

Committee Report
Planning Committee on 16 September, 2009

Item No.
Case No.

1/06
09/0868

RECEIVED: 10 July, 2009

WARD: Fryent

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: School Main Building, St Robert Southwell RC School, Slough Lane, London, NW9 8YD

PROPOSAL: Demolition of detached garage, manager's house and mobile classroom accommodation and erection of single-storey extension to main entrance to create lobby, office, kitchen and disabled toilet, single-storey infill extension to rear courtyard to provide 2 classrooms and expansion of existing hall, two-storey side extension to provide a disabled lift, additional classrooms and library

APPLICANT: The Westminster RC Diocese Trustee

CONTACT: Abbot & Associates

PLAN NO'S: PA.JDA.893;
Design and Access Statement for Minor Works;
Completed TP6 form dated 30.06.09;
Email from Paul Abbott dated 21/08/2009;
Site Waste Management Plan data sheet;
SK.009;
SK010;
SK.011;
SK.012;
SK.013;
SK.014.A;
01.

RECOMMENDATION

Approval.

EXISTING

The subject site is an existing primary school situated on Slough Lane, NW9. The school is bounded to the north by Kingsbury Green Primary School, to the east by residential properties on Slough Lane, and to the south and west by Fryent Country Park. The site is not a Conservation Area, nor does it contain a listed building.

PROPOSAL

Demolition of detached garage, manager's house and mobile classroom accommodation and erection of single-storey extension to main entrance to create lobby, office, kitchen and disabled toilet, single-storey infill extension to rear courtyard to provide 2 classrooms and expansion of existing hall, two-storey side extension to provide a disabled lift, additional classrooms and library.

HISTORY

02/2583 - Temporary erection of mobile building to provide two changing rooms and music room – Granted.

88/2621 - EREC OF 1 S/S & 1 2/STOREY CLASSROOM EXTN & S/S PLANT EXTN; EXTN OF SCHOOL SITE INTO FRYENT WAY OPEN SPACE TO PROVIDE ADDITIONAL PLAYGRD – Granted.

POLICY CONSIDERATIONS

Brent UDP 2004

BE2 – Local context and character

BE7 – Public realm - Streetscene

BE9 – Architectural quality

BE12 – Sustainable Design Principles

CF4 – Community facilities capable of holding functions

CF8 – School extensions

CF14 - Places of Worship

SPG

SPG 17 – Design Guide for New Development

SPG19 – Sustainable Design, Construction, and Pollution Control.

SUSTAINABILITY ASSESSMENT

The site is within an Air Quality Management Area (AQMA), and as it is a 'sensitive end use' scheme, details are required to indicate how the development will comply with the principles for sustainable development given in SPG19.

The sustainability checklist returned a score of 29.5%. Sustainability Officer's verification of the checklist resulted in a reduced score of 11%, as inadequate justification had been provided to verify some points.

The Council's aim is for all new developments to achieve at least a 51% score on the checklist. As this scheme is only an extension to the existing development, a lower score can be accepted, however this should be as close to 50% as possible. Having appraised the scheme, officers consider that it should be possible to achieve a score of at least 35%, by providing additional verification of sustainability measures, and by incorporating additional measures. Officers have listed areas in which these measures may be incorporated, and a condition is proposed requiring further details be submitted for approval in order to achieve a more acceptable sustainability rating. The applicant has agreed to such a condition being imposed.

CONSULTATION

Consultation period: 28/07/09 – 18/08/09

- 67 neighbours consulted – 2 representations received. One representation in support of development. One objection on the basis of potential impacts related to increase in pupil numbers (transport/ parking; noise and disturbance), and also relating to tree preservation.

Design and Regen – No comment.

Landscape Design – Tree protection details required by condition.

Policy – Sustainability – Further details and additional measures required - see conditions.

Transportation – No Objection.

Environmental Health – No objection.

Children and Families – No comment.

Ward Councillors – No comments.
Thames Water – No objection. Informative proposed.

REMARKS

Proposal:

The existing school is oversubscribed, and has been operating with inadequate facilities including temporary classrooms, shared teaching spaces etc, for some time. The proposal seeks to alleviate this pressure through the creation of 2 new dedicated classrooms, various flexible teaching and activity areas, IT suites, and a new library. In addition, the hall will be increased in floor area by approximately 18% to allow for adequate space for meal times and functions. A new secure entrance and additional office space will also be provided. Disabled access will also be improved. The overall increase in floor area is 813 square metres.

Confirmation has been received from the Chair of the Governors of the school, that the provision of the above is solely to improve the standard of educational facility for the existing school roll, and that the number of pupils and staff at the school will not change. The form entry level of the school will remain static.

Design:

The proposed extensions are in 3 distinct areas: The single storey front entrance/ office extension; the single storey link to the rear of the buildings, adjacent to the south-west boundary; and the 2-storey extension adjacent to the northern boundary, in place of the demolished 2-storey manager's dwelling and temporary classroom.

The office/ front entrance extension extends approximately 4m further toward the road from the existing front wall of the building. The design of this extension mirrors that of the existing building, with yellow multi facing bricks, and vertical panels of glazing and primary colours. The roof is flat with a deep fascia.

The rear extension in-fills an existing alcove area to the rear of the main building, and therefore does not encroach further toward the nearby site boundary any further than the existing buildings. Again, the proposed design is identical to that of the existing building.

The proposed side extension will not breach the existing front building line provided by the main body of the school, or that of the 2-storey managers dwelling which is to be demolished. The design of the existing 2-storey element of the school to the rear of the proposed extension will be brought forward. This design features a gable end roof with a small round window under the eaves, and the same glazing/ coloured panels expressed throughout the school. The massing of this extension will not be out of context with the existing buildings, or the dwelling that is being removed. This extension is adjacent to the northern boundary of the school, however the neighbouring use is another school, and is separated by a densely vegetated border.

The design of the extensions is consistent with the existing buildings in terms of scale, massing, and appearance, and is considered acceptable.

Impact on character of area:

The site is set back some 60m from Slough Lane, down a private access road. From the site boundary, the proposed extensions are a further 55m away. The impact of the proposed extensions on the character of the area is therefore expected to be minimal, particularly given that the design and scale of the proposed extensions are so similar to the existing buildings.

Impact on neighbouring amenity:

The only sensitive boundary of the development site, in terms of harm to amenity, is that to the east, which is the rear boundary of residential properties on Slough Lane. The proposed extensions will be approximately 90m from the rear wall of these dwellings, so will not be expected to have any adverse impacts on the amenities of the residents of those properties.

The proposed first floor classroom facing these properties has a comparable outlook to that from the first floor of the existing managers house (to be demolished), therefore no additional loss of privacy is expected. As described above, there is a considerable distance between these first floor windows and the residential properties in question, and there is also significant mature vegetation along the site boundary which restricts views.

As the scale and design of the proposed extensions is similar to the existing buildings, no harm to outlook is expected. As no increase in pupil or staff numbers are proposed, noise and disturbance should not change from existing levels.

It is stated in the submitted design and access statement that the extension to the hall will allow for community functions and celebrations. While the extension to the hall is small (in absolute terms and relative to the original floor area), any increase has the potential to increase noise and traffic in the vicinity of the school, which may impact to some degree on residential amenity. As such, a condition is proposed requiring an appropriate management plan for community gatherings to be submitted and approved prior to the bringing into use of the development, in order to comply with policy CF14 of Brents UDP.

Outdoor amenity space and landscape:

The extensions are proposed on existing hard surfaced areas, and do not encroach on any high-value outdoor amenity/ play space. The school has extensive soft play areas, and is well positioned next to Fryent Country Park. No existing trees are proposed to be removed, although a condition is proposed requiring a Tree Protection Method Statement to be submitted and approved prior to works commencing, to ensure that demolition and construction on site do not impact on existing vegetation.

The proposed two storey extension is close to the north-western site boundary, which is shared with a pedestrian accessway which links Slough Lane with Fryent Country Park. This accessway is within a Site of Metropolitan Nature Conservation Importance, and is separated from the application site by a row of mature trees. Concern has been raised that the proximity of the proposed extensions to these trees may result in harm to the root systems of the trees. Officers are currently investigating this, and will report to members by way of supplementary report. Amendments to the design/ extent of this extension may be required in order to maintain a recommendation for approval.

Transportation impacts:

As it has been confirmed that there will be no increase in staff or pupil numbers associated with the extensions to the school buildings, there are not expected to be any additional pressures placed on traffic and parking in the vicinity of the site.

An increase in the floor area of the school hall is proposed which, it has been stated, will allow school events to more readily accommodate parents/ guests. As the increase is a small proportion of the existing hall area (approx. 18%), any related increase in vehicles for such events would not be expected to have a detrimental impact on traffic and parking in the area, and will only be on occasion.

Loss of housing:

The proposal involves the demolition of the existing manager's house on the school site. It is stated in the submission documents that this house is vacant. As the house is ancillary to the use of the site as an educational facility, the value of this housing is considered to be a matter for the school to judge. This dwelling cannot be considered part of the general housing provision for the Borough, and therefore its' loss is considered acceptable if this is required to improve the overall educational value of the site.

Response to objection:

As stated above, there will be no increase in pupil or staff numbers associated with the extension of the school buildings hereby proposed. As such, there should be no significant increase in noise and disturbance, or transportation related pressures. The aforementioned management plan required by condition will ensure that any impacts on residential amenity in relation to community use of the school will be minimised. Protection of existing trees on site is addressed above, and will be reported on further in the supplementary report.

For the above reasons, the proposal is considered to comply with policies BE2, BE7, BE9, CF4 and CF8 of Brent's Unitary Development Plan 2004, and supplementary planning guidance SPG17, and it is therefore recommended that planning permission be granted.

REASONS FOR CONDITIONS

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004

Council's Supplementary Planning Guidance SPG 17 – Design Guide for New Development

Council's Supplementary Planning Guidance SPG19 – Sustainable Design, Construction, and Pollution Control.

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

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

- (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) Details of materials for all external work, including samples, 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.

- (3) Areas around the proposed extensions shall be suitably landscaped with trees/shrubs/grass in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site. Such landscaping work shall be completed within 18 months of commencement of the development hereby approved.

Such scheme shall indicate:-

- (i) Proposed soft landscaped areas, showing plant species and densities;
- (ii) Proposed hard landscaped areas and means of achieving sustainable drainage, including materials to be used, with samples;
- (iii) All existing trees which are not directly affected by the building(s) and works hereby approved, and means of protecting these trees during construction works, by way of a Tree Protection Method Statement conforming to BS:5837 2005 'Trees in relation to construction'.

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 a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

- (4) During demolition and construction on site:-

- (a) The best practical means available in accordance with British Standard Code of Practice B.S.5228: 1984 shall be employed at all times to minimise the emission of noise from the site.
- (b) The operation of site equipment generating noise and other nuisance-causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1700 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Holidays.
- (c) Vehicular access to adjoining and opposite premises shall not be impeded.
- (d) All vehicles, plant and machinery associated with such works shall at all times be stood and operated within the curtilage of the site only.
- (e) No waste or other material shall be burnt on the application site.
- (f) All excavated topsoil shall be stored on the site for reuse in connection with landscaping.
- (g) A barrier shall be constructed around the site, to be erected prior to demolition.
- (h) A suitable and sufficient means of suppressing dust must be provided and maintained.
- (i) Measures (approved in writing by the Local Planning Authority) shall be taken to minimise the impact of the works (including impact on existing school traffic) on the temporary school.

Reason: To limit the detrimental effect of construction works on adjoining residential occupiers by reason of noise and disturbance.

- (5) The development is within an Air Quality Management Area and is therefore likely to contribute to background air pollution levels. The applicant must employ measures to mitigate against the impacts of dust and fine particles generated by the construction of the development. This must include:
- Damping down materials during demolition and construction, particularly in dry weather conditions;
 - Minimising the drop height of materials by using chutes to discharge material and damping down the skips/ spoil tips as material is discharged;
 - Sheeting of lorry loads during haulage and employing particulate traps on HGV's wherever possible;
 - Ensuring that any crushing and screening machinery is located well within the site boundary to minimise the impact of dust generation;
 - Utilising screening on site to prevent wind entrainment of dust generated and minimise dust nuisance to residents in the area;
 - The use of demolition equipment that minimises the creation of dust.

Reason: To minimise the dust arising from the operation.

- (6) Notwithstanding the submitted TP6 Sustainability Checklist, further details shall be provided to illustrate how the sustainability of the proposal will be improved, in order that an overall sustainability rating (as given by TP6 Sustainability Checklist) of at least 35% is achieved. Means of achieving this improved sustainability rating are outlined in the informative below. Furthermore, additional evidence shall be provided to support details provided in the submitted TP6 Sustainability Checklist in respect of the following areas (section references given in brackets):

1. Secured by Design (3.1(f));
2. Energy Conservation (4.1(a) & (b));
3. Localised energy (4.3 (l));
4. Water conservation (4.5(e));
5. Permeable paving (4.7(f));
6. Indoor air quality (6.1(e)&(f)).

Approved details shall be fully implemented.

NB. Details required by this condition may also be required in order to comply with other conditions of this approval.

Reason: To ensure that the proposal makes a positive contribution toward achieving sustainable development in the Borough, in accordance with policy BE12 of Brent's Unitary Development Plan 2004, and policy guidance provided by SPG19 - Sustainable Design, Construction, and Pollution Control.

- (7) An appropriate management plan demonstrating how noise and traffic impacts related to community functions or events will be minimised and/ or mitigated, shall be submitted to and approved in writing by the Local Planning Authority prior to the bringing into use of the development hereby approved. The submitted details shall be fully implemented.

Reason: In the interest of preserving the amenities of residents in the vicinity of the school.

INFORMATIVES:

- (1) The applicant is advised to consider the following means of improving the sustainability score of the proposal, and to provide further details in order to satisfy the above condition:
- Introduction of green roofs to flat roofs of proposed extensions;
 - Water conservation and recycling measures such as low water consumption toilet and sink fittings, and grey water recycling;
 - Additional natural ventilation and natural light provision, such as the use of wind-catchers and sun-pipes;
 - Introduction of Solar-Thermal water heating and/ or Photo-Voltaic electricity generation technology;
 - Adaption of pitched roof spaces for storage purposes;
 - Use of recycled materials and timber construction;
 - Development and implementation of a Green School Travel Plan;
 - Planting to improve air quality.
- (2) With regard to surface water drainage it is the responsibility of the developer to make proper provision of for drainage of surface water to ground, water courses, or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to connect to a public sewer, prior approval from Thames Water Developer Services will be required (0845 850 2777).

REFERENCE DOCUMENTS:

Brent's UDP 2004

SPG17 - Design Guide for New Development.

SPG19 – Sustainable Design, Construction, and Pollution Control.

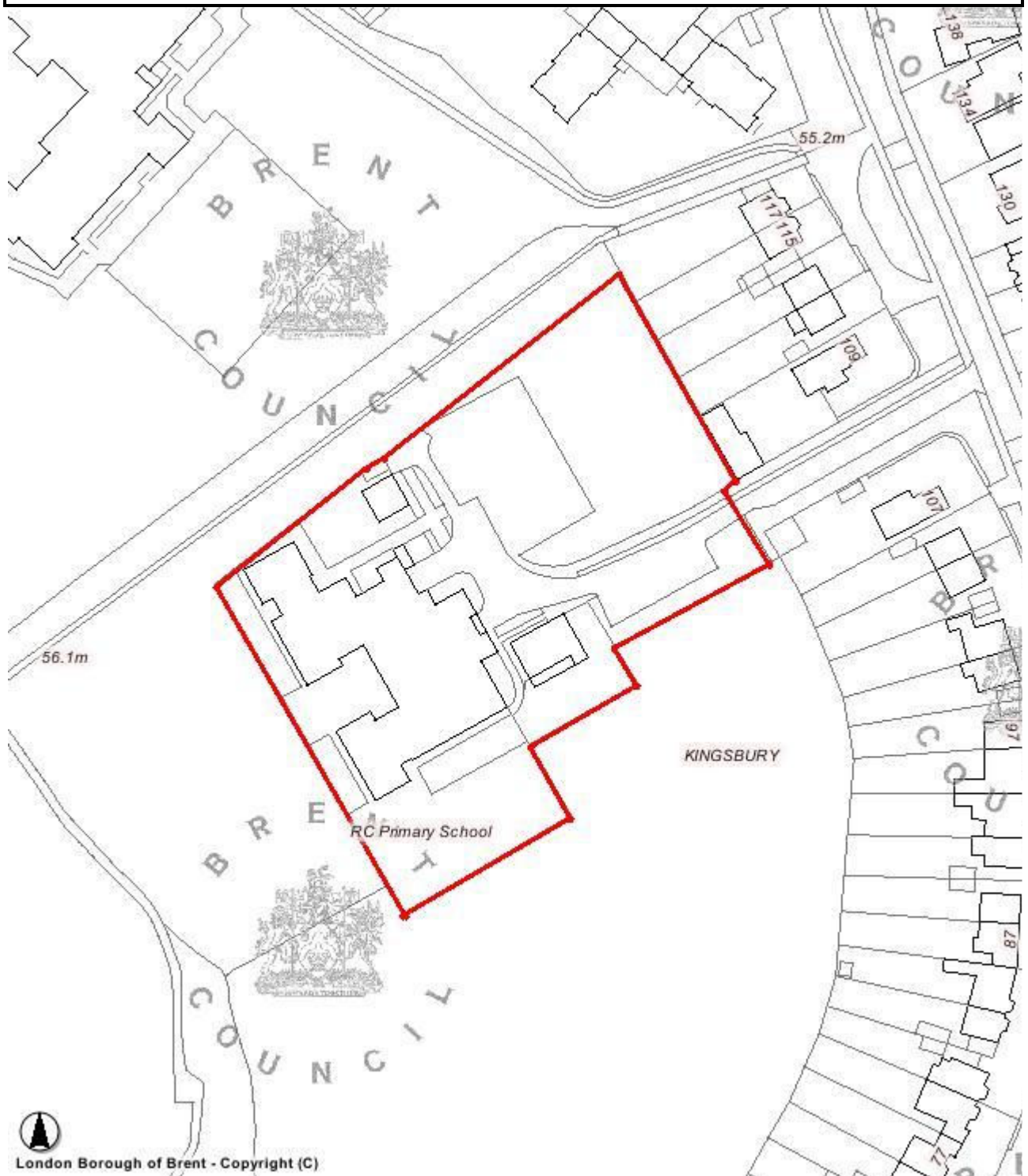
Any person wishing to inspect the above papers should contact Hayden Taylor, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5345



Planning Committee Map

Site address: School Main Building, St Robert Southwell RC School, Slough Lane, London, NW9 8YD

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