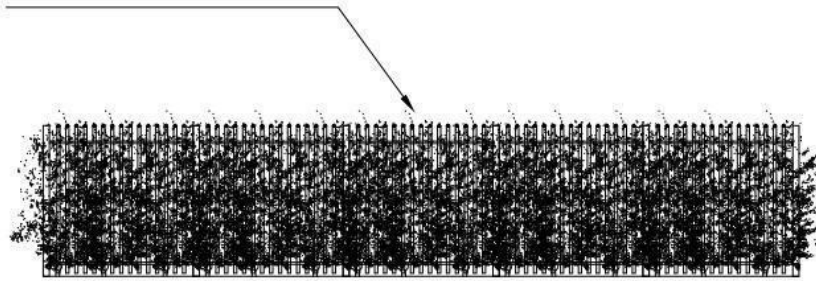
PROPOSED
ELEVATION A
SCALE 1:40



Elevation – New gate to Roe Green Park

Existing metal fencing and bushes

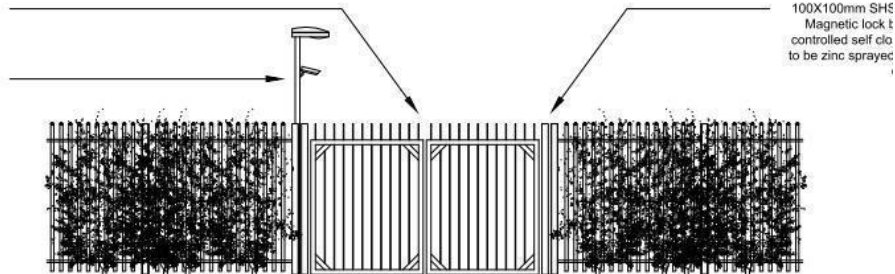
EXISTING
ELEVATION B
SCALE 1:40



Remove existing fencing and bushes and install new green powder coated metal gates to match existing fencing style, 2.4m high

New 4m high lighting column with CCTV security camera. All to be positioned within the school site and maintained by the school

EXISTING
ELEVATION B
SCALE 1:40



INTRODUCTION

This application was deferred from consideration at the previous Planning Committee meeting on 18 November 2015, following a site visit made on 14 November 2015. The context for this is discussed below.

When the application was submitted in May 2015 it was supported by a visual impression of the proposed path which was subsequently found to be inaccurate. This showed the proposed path in the wrong location through Roe Green park. This document was removed from the website as soon as it became known, it was removed on 18 May 2015. However the inaccurate image was available to view for a two week period after the initial neighbour consultation letters were sent out. The proposed site plan was entirely accurate and the visual impression had only been submitted as supporting information. However, it is acknowledged that this may have lead to some confusion for local residents in terms of the view formed about the path location. It was recommended that additional consultation be carried out to ensure that local residents considered the path as shown in the proposed site plan and not in the visual impression. Because of this the application was not progressed.

To provide clarification on the proposed location of the path a further round of consultation has been undertaken. On 27 Nov 2015 a total of 27 letters were sent to local residents, and all interested parties who had made earlier representations. A 14-day consultation period has been undertaken.

Further Representations:-

In response to the second round of consultation one additional representation has been submitted on-line. This indicates support for the proposal on the grounds it is considered this will help to provide a safer route for school children, away from the road.

Prior to the deferral of the application at the November Committee additional representation was received from a local resident who objects to the proposal. Concerns were raised regarding the original consultation and the accuracy of the indicative visual impression of the path that was originally submitted and displayed on the website. The response to this is as discussed above and the matter has been further clarified.

Other points raised include the following;

The school staff should be responsible for ensuring safety of pupils using the footpath along Bacon Lane.

Response; The objector considers that the school staff should be responsible for ensuring that the school children are safe when using the existing footpath to avoid the installation of the proposed path. It is not considered practical to expect this of the school once the children leave the school grounds. This proposal is intended to provide an appropriate response to the issue and provide a safer route for children, away from the road and potential safety hazards that this may present.

If a route through the park is considered necessary then this should be provided by just installing a gate within the existing hedge, without the need for a path to be installed.

Response; This is not considered to be an ideal solution for practical reasons. Inevitably, in the absence of a path the route would become worn, and over time grass would disappear and this would become a muddy route during winter months and times of heavy rainfall. The proposed path has the benefit of being suitable for use in all weather conditions and formalises the route.

The condition regarding lighting should also restrict the lighting from being on during school holidays.

Response; It is recommended that condition no 9 is amended accordingly to capture this further restriction on its use.

Is there an access Licence to allow the path to be routed across the park, and will this be secured by planning condition?

Response; This is a matter dealt with outside of planning control and will be dealt with by the Parks department and Council's Property Team, with the applicant. This is no different to any other proposal to undertake works on land not owned by an applicant. The relevant permissions/licence agreement will need to be agreed with the land owner before any works could be implemented. No planning condition is considered necessary as this will be a requirement in any event.

Site Visit queries (14 November 2015):-

Members sought further clarification on the type of CCTV to be installed.

Response; The CCTV camera will be static and will only point downward to the monitor the gate.

It was also queried whether the existing footpath along Bacon Lane could be upgraded as part of the works.

Response; Transportation have advised that any upgrade works considered necessary to an adopted footpath would be carried out by the Highway Authority as part of their statutory function. It would not be necessary or reasonable to require this through the current application.

Recommendation: Remains approval subject to the conditions set out in the original report, and the amendments to the wording of condition 9.

Report from previous Committee Agenda:

RECOMMENDATIONS

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

A) PROPOSAL

Installation of 2.2m wide pedestrian path from Bacon Lane to Kingsbury High School, partly through Roe Green Park and partly Kingsbury High School grounds, removal (in part) of existing hedge and erection of gates, new lighting and CCTV column, and x 2 bollards together with removal of existing gates fronting Bacon Lane and their replacement with fencing and hedge (as amended).

B) EXISTING

The application site is partly within Roe Green Park public and partly within the school grounds of the Kingsbury High School, Princes Avenue site. The land comprises of public open space (Roe Green Park) and private land within the school site, currently laid as lawn. There is an existing mature hedgerow running east-west that separates the public park and the school site, and a car park associated with the use of the park immediately adjacent to the east. This site is to the east of but not within the Roe Green Village Conservation Area.

C) AMENDMENTS SINCE SUBMISSION

Since submission the scheme has been amended resulting in:-

1. Reduction in width of the path from 3m to 2.2m. This reduces the impact on the park land, and is consistent with the width of the existing path within the school grounds.

2. The southern section of proposed path being re-aligned to maintain a 1m gap from the edge of path to the existing hedge. This is to ensure that construction works do not damage or undermine the hedge, and a 1m wide grass strip is to be left in between.

D) SUMMARY OF KEY ISSUES

The key issues for consideration are:-

1. Visual impact on existing open space.
2. Impact on ecology and landscaping.
3. Student safety and school's need for this.
4. Transportation considerations.

RELEVANT SITE HISTORY

No relevant planning history.

CONSULTATIONS

Statutory neighbour consultation period 05/05/15 to 26/05/15.

Site notice(s) displayed on 13/05/15

Press notice advertised on 21/05/15

Three objections have been received, including an objection from the Roe Green Village Residents Association (RGVRA) although they acknowledge the demand placed on the existing footpath at times when students are moving between the two sites, stating "the ability of the pavements to handle these movements is simply overwhelmed"

Summary of objections	Response
The proposed path will not address the traffic problems associated with the school.	The path is seen by the school as a solution to provide a safer walking route and to ease the demand and pressure placed on the existing pavement by students moving between the sites. It is not proposed as a means of reducing school traffic.
Proposed lighting will adversely affect bats and nesting owls at Roe Green Park.	This has been fully considered in an ecology report submitted - see paragraphs 20-25
This will have a negative impact on the visual amenities of the park and the adjacent Conservation Area.	The path is sited along the eastern edge where it will have the least visual impact, and will maintain the appearance of existing paths in Roe Green Park. Given the scale of the works involved it is not considered this would impact on the adjacent Conservation Area.
Loss of existing park land and green space.	The space will form a part of a park and it is not unusual for parks to be used by pedestrians to provide a shorter route. The proposal results in additional hard surfacing and additional footfall within the park. However, the amount of park space associated with this is minimal. The path does not effect existing sports pitches, and wider improvements will be secured in the form of new tree planting to balance the small amount of park space to be lost.
Would encourage more litter within the park.	There is no evidence that the two would be directly linked. There would also be no justification with regard to planning policy or guidance to resist the provision of a path in a park directly

	because of the risk of additional litter associated with users of that path.
There has been no consultation with the Roe Green Village Conservation Area.	The RGVRA indicate that the proposals were discussed with them prior to submission. The association was consulted on the planning application, and responded to this.
The proposed path would not be de-iced during winter and this would be a safety hazard to users.	This would not be any different to the treatment of existing paths in the Borough's parks.
The existing footpath along Bacon Lane is sufficient.	The school has a different view, and have concerns related to pupil safety due to inability of the existing footpath to cope with peak demand.

Two general comments have been received. One refers to the inaccuracy of an artists impression drawing of the proposed path. This matter has since been clarified and the inaccurate image was withdrawn by the applicant.

One representation of support has been received, this would encourage the installation of a longer path to physically link the two Kingsbury High School sites.

STATUTORY CONSULTTEES

Transportation;-

No transportation objections raised (see Remarks section below for further discussion).

Regulatory Services;-

No objections raised.

Principal Tree Officer & Landscape Design;-

No objection subject to conditions being secured to safeguard the existing mature Oak, west of the site and the planting of three new trees. Such matters can be adequately addressed through condition.

Culture Service (Strategy Officer);-

No objection raised to the principle of the path (on Parks/Council land). The bat and bird survey appear to have been undertaken to an appropriate standard. It was suggested that the path should be set away by 1 - 1.5m away from the existing hedge. New tree planting is welcomed, it has been suggested that an appropriate location for the planting of new trees is to the west of the site along the line of the existing hedge.

Sport and Parks;-

Have confirmed they do not raise any objection.

Roe Green Village Residents Association;-

An objection has been raised. It is considered that the route and length of the pathway will not be adequate in terms of alleviating the pressure of students walking on Bacon Lane pavement when travelling between the two school sites, and that this is not an appropriate solution.

POLICY CONSIDERATIONS

National Planning Policy Framework 2012

Paragraphs 74, 75, 109, 117, 118 and 119

London Plan -Further Alterations 2015

7.18 - Protecting Open Space

7.19 - Biodiversity & Access to Nature

7.21 - Trees & Woodlands

Brent Core Strategy 2010

Policy CP18 - Protecting and Enhancing Open Space, Sports & Biodiversity

Brent UDP 2004 (saved policies)

BE2 - Local Context
BE5 - Urban Clarity & Safety
BE6 - Public Realm: Landscape Design
BE8 - Lighting & Light Pollution
TRN10 - Walkable Environments
OS13 - Development on sites of Borough Grade II & Local Nature Conservation Importance
OS15 - Species Protection

DETAILED CONSIDERATIONS

Context;-

1. Roe Green Park is an area of public open space. Adjacent to this park, to the north and to the south-east are two separate Kingsbury High School sites. One of the sites is towards the southern end of Bacon Lane while the northern most school site has a frontage onto Princes Avenue. The boundaries for the two school sites are approximately 140m apart, with Roe Green Park situated in between. The Roe Green Village Conservation Area (RGVCA) is to the east of the application site affecting properties on Bacon Lane, but the proposed application site is outside of this designated area.
2. The southern part of the application site (Roe Green Park) is within a wider designated Site of Importance for Nature Conservation - Grade II (SINC).

Requirement for proposal;-

3. The current arrangement with the school being split across two sites means students and staff have to walk between the two sites throughout the school day. Currently the only way this can be done is for students to leave both sites and walk along the relatively narrow footpath along Bacon Lane. Due to the narrow footpath along here and the numbers of students using this at times this often results in students walking in the road which is a safety hazard. It can also contribute to a build up of traffic at peak start and finish times for the school.
4. The school believes that by installing the new pathway as proposed this will provide a safer means of pedestrian access for students travelling between Kingsbury High School's Bacon Lane and Princes Avenue site's. It will allow a more direct pedestrian route that will take students away from the narrow pavement along Bacon Lane and alleviate the pressure on the relatively narrow stretch of pavement at peak times. The proposed route is better in terms of student safety.
5. The proposal will comprise of the following;-
 - Removal of existing school entrance gates onto Bacon Lane and replacement of this with fencing and bushes/planting to match existing.
 - Installation of 2.2m wide pedestrian path extending from Bacon Lane to Kingsbury High School (Princes Avenue site), with two bollards at the southern end of the path to restrict vehicle access.
 - Installation of new metal school entrance gates (2.4m high) where the new path meets the boundary between the school site and Roe Green Park. This will result in partial removal of existing hedge, for a length of some 4m.
 - Installation of new lighting column (4m high) and CCTV camera, both to be within the school site. These are required for student safety reasons.
6. The school has agreed an access license with the Council to route part of the new path through Roe Green Park.

Planning Policy;-

7. Core Strategy policy CP18 seeks to protect open space from inappropriate development and preserve this for the benefit, enjoyment, health and well being of Brent's residents, visitors and wildlife. Support will be given to the enhancement and management of open space for recreational, sporting and amenity use and the improvement of both open space and the built environment for biodiversity and nature conservation.
8. Inappropriate development is considered to be any development which is harmful to the use or purpose as open space. In this case the proposal, which involves the laying of a new path inside the park and a lighting column just outside of the park, within school grounds would not be seen as development harmful to the use or purpose as open space. The path is sensitively sited along one edge of the park, set against the backdrop of a car parking area and is not considered to be intrusive. It will not effect any existing

sport pitch provision, nor will it be visually harmful as it will have the same look and appearance as existing paths within Roe Green Park.

9. Securing new trees as part of this development is an opportunity for new wildlife habitat creation and increases the green infrastructure, which is welcomed through policy CP18.
10. UDP saved policy OS13 has a presumption against development on sites of Borough (Grade II) Nature Conservation Importance, unless it is demonstrated there will be no adverse effect on nature conservation or that compensatory provision for wildlife is made.
11. Policy OS15 has a presumption against development which would have an adverse impact on protected species.
12. The proposed path does not involve development on existing sports pitches due to its location on the eastern edge of the park, which also meant this does not result in the loss of openness of this public open space.

Design;-

13. The path will be laid as black tarmac which is in keeping with the finish found to existing paths throughout the park, and has been agreed with the Council's Parks Services. The southern section of proposed path has been re-positioned and is now separated from the existing hedge to the north-east by a distance of 1m. This 1m gap was provided to help to ensure that the existing mature hedge which defines the edges of the existing car park will not be undermined by construction works associated with the path .
14. The proposed gates are to be metal and finished in green paint. The appearance of these will be acceptable in this location.
15. A new 4m high lighting and cctv column will be aluminium with a powder coated finish. This will be sited within the school grounds.

Impact on landscape and ecology;-

16. No existing trees will be removed as a result of the proposed works. There is a mature Oak to the west of the proposed works area which because of its proximity needs to be given due consideration. The Principal Tree Officer has confirmed from a tree perspective there are no overriding concerns providing a tree survey, tree protection plan and arboricultural method statement in accordance with BS5837:2012 are secured through condition. These further submissions should be carried out with consideration for this adjacent Oak tree to the immediate west of the proposed path. Following a survey, if it is found that proposed works would be within the RPA of the retained Oak tree, a full construction methodology should be required, and the recommendation is that a no dig cellular confinement system is considered for appropriate sections of the path.
 17. The works will require the removal in part of a section of existing hedgerow in order to install the proposed gates and lighting column. This does result in the removal of some 4m of the hedge. However at the same time it should be noted that a new replacement section of hedge, some 5m wide is being proposed along the eastern edge of the site. This will front onto Bacon Lane and will be in place of the existing gates that are proposed to be removed and reinstated with fencing and new vegetation to match what exists either side.
- of
18. New tree planting is also to be secured. The applicants have confirmed agreement in principle to the planting of three new trees. These are envisaged as Common Oak trees (*Quercus robur*) with a 18-20cm girth and planted at intervals along the path. This planting will be secured through a landscape condition.
 19. The southern part of the site in Roe Green Park is a designated Site of Importance for Nature Conservation - Grade II. An ecology assessment was commissioned by the school, and this details the findings of bat surveys and bird nesting assessment (August 2015).

Bat survey

20. A bat activity survey, roost assessment of trees and bat emergence and re-entry survey of the Oak tree were carried out. This survey was commissioned to confirm the presence or absence of bat activity around the proposed path and gate and also to determine if roosting was occurring within trees adjacent to the works area.
21. The methodology involved a data search for records of bats within 2km of the site. For the survey two

survey visits were made to site. Both of these were dusk surveys and carried out during an optimal time of year for bat activity surveying (May to August). The bat roost survey identified that the existing mature Oak had significant roost potential, so a bat roost survey was carried out on this tree.

22. The results of the data search found records of roosts within 2km of the site. The bat activity surveys found that bats were foraging along the hedges surveyed, and around the proposed works area. Foraging activity was recorded over much of the survey time on both the 11 August and 26th August. The bat roosting assessment considered the adjacent mature Oak, as it was deemed to have significant roost potential. The survey found no evidence of bats roosting in this tree adjacent to the proposed lighting column, and in the emergence survey no bats were seen emerging. On the dawn re-entry survey no bat activity was seen or detected.
23. In conclusion the survey showed that bats are using the hedge as a foraging and commuting route. As the existing proposals involve the lighting only being used between October and March and most bats are mainly active between May and September, then lighting will only be required to be on during times when bat activity is minimal. As the species currently using the hedge area are species which is less likely to be severely impacted by lighting then the overall effect of adding the lighting as proposed is considered to be minimal. The works will involve the removal of small section of hedge (some 4m. in length) and bats using the area are likely to fly over and around the Oak tree anyway, so the partial loss of habitat is not considered to impact on this foraging route. Furthermore, when viewed in the context of the proposal to infill a section of hedge along the eastern boundary, which is to be some 5m in length and the planting of three new mature trees there is to be an increase in habitat.
24. The recommendations of the ecology report are to;-
 - Use lighting only between 15:00 and 19:00, between 1 October and 31 March.
 - Use downward directed lighting
 - Use sodium, white or warm LED or lighting with low or no UV light.
25. These recommendations are to be necessary to ensure minimal impact on the bat population and make the development acceptable, and are to be secured through planning conditions.

Bird nesting assessment

26. The methodology for this involved an assessment of existing trees nearby and hedges were also checked for birds nests. This was carried out in September 2015, so unfortunately outside of main nesting season (1 March to 31 July). No nests were observed, but as this check was made outside of the main nesting season then the only way this could be done was by a visual check. It is possible therefore that some nests may be hidden by dense vegetation.
27. The report advises that lighting is unlikely to impact on any birds as it will only be on outside of the main nesting season for birds.
28. The only possible impact identified was that a small section of hedge and the existing Oak tree become less attractive for nesting birds due to the removal in part of the existing hedge, and the increased human disturbance in this area from users of the path. Again this must be balanced against the fact that a new section of hedge, and three new trees are to be planted. The report also advises that as a further compensatory measure bird boxes for nesting could be added to existing trees or hedges in the vicinity. This could be secured through planning condition.
29. As a precaution the report advises that should the hedge removal be required between 1 March and 31 August (main bird nesting season) then the area to be removed should be surveyed for nesting birds shortly before removal. Should nests be found within 4m of the works area then works within 4m of the nest will need to be delayed until such time that chicks have fledged the nest.

Lighting;-

30. There is currently no lighting within a 40m radius of the proposed lighting column location. The chosen location is approximately 50m outside of the designated Roe Green Conservation Area, as such is not considered to adversely effect this designated area. The closest dwelling is approximately 40m away, so it is not considered this would have a negative impact on residential amenity.
31. In order to minimise any impact the proposed lighting column will be only 4m high, much lower than a typical street light column. The single lamp will be directed downwards to minimise light spill and potential impact on the surrounding area. The lamp will be 150w and only used during the winter months of October through to March, and between the hours of 15:00 and 19:00. The lighting will be controlled to

ensure that it is not on outside of these times, and it is recommended that a condition be attached to ensure this.

32. The lighting is required for safety and surveillance, and it is not considered that the introduction of a single lighting column would have an adverse effect on the visual amenity associated with this park, or the amenity of residents around the edges of the park. Regulatory Services officers (Environmental Health) have given confirmation that this lighting column does not present any issues from a nuisance perspective. Considering that Roe Green Park already contains column lighting in places it is considered that this one additional lighting column will not look out of place.
33. The ecology survey has given consideration to the potential impact of this lighting on bats and birds. The report advises that metal halide, mercury and broad spectrum lighting with high UV value should not be used. Instead sodium, white or warm white LED, or lighting with low or no UV light should be used. The school has confirmed that the lighting will conform with this recommendation, in any event a condition is proposed to restrict the type of lighting that can be used here in order to minimise the impact on local ecology.

Transportation;-

34. New pedestrian gates are proposed at the school boundary hedge. The length of the footpath within the school boundary is not public footpath and so does not require formal stopping up or diversion. Reducing the length of road that children would walk beside should improve pupil safety. The path alongside Roe Green Park is on land owned by Brent. The lighting column is supported from a transportation service perspective and should benefit pupil safety. In principal, the proposal is welcomed.

Conclusion;-

35. On balance the proposal (as amended) is considered to be acceptable when assessed against open space and nature conservation policies. Due to its siting along the eastern edge of Roe Green Park the proposed path is not considered to be visually intrusive, the loss of park space will be minimal, this will not effect any existing sports pitch and the single lighting column will not look out of place amongst other lighting columns within Roe Green Park. The school's need for the path is a reasonable one and the fact that it will provide a more legible and safer pedestrian route between the two school sites is welcomed. Subject to conditions to safeguard an existing mature Oak, the existing mature hedgerows, to secure the planting of new trees, to restrict the times when the lighting can be used (October - March) and to agree revised details of the width of proposed gate opening the proposal can be supported.



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 15/1508

To: Luke Vivian
Capital PCC Ltd
Nicon House
45 Silver Street
Enfield
London
EN1 3EF

I refer to your application dated 09/04/2015 proposing the following:
Installation of 2.2m wide pedestrian path from Bacon Lane to Kingsbury High School, partly through Roe Green Park and partly Kingsbury High School grounds, removal (in part) of existing hedge and erection of metal gates, new lighting and CCTV column, and installation x 2 bollards together with removal of existing gates fronting Bacon Lane and their replacement with fencing and hedge (as amended).
and accompanied by plans or documents listed here:
(See Condition 2)
at Kingsbury High School and Roe Green Park, Princes Avenue, London, NW9 9JR

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 2012
London Plan (consolidated with alterations 2015)
Brent Core Strategy 2010
Brent Unitary Development Plan 2004

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
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

- 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):

Drg 01 revC
Drg 02

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

- 3 Two bird nest boxes shall be provided within the existing mature hedge areas near to the path hereby approved. The installation of the nesting boxes shall be undertaken prior to completion of the approved development.

Reason: In the interest of wildlife preservation

- 4 The proposal removal of hedging shall not take place between 1 March and 31 August (main bird nesting season) unless a survey for nesting birds has been undertaken of the all areas of hedging within 4 m of the hedge proposed to be removed, and that survey shall be undertaken immediately prior to the removal work being programmed to be undertaken. The removal of hedging shall not take place within 4 metres of any active nests that are identified within the survey until the chicks have fledged the nest(s).

Reason: In the interest of wildlife preservation and ecology.

- 5 Prior to commencement of works hereby approved, a tree survey on T1 Oak in accordance with BS5837:2012 in order to establish the extent of the tree's RPA shall be submitted to and approved in writing by the Local Planning Authority. Should the new footpath or works connected with the installation of the new footpath impact on the RPA of T1 Oak, a full Arboricultural Method Statement and Tree Protection Plan in accordance with BS 5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. If the footpath should encroach on an area greater than 20% of the trees simple RPA, the applicant shall provide details of a no dig solution within the Tree Protection Plan. The approved details shall be implemented in full.

Reason- To ensure the safe and healthy retention of key landscape features such as trees and hedges within a public park.

- 6 Prior to commencement of works hereby approved, a plan showing the location of protective fencing set at a minimum distance of 1 - 1.5 metres from the face of the hedge in proximity to the proposed footpath and a detailed method statement setting out the construction methodology and confirming that the fence will be kept in place until all works are complete shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full for the duration of construction.

Reason- To ensure the safe and healthy retention of key landscape features such as trees and hedges within a public park.

- 7 Prior to commencement of works hereby approved, details demonstrating the planting of 3 no. Common Oak (*Quercus robur*) with a stem girth of 18-20 cm girth, including the location of these trees shall be submitted to and approved in writing by the Local Planning Authority. A tree pit detail should also be provided showing method of staking, irrigation, mulching and protection from strimmer/ grass cutting damage. Tree pits shall also include a section of root barrier or deflector on the side of the tree pit nearest the new footpath. A watering schedule shall also be included that will ensure the healthy and long term establishment of the trees.

The approved details shall be implemented in full prior to the completion of the works hereby approved.

Any trees and shrubs planted in accordance with the 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 an attractive and ecologically sound landscape is enhanced and maintained for the benefit of Wildlife and the general public.

- 8 Prior to commencement of works hereby approved, a plan showing replacement or new section of hedging along the eastern frontage to Bacon Lane shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the type, no. and size of hedging plants along with a maintenance schedule to ensure healthy and long term establishment.

The approved planting shall be carried out prior to the completion of the works hereby approved.

Any trees and shrubs planted in accordance with the 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 an attractive and ecologically sound landscape is enhanced and maintained for the benefit of Wildlife and the general public.

- 9 The lighting hereby approved shall only be in use during the following times and during school term time only;-

- Between 15:00 and 19:00 hours from 1 October through to 31 March.

It is not permitted for use during school holidays. Furthermore only sodium, white or warm white LED, or lighting with low/no UV light shall be used and the lighting shall be downward directed, unless otherwise approved in writing by the Local Planning Authority.

Reason: To preserve the ecological value of the area.

- 10 Notwithstanding the plans hereby approved and prior to installation on site revised details of the

proposed gate shall be submitted to and approved in writing by the Local Planning Authority, such details shall confirm a reduced width gate no greater than 3m wide. The development shall be fully implemented in accordance with these approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason; To minimise the loss of existing mature hedge.

INFORMATIVES

- 1 Heras type fencing can be kept in place by using rubber elephants feet rather than the more stringent braced method espoused in 5837.

Any person wishing to inspect the above papers should contact Gary Murphy, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5227