

**Supplementary Information
Planning Committee on 15 December, 2010**

**Item No.
Case No.**

**3
10/2053**

Location Former Blarney Stone, Blackbird Hill, London, NW9 8RR
Description Proposed mixed-use redevelopment of the Blarney Stone Public House, Kingsbury, with the erection of two 3-storey houses and 34 flats in 3/4/5 storeys above a retail unit of 470m² and parking partly at basement level, with associated landscaping

Agenda Page Number: 17

The applicants Transport Consultant has advised that a problem with the traffic counting mechanism has led to discrepancies in the results which may affect the conclusions in the Supplementary Transport Assessment. As such, it is recommended that the application be deferred to allow an opportunity to review the results and provide an updated Transport Assessment.

Recommendation: Deferral

DocSuppF

**Supplementary Information
Planning Committee on 15 December, 2010**

**Item No.
Case No.**

**4
10/2046**

Location 139 Coles Green Road, London, NW2 7HH
Description Erection of a single- and two-storey side extension, single-storey rear extension, erection of a rear dormer window and formation of vehicular access to rear garden of dwellinghouse to provide an additional off-street parking space (revised plans received 27/10/2010)

Agenda Page Number: 41

Your officers sought amendments to the parking and landscaping proposals to reduce the amount of hard surfacing in the rear garden to the minimum required to park one vehicle. Although a revised plan has been received (3-10-007 Reb B), this does not fully address the changes which your officers deem necessary. An amendment to condition 4 (landscaping) is suggested accordingly.

In addition, revised plans were received before the committee report was written but the plan numbers were not changed to reflect this. This is rectified below.

Amendments to condition 4

Notwithstanding any details of landscape works referred to in the submitted application, a scheme for the landscape works and treatment of the surroundings of the proposed development (including species, plant sizes and planting densities) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any site clearance, demolition or construction works on the site. Any approved planting, turfing or seeding included in such details shall be completed in strict accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Such a scheme shall

include:-

- (i) a revised rear garden layout which reduces the amount of hard surfacing (with the exception of the existing patio) to the minimum required to safely park one vehicle off-street;
- (ii) proposed boundary walls, fences and gates indicating materials and heights to include a 3m wide vehicular access from Kelceda Close and visibility splays;
- (iii) planting to the front garden over at least 50% of the area, to comply with policy BE7;
- (iv) screen planting along the boundary with Coles Green Road and Kelceda Close including the area between the new flank wall and the boundary; and
- (v) areas of hard landscape works and proposed materials

Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same positions, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the proposed extension and ensure that it enhances the visual amenity of the area.

Changes to plan numbers

3-10-002 Rev A; 3-10-003 rev A; 3-10-004 Rev A; 3-10-005 Rev A; 3-10-006 Rev A; 3-10-007 Rev B; 3-10-008 Rev B

Recommendation: Grant planning conditions subject to conditions.

DocSuppF

Supplementary Information	Item No.	6
Planning Committee on 15 December, 2010	Case No.	10/2390

Location	McNicholas House, Warehouses 1 & 3, Front car park & Yard, McNicholas House, Kingsbury Road, London & 159 Townsend Lane, London, NW9
Description	Redevelopment of McNicholas House for mixed use to provide a temple building (Use Class D1); multi functional community facility (Use Class D2); the retention and refurbishment of part of existing office building to provide flexible accommodation for business (Class B1 Use); landscaped courtyard; alterations to the existing vehicular access point onto Townsend Lane and provision of surface parking for 91 cars.

Agenda Page Number: 57

Site visit

Members visited the site on Saturday 11 December at 11.40. Members of the temple community were present, but no objectors. Members of the committee raised a number of points on the following topics:

1. Parking and access

- (i) How does the site accommodate coaches and refuse vehicles?

For refuse, please see sub-section 3(c) *Servicing* of the *Remarks* section. An area of parking spaces is reserved for deliveries, refuse collection and coach parking. The section 106 and Travel Plan will require a Delivery & Servicing Plans which will include either a reserved area when coaches are present or shall time deliveries and servicing to avoid those occasions when coaches are expected; this is likely to be when local schools come to the site during weekdays, when car park usage would be low. The applicant has demonstrated that large vehicles can manoeuvre safely around the car park.

(ii) Where is the binstore location and its capacity sufficient?

A store for general and recyclable waste is located in the multi-function hall building, adjacent to the reserved servicing area; it would contain three eurobins for recycling and seven for general waste and has been sized to accord with BREEAM standards. It is envisaged that caretakers/cleaners of each facility would collect waste each day and take it to the central store for weekly collection.

(iii) How many disabled parking spaces should be provided?

The UDP requires 5% of parking spaces be dedicated for disabled use, thus the 5 proposed complies with standard PS15. Your officers recommend condition 10 is revised to ensure one of the disabled parking bays is provided closer to the entrance to the retained employment building (see below).

2. *Management of events*

(i) Where would Diwali fit into the various hierarchy of festivals?

Diwali is one of the special religious events, the day before New Years Day, and thus falls within the three no. Special Large Event Days (see clause (g)(vi) in the *Section 106 Details* section of the main report).

3. *Section 106 agreement*

(i) Where does £100K come from to go towards local employment & training?

Sub-section 1(b)(ii) of the *Remarks* section explains the background to this figure which is part of the contingency clause; it would only be payable if less than 75% of a floor is occupied for a two-year period after six months of the floor being provided. This is to ensure that the managed affordable workspace is subsidised by the applicant. Your officers believe it is required to ensure that an employment function is retained on-site and that the employment function is properly supported in the short and longer term. If the contingency clause is triggered the site would then provide a contribution to supporting employment functions elsewhere in the borough.

(ii) Financial contribution to off-site highway works "to be agreed"? What amount?

The sum was originally quoted as £75,000 for non-car access/highway safety improvements and/or parking controls in the vicinity of the site, including the new pedestrian crossing. The sum for parking controls may be covered by the bond sum in clause (l) and so your officers proposed to renegotiate the original £75,000 so it reflects the matters to be covered by the bond clause.

4. *Current activities on site*

(i) There is parking to the front of the site and some activity in the warehouse

The temple community, which are a Charitable Trust, currently let the front car park to a Japanese car centre at below market rent to help offset some of the cost of maintaining the site. Similarly, the temple community have let one third of the warehouse for a storage business, again at below market rent and on a short-term lease, to cover the cost of maintaining the otherwise vacant site and to provide some on-site security. Your officers do not believe that these are commercial activities which would be interested in letting the whole site at market rents; therefore this does not change your officer's opinion that there

is no effective demand for the site in its current format or for suitable redevelopment.

Additional objection

One further letter was received, from a resident on Burgess Avenue, objecting to the proposal on the grounds that the temple would be out of character with the area, the traffic would cause congestion and disruption during the construction period. These matters are addressed in the main committee report.

Amend conditions

Condition 10:

In addition to the amendment to condition 10 discussed above, the borough solicitor has requested a minor amendment. Officers recommend condition 10 now reads:

Prior to the commencement of development, further details of the car parking layout shall be submitted to and approved in writing by the local planning authority. Such details to include:

- (ii) electric vehicle charging points at a ratio of one to every five spaces; and*
- (iii) the means by which the ten car parking spaces for the commercial building shall be identified*
- (iv) one of the dedicated disabled bays shall be relocated closer to the retained employment building or other such plan to be agreed in writing with the local planning authority."*

Furthermore the Car Park Management Plan of the Travel Plan shall set out the means by which the use of car parking spaces allocated to the commercial building will be guaranteed for the use of occupants of the commercial building in core office hours of 08.00-18.00 Monday to Friday, 08.00-16.00 on Saturdays and at no time on Sundays.

Reason: to comply with the draft replacement London Plan and to ensure the car parking spaces allocated to the commercial building are available for the occupants of the office building during core office hours

Recommendation: Remains grant planning permission subject to referral to the Mayor of London and the Secretary of State and subject to the completion of a satisfactory Section 106

DocSuppF

Supplementary Information	Item No.	7
Planning Committee on 15 December, 2010	Case No.	10/2266

Location 63 & 63A Beverley Gardens, Wembley, HA9
Description Works proposed to No. 63 and 63A Beverley Gardens involving the following:

No. 63 Beverley Gardens

Rebuilding of ground and lower ground floor rear extension, raised terrace with

steps down to garden level and alterations to garden level together with the removal of one front roof light to dwellinghouse

No. 63A Beverley Gardens

Rebuilding of new dwellinghouse next to No. 63 Beverley Gardens with ground and lower ground floor rear extensions, raised terrace with steps down to garden level and alterations to garden level together with rear dormer window and one front roof light and removal of shed in rear garden.

Agenda Page Number: 97

Letters of objection

23 additional letters of objection have been received reiterating previous objections. Additional objections have been raised on the grounds of noise. It is unclear whether this is noise from construction works or from activities in the houses. This is a residential area and no further units are proposed above the previous approved scheme. Construction noise is covered by environmental health legislation.

Further comments have also been received from one of the previous objectors in relation to the revised plans. These issues are discussed below:

Whether all of the pipes that jutted out of the roof could be diverted internally to the new chimney

The boiler flue that currently projects out of the front roof slope of the new house is to be relocated on the flank roof slope - refer to main committee report. The other pipes project out from the rear roof slope and would not normally require planning permission.

Time limit on the building works

Please see comments provided below.

Parking arrangements for Nos. 63 and 63A

The crossover will be extended as part of this proposal to allow vehicular access for both Nos. 63 and 63A Beverley Gardens.

Amendments to condition(s)

Conditions 1, 5 and 6 have been amended following the recommendation of the Borough Solicitor and revised timetable for carrying out the works (see below). These conditions are recommended to be worded as follows:

Condition 1

The development to which this permission relates must be begun not later than the 1st March 2011 and all approved works completed by 1st July 2011.

Reason: In the interests of the amenities of the surrounding area and neighbouring properties.

Condition 5

The proposed alterations to the vehicular crossover on Beverley Gardens as shown on the approved plans shall be carried out at the applicants expense, in compliance with a scheme to be submitted to and approved in writing by the Highway Authority, with the works carried out and completed in accordance with these approved details prior to the occupation of the development hereby approved.

Reason: In the interests of highway conditions within the vicinity of the site.

Condition 6

Notwithstanding the submitted plans otherwise approved, further details of the front forecourt layout shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this permission. The approved hard and soft landscape works shall be completed prior to the occupation of the development hereby approved. The hard and soft landscaping shall be carried out in accordance with the approved scheme.

Such details shall include:-

- (i) Hard surfaces including details of materials and finishes. These should have a permeable construction.*
- (ii) Proposed boundary treatments including walls and fencing, indicating materials and heights.*
- (iii) All planting including location, species, size, density and number.*

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.

Time scales for carrying out the works

The applicant's agent has been in discussion with officers in relation to the timescales for completing the works proposed as part of this application. This timetable proposes to commence works at the beginning of March 2011, with a period of four months after this date to complete the works (beginning of July 2011). The suggested timetable is considered reasonable by your officers, enabling adequate time for the building regulations application to be submitted, and avoiding the winter months for building works (January and February).

Recommendation: Remains approval subject to the recommended amendments to the conditions as provided above.

DocSuppF

Location 117 Victoria Road, London, NW6 6TD
Description Erection of single-storey side extension to outrigger and installation of sliding/folding doors to rear elevation of dwellinghouse.

Agenda Page Number: 123

Condition 4 shall be amended to read:

The roof-lights shall be detailed to be flush with the roof covering and permanently retained as such unless the prior written consent of the Local Planning Authority is obtained.

Reason: In the interest of visual amenity of the the locality.

Recommendation: Remains approval

DocSuppF

Supplementary Information	Item No.	13
Planning Committee on 15 December, 2010	Case No.	10/2389

Location Islamia School Centre, 129 Salusbury Road, London, NW6 6PE
Description Erection of a part two-storey and part three-storey primary school building with a playground at roof level

Agenda Page Number: 141

SITE VISIT

During the Member's site visit, a number of comments were raised and clarification was sought on a variety of issues. General concerns were raised regarding the design and scale of the proposed building which have already been addressed in the main report. It was suggested that more effort should be made to re-use the existing building, or extend it, as an alternative to the current proposal. However, a more modest redevelopment of the existing site would be unlikely to provide sufficient capacity for the relocation of the pupils currently taught at Winkworth Hall back to the main school site whilst also providing essential modern school facilities in an accessible (DDA compliant) and highly sustainable (BREEAM 'Excellent') building. Concerns were raised regarding the accuracy of the 3-D computer generated images (CGI) although having been inspected by Officers it is considered that these provide a useful interpretation of the proposed building in its realised form. In any case, Members will be aware, whilst acknowledging the usefulness of CGI images, that the proposals should be considered on the basis of the plans listed in condition 3, recommended on the main Committee Report.

Concerns were raised that the proposed railings would allow people to climb into the site. However, it is considered that the railings will be just one of many measures used to secure the school and that amending the design may lessen the attractiveness of the proposed boundary treatment

Concerns were again raised that proposed building would overshadow the neighbouring Vicarage. This issue has already been considered in the main Committee report ('IMPACT ON ADJOINING OCCUPIERS' - page 150) and again attention is draw to the fact that the proposed building would be located to the north of the Vicarage meaning that the proposed building could not interfere with direct sunlight and cause overshadowing to the Vicarage.

Concerns have been raised regarding the impact of the proposed development on property prices within the vicinity of the site. Whilst this is an understandable concern for local residents, paragraph 29 of 'The Planning System: General Principles' sets out that Paragraph 29 of 'The Planning System: General Principles' set out that in determining planning applications "The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest". As such, it is not considered that the potential impact of the development on property prices is a material planning consideration.

TRANSPORTATION UPDATE

As discussed in the 'Transportation' section of the main report (page 149), Officers have been in negotiation with the school regarding the level of financial contribution to be made towards highway infrastructure improvements required to mitigate the impact of the development on local highway conditions. An in principle agreement has been reached, whereby a contribution of £10,000 would be secured on material start which would be used by the Council to plant street trees, reinstate the redundant vehicular crossover and relocate the existing bus cage along Salisbury Road. The applicants have also agreed to incorporate a £20,000 penalty clause into the proposed Travel Plan which will be paid should the school fail to meet the targets set in the Travel Plan. The penalty clause would be split so that £10,000 would be required should the school fail to meet the 3 years targets with a another £10,000 required should the 5 years targets also fail to be met. Officers consider that this indicates a firm commitment by the school to ensuring the successful implementation of the Travel Plan and a willingness to improve the existing impact of the school at drop off and collection times on local highway conditions. These monies could go towards local highway improvements.

Concerns were raised at the site visit regarding the proposed introduction of a school catchment area and objectors have plotted the residence of the current pupils highlighting that many live outside of the proposed catchment area. It is acknowledged that currently there is no catchment area for the school and this, in part, has led to the dispersal of the current pupils. However, it has been confirmed by the Council's Admissions Officer that a catchment area will be applied to school applications from September 2011 giving priority to those pupils applying from residences within the south of the Borough (south of the North Circular Road). Whilst, this catchment area would not affect existing school pupils, it would over the course of time seek to increase the proportion of the pupils that live locally to the school thus reducing the need to travel to the school by car.

It was suggested at the recent site visit that the school should consider the use of mini-buses in order to reduce the number of pupils being brought to the school by car. The applicants have confirmed that they have made initial enquires although at present the provision of a bus service is likely to be unviable due to funding issues and therefore this has not been included as one of measures with the current Travel Plan. However, following the implementation of the catchment area this may be a measure that could be given further consideration in the future.

As discussed in the main report, the proposal would not involve the provision of any on-site parking. The Council's Transportation Unit have confirmed that they would not increase the current number of staff parking permits issued to the school and that they would expect the school to assist staff with their future travel arrangements through measures set out in the Travel Plan, including a car-sharing database.

CONSULTATION UPDATE

Concerns have been raised by objectors with regards to the reported figures, in terms of letters of support for the application, contained in the main report. The Planning Service will aim to acknowledge all letters received either in support or against planning applications and whilst every effort is made to ensure that the reported figures represent an accurate reflection of the degree of public support and/or objection to an application invariably, where there are a large number of responses, there is likely to be a marginal degree inaccuracy in the reported figures. Having been reported to Officers, a small number of duplicate letters of support have been removed from the consultation figures. Having inspected the responses Officers do not consider that there has been any deliberate attempt to significantly alter the reported public response to the application. The current figures held on the consultation response database indicate that there have been approximately 178 letters of support and 249 letters of objection. Officers would also like to clarify to Members that the majority of the letters of support received have come in the form of a standard letter where the main text is replicated but the letters are signed and addressed individually by the sender.

Objectors have mapped the location of public consultation responses which indicates that generally the objections received have come addresses clustered around the subject site whereas letters of support have generally been received from a wider area.

It has been suggested that Sport England should have been consulted on the planning application as a statutory consultee. Sport England is a statutory consultee on all planning applications affecting playing fields, including applications affecting any land that has been used as a playing field in the last five years and any replacement of a grass pitch with a synthetic surface. A playing field is defined as the whole of a site that encompasses at least one playing pitch. Officers do not consider that the existing playground meets with the definition of a playing pitch, both in terms of use and in terms of size, and therefore it is not considered that statutory consultation with Sport England is required as part of the application. The Planning Manager at Sport England has (14 December 2010) endorsed this view.

SITE PLAN & PLAN NUMBERS

It is noted that there is an error on the site plan issued with the main Committee Report. The incorrect site plan indicates the site as encompassing only the land on which the proposed development would be constructed. However, as discussed in the section of the main report on 'School Expansion' (page 147 of the agenda), the application site has been expanded to encompass the entire school site in order to allow the Council to impose a condition on the entire site limiting the total number of pupils should planning permission be approved. A revised site plan is appended to this Supplementary Report which supersedes the original site plan attached to main Committee Report.

It is also noted that under the heading 'PLAN NO's' on the main Committee Report (page 141), that the text below should be amended to read 'See condition 3'.

CONDITIONS

On the advice of the Borough Solicitor condition 6 should be amended to read:-

The proposed refuse/recycling storage area, indicated on the approved plans, shall be constructed *prior to the first occupation of the building and shall be maintained* for the purposes of storing refuse/recycling unless agreed in writing with the Local Planning Authority.

Reason: To ensure that adequate facilities for the storage and collection of refuse/recycling are maintained

Recommendation: Remains approval subject to a s106 legal agreement

DocSuppF

Supplementary Information	Item No.	14
Planning Committee on 15 December, 2010	Case No.	10/2740

Location	King Edward VII Park, Park Lane, Wembley, HA9 7RX
Description	Erection of a Multi-Use Games Area to be located in the centre of the Park, with an approximately 3-metre-high surrounding fence and provision of 3 cycle stands

Agenda Page Number: 157-164

Brent Sports Service has provided a plan of King Edwards VII Park to confirm where the existing formally laid out pitches are. The siting of the MUGA will require the re-positioning of an existing mini football pitch, however there is ample space to re-configure the pitch layout to ensure there is to be no overall pitch loss. For this reason the Football Association has confirmed to Brent Sports Service, and to Sport England that there is no objection.

Since the completion of the Committee Report Sport England has written with confirmation that they raise no objection to the proposed MUGA. The reason for no objection is that the proposal is considered to meet policy exception test e) 5, of Planning Policy Statement 'A *Sporting Future for the Playing Fields of England*'. The reason this policy applies in the first place is that Sport Englands definition of a "playing field" is the whole of a site which encompasses at least one playing pitch.

Policy exception test e) 5 reads "*the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field of playing fields*".

Comments from Legal Services:

Condition 4: add 'and the construction of the footpaths to be carried out in accordance with the approved details'

Recommendation: Approval subject to revisions to condition No. 4

DocSuppF

Supplementary Information	Item No.	15
Planning Committee on 15 December, 2010	Case No.	10/2738

Location	Preston Manor High School, Carlton Avenue East, Wembley, HA9 8NA
Description	Erection of a temporary primary school in the grounds of Preston Manor High School, to be accessed from Ashley Gardens, comprising a single-storey modular building incorporating two classrooms, assembly hall, staff room,

medical area and ancillary office and storage space, as amended

Agenda Page Number: 165

At Members site visit, objectors expressed concerns about the following:

Traffic safety

Objectors have raised concerns about the traffic arising from the temporary school, particularly with the existing difficulty in making right turns out of Ashley Gardens. Residents specify that there have apparently been two accidents at this junction in the last year. The Council's Highway Engineers have examined the accident statistics but have found details of just one personal injury accident in three years involving a bus passenger falling inside the vehicle as it braked sharply. If the accidents that have been observed were 'damage-only' and did not result in personal injury, then they would not be reported to the Council. The applicants have agreed to the payment of a financial contribution of £25,000 towards highway safety improvements in Preston Road. This sum will contribute towards new pedestrian crossings and signage such as Slow! School on Preston Road. It is anticipated that this will reduce the speed of cars travelling along Preston Road, resulting in improvements to the safety of the junction with Ashley Gardens. The improvement measures proposed are considered sufficient for the Council's Highway Engineers to remove their objections to the proposal.

Parking and congestion in Ashley Gardens

Officers have visited the existing High School at school closing time, and are aware of the numbers of children leaving at one time with associated pedestrian and vehicular congestion. Objectors have raised concerns about the temporary school creating additional congestion within Ashley Gardens, particularly as the BACES site's carpark is always full up on weekdays, meaning that there is no capacity for the proposed school drop-off and parking. Officers have conditioned that a space be made available for a drop-off facility and parking spaces dedicated to the temporary school be provided within 6 months of the date of this decision. This revised layout will be accompanied by appropriate signage. There is currently an over-provision of parking spaces for BACES, (in relation to current Unitary Development Plan guidelines,) which is also a Council-run institution. This allows co-operation within Children and Families department in a One Council approach for the temporary period that the school is insitu. The number of temporary school children will be strictly limited to 60, to limit congestion. In addition, the temporary school starting and finishing times have been varied to ensure that times are staggered not to interfere with events/ courses at BACES.

Children will be coming from too far away to walk

As detailed in the Watts Design and Access Statement, Revision A. Section 2, Site Selection refers to the recommended maximum walking distance of pupils up to the age of 8 as being 2 miles (3 miles for pupils over the age of 8). The Capita Symonds reference to a walking distance of 750 metres merely refers to the distance between the Ashley Gardens site and Preston Road London Underground Station. The Council's Children and Family department have provided details of the addresses of the potential students. Two-thirds of the children will come from HA0 and HA9 postcodes. Whilst some children will be beyond the recommended 2 mile walking distance, the Council is statutorily required to offer the spaces, even if the expectation is that the spaces will not be taken up because of the distances involved.

How will the class rooms be heated?

The heating system is proposed to be electrically powered air conditioning. The air

conditioning system will provide heating and cooling. The system will be placed on elevations away from adjacent residencies, to avoid any potential complaints. Officers also propose an additional condition in order to ensure no noise nuisance arises from the site.

Are there enough toilets?

The toilet provision in the temporary accommodation has been designed to exceed the minimum requirements of *'at least one toilet for every 20 pupils aged 5 to 11...the number of washbasins should equal the number of sanitary fittings in each washroom'* as stipulated in the DfES Building Bulletin 99. The staff toilet will also be an accessible toilet to service disabled staff, pupils and visitors. The provision of 4 standard toilets and 1 disabled toilet is double the amount required under Building Regulations guidelines BS6465-1 on Sanitary Installations – 1994.

There is a temporary class room at the secondary school that has been there for over six years

The temporary school only has 2 classrooms and is conditioned to have a maximum of 60 children, and only to be erected for a maximum of 2 years. The permanent provision of a school on this temporary school site would not be acceptable, as it would be contrary to planning policies that seek to safeguard school playingfields for sports and recreation and therefore its removal would be monitored by officers. The planning application pertaining to the permanent school has just been received by the Local Planning Authority.

This land was bequeathed to the school by United Dairies on the proviso that it be retained as open space.

This is a legal matter that cannot be considered under this planning application. This information has been passed to the School Project Manager to look into.

Is the retained substation so close to the school acceptable?

The Health Protection Agency has confirmed that the magnetic fields around local area substations are measured at a maximum of 10 microtesla, which is much less than the ICNIRP reference level of 100 microtesla which is regarded as the safe limit for public exposure. The substation will be at least 5m from any play area and is further still from the proposed school building.

Proposed condition changes:

Condition 4 –remove reference to High School

Condition 5 – add time limit for the installation of the cycle stands

Add new condition:

No new plant machinery and equipment (including air conditioning systems) associated with the proposed development shall be installed externally on the building without the prior written approval of the Local Planning authority

Recommendation: Approve subject to conditions and s106

DocSuppF

Location	Park Lane Primary School, Park Lane, Wembley, HA9 7RY
Description	Erection of a part 1, part 2 and part 3 storey rear extension, extension to existing basement and erection to decking area to Park Lane side of school, including the demolition of the existing single storey nursery building and incorporation of the nursery into the extension

Agenda Page Number: 183

Selection of an option:

As discussed within the Committee Report, the applicants have selected the option that they wish to be assessed (Option 3) and have submitted revised drawings, visualisations and supporting documents which amend the extension, moving it further from the boundary with the gardens of Princes Court properties, and including associated revisions to the extension.

Amendment to description:

The following should be added to the end of the description to reflect the selection of this option “including the demolition of the existing single storey nursery building and incorporation of the nursery into the extension”

Siting of the extension

The south-western wall of the proposed extension is now 5.5 m to 6.1 m from the boundary with the Princes Court properties. When interpreting the 45 degree line set out within SPG17 as referred to in the report, your officers consider it reasonable to consider the relationship with the existing 2.4 m high fence (covered by thick vegetation at present) rather than the 2 m height set out within SPG17. The ground level within some adjoining gardens (Nos. 40 and 41) also appears to be approximately 0.5 to 0.7 m higher than the levels in the adjoining school site.

Whilst the main element of the extension remains below the 45 degree line, the 1.8 m high parapet that surrounds the “outdoor teaching terrace” has been set 2 m from the south-western edge of the roof to ensure that this also remains below the 45 degree line.

The applicants have also incorporated screening along the edge of the external stairs to address concerns regarding overlooking, whilst the raised platform and platform lift have been sited adjacent to the garage.

Committee site visit

During the site visit, members requested clarification regarding the number of school places to be provided and the current Borough-wide short fall.

Provision of school places

This proposal will result in an increase of 115 places at Park Lane Primary School, from 305 to 420. The total increase within the current school expansion project is 5 Forms of Entry, resulting in 150 additional places being available in the year commencing September 2011. This corresponds to a total of 1,050 places in total (5 FE x 7 years), which will be filled in a yearly progression basis.

Shortfall of school places

The current and projected shortfall of school places was set out within a report to the Executive on 15 November 2010. This specified that:

Demand for primary school places is forecast to exceed the supply of places. 1680 new primary places are required by 2015-16 including a 5% planning margin, according to GLA

school roll projections 2010, which equals approximately four new 2FE primary schools (420 places).

Amendment to condition 8

This condition should refer to a BREEAM rating of “Very Good” rather than “Excellent” as this is a Minor rather than Major application.

Additional condition, No 10

Your officers recommend that a condition is attached that requires obscure glazing within the “ground” and “first” floor windows within the south western wall of the extension.

Comment from Legal Services

Condition 8: add that the compensatory measures are implemented prior to occupation

Condition 9: add after ‘School Travel Plan’ in the second line ‘for Park Lane Primary School submitted with the planning application’

Recommendation: Remains approval subject to amended condition 8 and additional condition 10.

Revised Drawing Numbers:

223776-A-003 Rev 03

223776-A-004 Rev 03

223776-A-114 Rev 05

223776-A-115 Rev 04

223776-A-116 Rev 04

223776-A-117 Rev 04

223776-A-211 Rev 02

223776-A-311 Rev 03

223776-A-312 Rev 04

223776-A-911 Rev 02

Visualisation 1 Option 3 Revision 01

Visualisation 2 Option 3 Revision 01

Visualisation 3 Option 3 Revision 01

Education Statement

Design and Access Statement, ref: 223776 Rev 1, dated December 2010

BRUKL Output Document Option 3, dated 22 November

Park Lane Primary School Basis of Calculations – Option 3, ref: 223776/R10K222AJH, Dated November 2010-12-14 Project Method Statement Rev 1, dated 10/12/2010

BREEAM: Education Pre-assessment Issue 2 dated 7/12/2010

DocSuppF

Location Shree Saibaba Mandir, Union Road, Wembley, HA0 4AU
Description Retrospective application for change of use to a place of worship (Use Class D1), and proposed erection of a single-storey rear extension and a canopy to the side elevation

Agenda Page Number: 193

Additional representations received

222 additional emailed letters of support have been received from both UK wide and international addresses. A total of 12 of these are from addresses within Brent. The case officer has been informed that one of these letters of support (from 122 Fernbank Avenue) has been sent without the knowledge of the occupier of this property. This is therefore not included in the total number of emailed letters received.

In addition one objection letter received originally from 17 Copland Road has been reported to have sent without the knowledge of the occupier of this property.

Committee Site Visit

During the site visit, members sought clarification on the following issues:

Use of outside area to the rear:

The outside area to the rear of the property could be controlled through a condition restricting people from using this area other than for specific ancillary purposes. However, there can be difficulties in defining activities which would not also contribute to potential nuisance.

Control through the construction of a larger extension:

Your officers would consider a larger extension to have a significant detrimental impact on the amenities of the adjacent property, 22 Union Road in terms of light and outlook.

Status of extensions to the adjacent property:

The 5.6m single storey rear extension at 22 Union Road was approved in 2004 (ref: 04/0022). The nearest ground floor window in the rear elevation serves an open plan kitchen/reception room. The proposed extension projects 4.3m beyond the rear wall of the extension to number 22 and thus 9.9m from the original rear wall of the property.

Parking:

It is uncertain where worshippers park vehicles after dropping off. Although this information has been requested in the form of a management plan, this has not been provided by the applicant. Your officers have observed that any available on-street parking is utilised by worshippers. In the absence of satisfactory detail within a management plan, your officers do not consider sufficient mechanisms to be in place to manage parking in a way which does not adversely affect neighbouring residential properties.

Recommendation: Remains Refusal