

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

9 May, 2016
08
16/0079

SITE INFORMATION

RECEIVED: 8 January, 2016

WARD: Stonebridge

PLANNING AREA: Brent Connects Harlesden

LOCATION: The Stonebridge School and Playground, Shakespeare Avenue, London, NW10 8NG

PROPOSAL: Listed building consent for internal refurbishment works to include new WC suites throughout, new staircase and DDA compliant lift shaft in a central bay on all three floors, replacement of non-original existing double door with a window and new double doorway created in the adjacent existing window with associated ancillary works, part removal of boundary wall (in playground), demolition of an outbuilding and playground WC's and the construction of a two-storey building providing new nursery, assembly hall, reception and teaching facilities with first floor walkway connecting to the main school building.

APPLICANT: London Borough of Brent

CONTACT: LUC

PLAN NO'S: (See Condition 2)

LINK TO DOCUMENTS ASSOCIATED TO THIS APPLICATION

[When viewing this on an Electronic Device](#)

Please click on the link below to view **ALL** document associated to case

https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_125950

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1. Please go to pa.brent.gov.uk
2. Select Planning and conduct a search tying "16/0079" (i.e. Case Reference) into the search Box
3. Click on "View Documents" tab

SITE MAP



Planning Committee Map

Site address: The Stonebridge School and Playground, Shakespeare Avenue,
London, NW10 8NG

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This map is indicative only.

SELECTED SITE PLANS

SELECTED SITE PLANS



Proposed school extension elevation AA



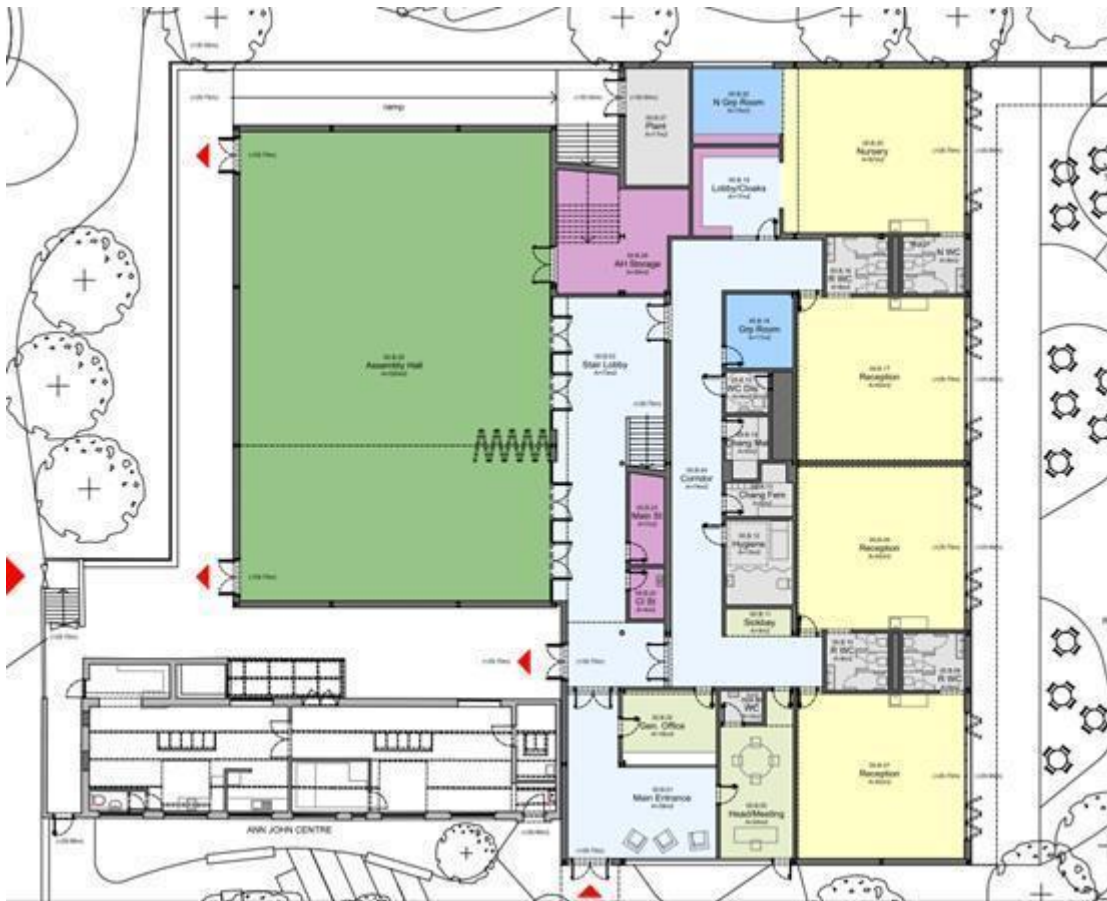
Proposed school extension elevation BB



Proposed school extension elevation CC



Proposed school extension



Ground floor proposed school extension

RECOMMENDATIONS

Grant consent subject to referral to the Secretary of State, subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

Listed building consent for internal refurbishment works to include new WC suites throughout, new staircase and DDA compliant lift shaft in a central bay on all three floors, replacement of non-original existing double door with a window and new double doorway created in the adjacent existing window with associated ancillary works, part removal of boundary wall (in playground), demolition of an outbuilding and playground WC's and the construction of a two-storey building providing new nursery, assembly hall, reception and teaching facilities with first floor walkway connecting to the main school building.

B) EXISTING

The application site contains Stonebridge Primary School, the former adventure playground and public open space. Hillside runs along the northern boundary of the site, and this provides access to the school via Wesley Road and Shakespeare Avenue. To the east and south of the site are residential properties, and to the west of the site is Our Lady of Lourdes Catholic Primary School.

Running north-south within the site is a canal feeder which connects the River Brent to the Grand Union Canal. The feeder is designated as a Site of Borough Importance for Nature Conservation (SBINC) Grade II, and a wildlife corridor.

Stonebridge School is Grade II Listed, the listing also applies to other ancillary buildings, boundary walls, gates and railings within the curtilage. This is not within a designated Conservation Area.

D) SUMMARY OF KEY ISSUES

Impact on a designated heritage asset: Stonebridge School is Grade II Listed. The refurbishment and extension of Grade II Listed building together with associated external works, and reconfiguration of existing school playground is considered in terms of the statutory test, which is does this preserve the significance of the designated heritage asset.

E) MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
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Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
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RELEVANT SITE HISTORY

16/0077 - Parallel application currently being considered.

Hybrid planning application comprising: Full planning permission for the demolition of the Former Adventure Playground; the construction of a two-storey building providing new nursery, assembly hall, reception and teaching facilities with first floor walkway connecting to the main school building; reconfiguration of Stonebridge Primary School's playground including the provision of two Multi-Use Games Areas and the erection of new perimeter fencing and the creation of 1.2ha of public open space with associated ancillary works

AND

Outline planning permission for the erection of an apartment block up to 6-storey's comprising 51 residential units (16x 1bed, 25x 2bed and 10x 3bed flats) and 246sqm of commercial floorspace (Use class A3) and car parking at ground floor at Stonebridge Open Space, Hillside, the reconfiguration of Shakespeare Avenue, access to the residential units and 22x 3-storey houses (use class C3) at Open Space, Milton Avenue with **all matters reserved**.

14/4072 - Granted

Listed Building Consent for Replacement and renewal of windows with associated alterations to main building and caretakers house, including the installation of x5 extract fans, stone and brick cleaning and repair, repair and renewal of rainwater goods, removal of redundant dumb waiter, and tile repairs, and alterations also proposed to the former PRU building to include window and door repairs, renewal of tile roof, lead roofs and lead dormer roofs and asphalt repairs.

14/4071 - Granted

Replacement and renewal of windows with associated alterations to main building and caretakers house, including the installation of x5 extract fans, stone and brick cleaning and repair, repair and renewal of rainwater goods, removal of redundant dumb waiter, and tile repairs, and alterations also proposed to the former PRU building to include window and door repairs, renewal of tile roof, lead roofs and lead dormer roofs and asphalt repairs.

CONSULTATIONS

A total of 635 addresses were consulted on 12/02/16, which is in accordance with SPG2 consultation requirements.

Press Notice 18/02/16
Site Notice 11/02/16

To date no representations have been received.

STATUTORY CONSULTEES

Stonebridge Ward Councillors;-

No responses received.

Principal Heritage & Conservation Officer (Brent)

The proposal in so far as it relates to Stonebridge School is considered acceptable in principle.

In conclusion it is considered that these works do not cause substantial harm to the significance of the heritage asset. The approach to the adaptation of the school building is considered sympathetic to the historic fabric, retaining its features of significance. The new school structures are contemporary in design and are considered to make a positive contribution.

Historic England;-

No objection has been raised. The merit of the bridge linking element has been questioned as it is considered this will have some degree of impact on the south eastern elevation, which is well composed and highly visible from various positions. It is considered the partial obscuring of the elevation will cause a degree of harm to the listed building, and the Local Authority should be assured that this harm is outweighed by clear public benefits, and that the same benefits could not be achieved by a proposal that omitted the link.

Historic England confirm they do not wish to be consulted again and that this application should be determined on the basis of your specialist conservation advice.

The Victorian Society;-

To date no response received.

POLICY CONSIDERATIONS

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

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

The above legislation provides specific protection for buildings and areas of special architectural or historic interest. Section 66(1) of the Act states that in the consideration of proposals for planning permission which affect a listed building or its setting, the local planning authority shall pay special regard to the desirability of preserving i) that setting, or ii) any features of special; architectural or historic interest it possesses.

- National Planning Policy Framework 2012 (NPPF)
- National Planning Practice Guidance (NPPG)
- London Plan 2015
- London Borough of Brent Core Strategy 2010
- London Borough of Brent Unitary Development Plan 2004 ('saved' policies)
- Brent Supplementary Planning Guidance 17:- Design Guide For New Development

DETAILED CONSIDERATIONS

Introduction:

1. The main school building was statutorily listed on 28 September 2009 at Grade II, and as such, enjoys legal protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Any alterations to the building including the interior and any buildings within the curtilage after July 1948 will require listed building consent. The listing also applies to the former caretaker's house, playground shelter, cookery and laundry building, other ancillary building, boundary walls, gates and railings.

Reason for designation:-

2. Stonebridge School is designated for the following principal reasons:

- Special architectural interest as a London suburban board school built on an urban scale, which demonstrates the high standards of school design achieved by some school boards on the metropolitan fringes.
- A bold and distinctive rendition of the Queen-Anne style with good detailing and a striking silhouette
- The school, and outbuildings with their handsome inscriptions, constitute a well-preserved ensemble with strong group value.

Existing listed building fabric:

3. The Listed Building is a substantial red brick building, with moulded string courses and stone pediments and detailing, clay tiled pitched roofs with flemish gables and green copper cupola and lucarnes. It is a well proportioned building with generous volumes and average floor to ceiling heights are 4.8m.
4. The distribution of space internally is not considered to be suited to current teaching requirements for mixed classes. The current circulation arrangements on the upper levels are non compliant with Equality Act requirements, and narrow staircases do not work for a modern school. A wide range of ad-hoc additions and changes to the building over the years have compromised the quality of the original building. One of the most problematic circulation areas is the main foyer to the school, this is small and poorly located. For these reasons some internal works and reconfiguration of spaces are proposed. With regards to the external areas there have been several additions and amendments to the original as follows:
- Single storey kitchen extension and covered way provided to the western elevation.
 - Single storey outbuilding erected in the playground as part of the former Welsh School.
 - An external single storey WC block and locked store added in part of the eastern existing building

External spaces:

5. The use of the school site has changed incrementally over time due to an expanding school population and changing outdoor activities. This has led to ad-hoc alterations to the arrangement of play and external spaces. There are fenced off areas, and an inefficient division of space across the site. The original site boundary treatment exists along Shakespeare Avenue, comprising stone capped dwarf walls with 1.5m high iron railings on top. Entrance points are defined by prick piers with decorative stone caps.
6. The proposals seek to make alterations to the external space and rationalise the arrangement of open spaces, and regrettably this will involve loss of some existing trees on the site.

Proposed development:

- Demolition of ancillary outbuildings attached to the Ann John Centre, situated within the school playground, and a building in the south-western corner formerly occupied by the Welsh School.
 - Amendment and adaptation of existing railings within playground - This will result in the removal of 8.7m length of existing boundary wall and railings.
 - Construction of new two-storey school building, with bridge link to main school building.
 - New stair and lift core to be installed within main school building. This results in the removal of an existing classroom on all levels in the centre of the south-east elevation. This will provide DDA compliant access.
 - New WC's proposed on ground, first and second floors.
 - Reconfiguration of central hall at first floor to provide three new classrooms. Existing parquet floor and building fabric is retained and the classrooms are to be created using lightweight dry construction bearing onto the parquet floor that is being retained.
 - New boundary treatments and / or maintenance of existing.
7. The new two-storey building is to provide new and modern teaching space for younger age groups including nursery, reception and Key Stage 1, a new assembly hall and lastly it will be a new arrival point for the school. This has been purposely designed to have reduced floor to ceiling heights in order to limit the massing, and the potential impact on the designated heritage asset. The assembly hall has been set half a metre below ground level for the same reason.

8. The proposed extensions have the benefit of allowing the school to consolidate onto one site. Currently bulge classrooms are used off-site on Twybridge Way. It will also allow the school to increase its pupil roll.

Internal alterations within the school:-

9. The internal works of demolition are to stud partitions and later fitted out parts which have little or no architectural or historic interest. It is considered these alterations will not adversely harm the integrity of the listed building.
10. The proposal to install a new main stair, lift and WC core within the existing envelope will have limited impact on the overall integrity of the listed building.
11. Three new classrooms are proposed within the central hall at first floor level. These are to be constructed of simple stud partitions and are considered to be lightweight and reversible in nature and will not adversely harm the historic fabric.

Alterations within the curtilage:-

12. It is proposed to remove the existing covered shelter to the rear playground and the adjoining WC block. The removal of the shelter is regrettable in the view of your Heritage and Conservation Officer but the better example of this is to be retained, which for clarity is the Ann John Centre building to the northern part of the site, so on balance this is considered acceptable.
13. To facilitate access to the playground and emergency vehicle access a section of railings (approx 8.7m long) will be removed. The termination of the railing is proposed to be constructed with a brick pier and ornamental stone capping to match existing. It is considered that its removal in part only will not adversely harm the heritage asset.

Link building:-

14. A bridge link is proposed to connect the new teaching building to the first floor level of the main school building. This will have minimal impact on the listed building in terms of physical alterations, affecting a window opening only and blocking up of a non-original doorway. The bridge link has been designed as a lightweight feature, clad entirely in translucent polycarbonate and supported on freestanding columns. This addition could be easily reversible in the future and provides an interesting element which allows the main body of the historic school as well as its decorative facades and profile to remain prominent and intact.

New school building:-

15. To minimise the impact on the historic school the new building is set away from the main building by 18m and is significantly lower in scale and massing. The new building will be faced with redbricks at ground, with a grey zinc tiled surface at the upper level. The assembly hall element fronting the open space will be clad in dark bronze zinc. The architectural style, detailing and materials palette are considered to make a positive contribution to the character of the area.

School playground works:-

16. The school playground will be reconfigured at the same time to make this more useable and to make the most efficient use of the limited space available. Two new multi-use games areas / pitches (MUGA's) are proposed in the eastern corner of the site. The playground will be re-surfaced with colourful thermoplastic play markings which will add interest for the pupils. New play surfacing will be installed, this will comprise of tiger mulch recycled bound rubber and new paths will be constructed of self binding gravel. The hard landscape will be complemented and softened by a landscape strategy that is to include wildflower meadow turf, general amenity turf, ornamental planting and trees. This will significantly improve the current play offer for pupils.

Significance of and impact on heritage asset:

17. The impact of the proposed development on the setting of the designated heritage assets needs to be given special consideration, and has been duly considered by your Principal Heritage and Conservation Officer. In accordance with the NPPF the application has been accompanied by a Heritage Statement (set within the Design & Access Statement) which considers the impact of the proposals on the historic environment.
18. The NPPF defines the setting of a Heritage Asset as "*The surroundings in which a heritage asset is*

experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".

19. In terms of assessing harm to designated Heritage Assets the NPPF states "*Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent*". Where the harm to the designated Heritage Asset is less than substantial the NPPF sets out that "*this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use*". The NPPF suggests that less than substantial harm to a designated heritage asset may be acceptable, provided that any harm is outweighed by the public benefit of the proposal. However, in making a balanced judgement in respect of any harm to a designated heritage asset versus the public benefit of a proposal, regard must be given to the statutory test set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.
20. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that "*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*". This statutory test sets out a presumption against development where there would be harm to the setting of a listed building and therefore special regard, and great weight, has to be given to any harm to the setting of the grade II listed Stonebridge School in making the balanced judgement required by the NPPF, in respect of any less than substantial harm to the designated heritage asset.
21. Historic England does not object to the proposal to extend and make alterations the school but have made comments regarding the bridge link extension, and the potential impact this has on the well composed and highly visible southern elevation. Adding that paragraph 134 of the NPPF 2012 states that harm to a designated heritage asset should only be permitted if outweighed by public benefits, and that officer's should be assured that the same benefits could not be achieved by a proposal which omitted the bridge link. They have advised that the Council should determine the application in accordance with national and local policy guidance and on the basis of the specialist advice from the Council's Heritage and Conservation Officer.
22. The Council's Heritage and Conservation Officer raises no objection, and considers that the bridge link provides an element of fun, and that this allows the main body of the historic school as well as its decorative facades and profile to remain intact and prominent. It also ensures DDA compliance for access between the existing and the new parts of the school, which is welcomed. In relation to the two-storey extension building it is considered that the architectural style, detailing and materials will contribute positively to the character. The position set out by the Council's Principal Heritage and Conservation Officer is that on balance it is that these works would not cause substantial harm to the significance of the designated heritage asset, it allows retention of the buildings historic fabric and features of significance. The point is also made that new works will be easily reversible, therefore protecting the buildings integrity and plan form. For these reasons it is considered the proposal will sustain the significance of the designated heritage asset.
23. Overall, officers consider that whilst the proposed development would clearly have some impact on the existing Grade II Listed school building, notably there is a public benefit associated with the proposal, and as set out above it is considered the works will sustain the significance of the heritage asset. This will facilitate much needed school expansion and overall the impact would be acceptable in accordance with national and local policy guidance.
24. There is no objection on heritage or conservation grounds raised. Your Heritage and Conservation Officer has recommended conditions be attached to any grant of consent, so to has Historic England.

Conclusion:

25. In conclusion, it is considered that the proposed alterations to the listed building including the new build addition with associated internal and external works, will have limited degree of impact upon the significance of the designated heritage asset, in this case the main school building and its setting. It will secure the future expansion and long-term use of the school bringing both heritage and wider public benefits. Approval is accordingly recommended subject to recommended conditions.



Brent

PLANNING (LISTED BUILDING & CONSERVATION AREAS)
ACT 1990

DRAFT NOTICE

DECISION NOTICE – LISTED BUILDING CONSENT APPROVAL

Application No: 16/0079

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

I refer to your application dated 07/01/2016 proposing the following:
Listed building consent for internal refurbishment works to include new WC suites throughout, new staircase and DDA compliant lift shaft in a central bay on all three floors, replacement of non-original existing double door with a window and new double doorway created in the adjacent existing window with associated ancillary works, part removal of boundary wall (in playground), demolition of an outbuilding and playground WC's and the construction of a two-storey building providing new nursery, assembly hall, reception and teaching facilities with first floor walkway connecting to the main school building.
and accompanied by plans or documents listed here:
(See Condition 2)
at The Stonebridge School and Playground, Shakespeare Avenue, London, NW10 8NG

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT Listed Building Consent 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 approval does not include PLANNING PERMISSION or BUILDING REGULATIONS APPROVAL and the work should not be commenced before such permissions, if necessary, have been obtained.

DnLbcGC

SUMMARY OF REASONS FOR APPROVAL

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

National Planning Policy Framework 2012
Brent Unitary Development Plan 2004
Central Government Guidance

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

- 1 The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

(90)LP001 revB

(90)LP002 revA

(90)LP003 revB

001 A, 002 A, 003 A, 010 A, 020 A, 021 A, 022 A, 023 A, 090 A, 091 A, 092 A, 093 A, 094 A, 095 A, 096 A, 100 A, 101 A, 102 A, 103 A, 200 A, 201 A, 202 A, 203 A, 204 A, 300 A, 301 A, 302 A, 303 A, 400 A, 401 A, 402 A, 403 A, 404 A, 410 A, 420 A, and 421 A

56/5

Existing school building plans

BA20200515_01, 02, 03, 04, 05, 06, 07, 08, 09, 10 and 11

Design & Access Statement Masterplan (January 2016)

Design & Access Statement Stonebridge Primary School (January 2016)

LUC Planning Statement (January 2016)

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

- 3 In relation to new school building and associated works the following materials shall be approved on site before the commencement of works above ground construction -

- cladding,
- brick facing,
- windows and doors,
- brise soleil,
- roof materials,
- new boundary treatment,
- construction materials (including cladding of the bridge link).

The approved details shall be implemented in full thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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

locality.

- 4 Prior to the commencement of work further details of where the materials following demolition of the south east shelter and the boundary wall and associated railings within the playground will be reused or stored shall be submitted to and approved in writing by the Local Planning Authority. Any surplus materials shall be offered to the Local Planning Authority for reuse.

Reason: To protect the character and integrity of the Listed Building.

- 5 Further details of all proposed boundary works, including any new treatments and modifications to retained parts are to be submitted to and approved in writing by the Local Planning Authority before the commencement of above ground construction.

Reason: To protect the character and integrity of the Listed Building.

INFORMATIVES

- 1 The applicant is advised this decision should be read in conjunction with 16/0077 (Full Planning).

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