

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

14 September, 2016

16/1560

SITE INFORMATION

RECEIVED: 14 April, 2016

WARD: Harlesden

PLANNING AREA: Brent Connects Harlesden

LOCATION: Maple Walk School, Crownhill Road, London, NW10 4EB

PROPOSAL: Construction of additional floor to existing detached single storey classroom building (south block), and first floor extension to single storey section of main school building (north block), to provide additional accommodation for education use.

APPLICANT: The Craigmyle Charitable Trust

CONTACT: Christopher Wickham Assocs

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_127558

[When viewing this as a Hard Copy](#)

Please use the following steps

1. Please go to pa.brent.gov.uk
2. Select Planning and conduct a search tying "16/1560" (i.e. Case Reference) into the search Box
3. Click on "View Documents" tab

SITE MAP



Planning Committee Map

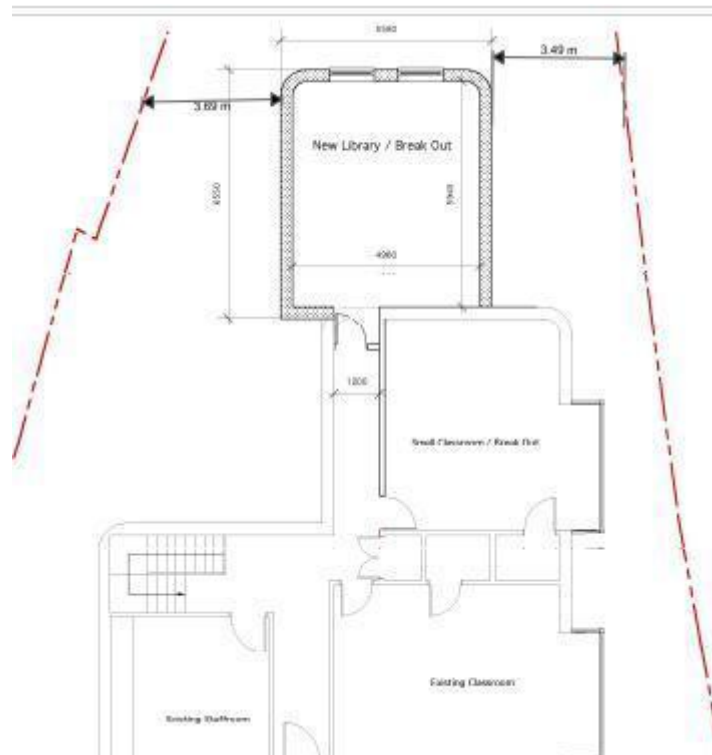
Site address: Maple Walk School, Crownhill Road, London, NW10 4EB

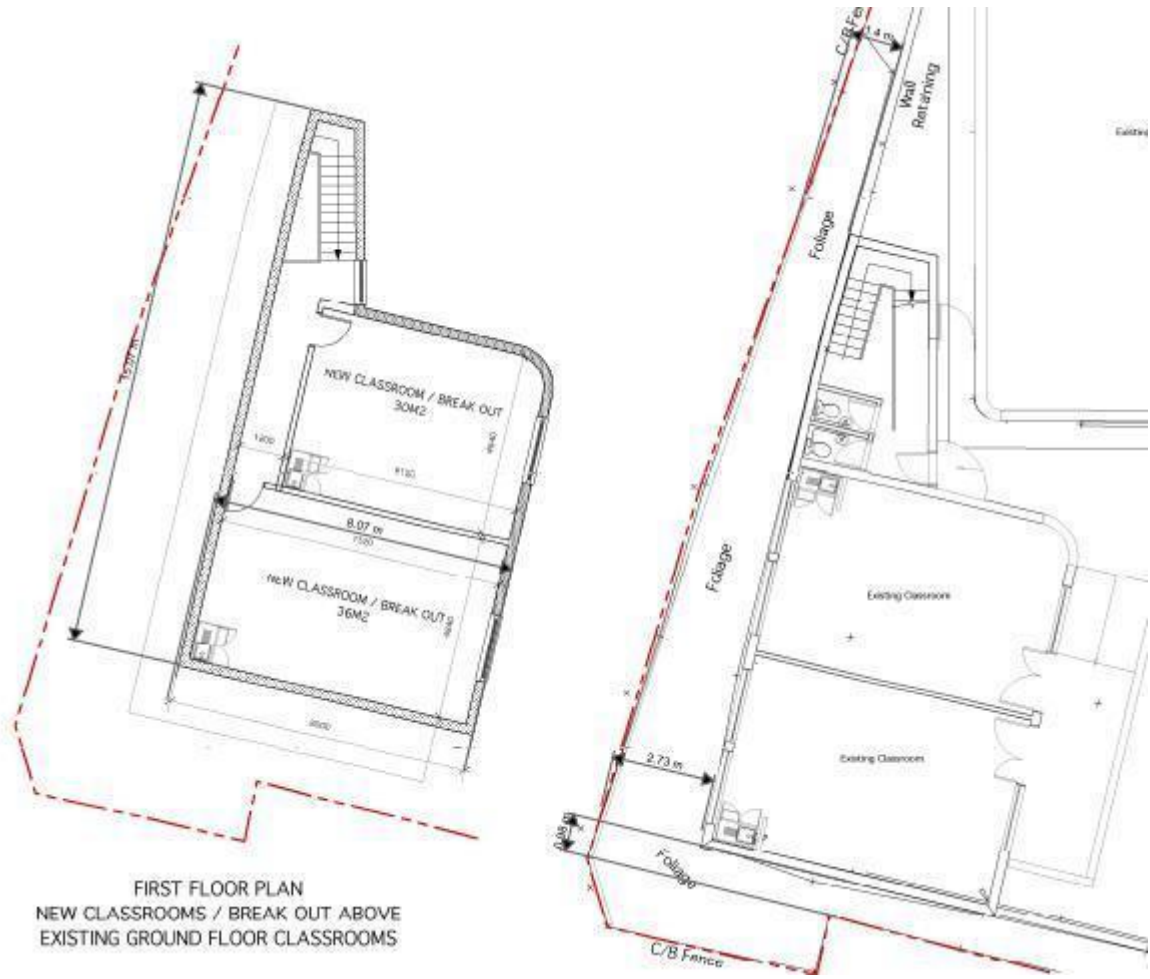
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This map is indicative only.

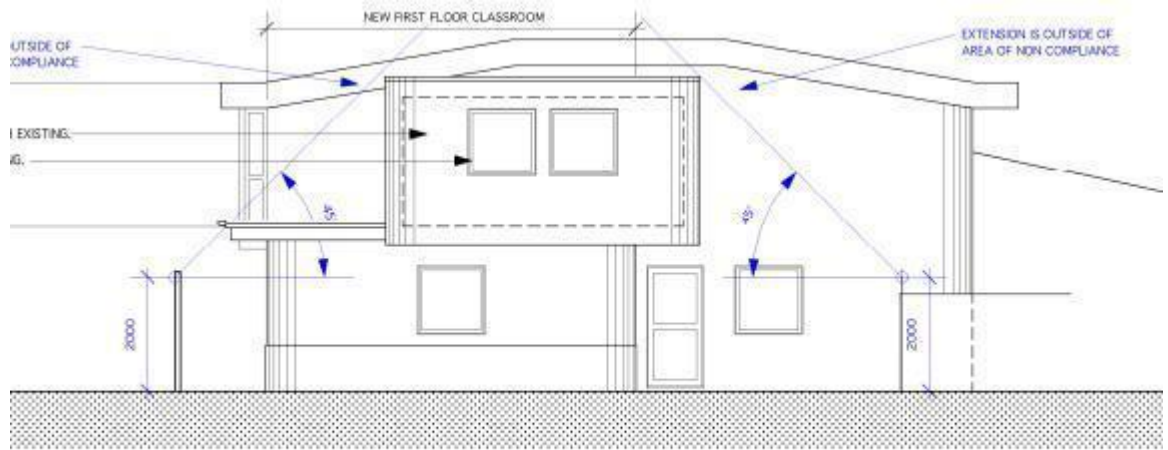
SELECTED SITE PLANS
SELECTED SITE PLANS





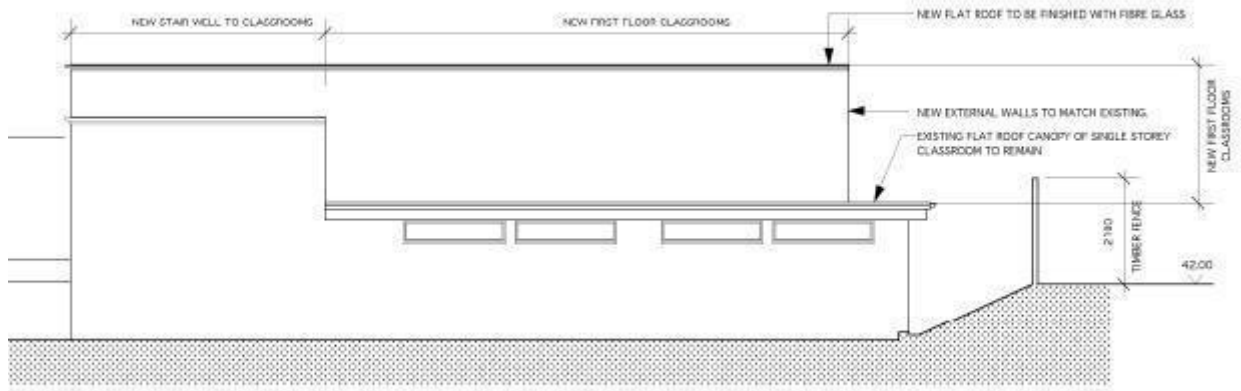


FIRST FLOOR PLAN
 NEW CLASSROOMS / BREAK OUT ABOVE
 EXISTING GROUND FLOOR CLASSROOMS



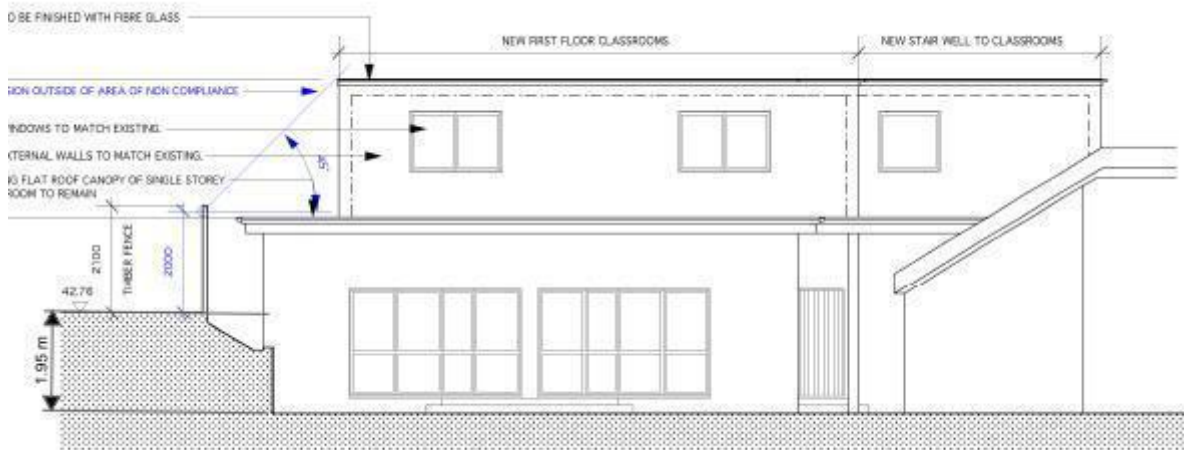
ROOF TO BE FINISHED WITH FIBRE GLASS

NORTH ELEVATION



INDIVIDUAL CLASS ROOM BLOCK TO THE SOUTH

NEW EXTERNAL WALLS TO MATCH EXISTING



INDIVIDUAL CLASS ROOM BLOCK TO THE SOUTH

RECOMMENDATIONS

RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Time
2. Approved Plans
3. Materials to match
4. Any other planning condition(s) considered necessary by the Head of Planning

Informatives

1. Building near the boundary
2. Any informative(s) considered necessary by the Head of Planning

And that the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

A) PROPOSAL

The proposal is for the construction of additional floor to existing detached single storey classroom building (south block), and first floor extension to single storey section of main school building (north block). These extensions would provide additional accommodation for education use.

B) EXISTING

The subject site comprises a main triangular plot and associated access way with a total area of approximately 0.2 hectares. It is located to the rear of terraced two and three storey residential properties which front Crownhill Road, Harlesden Gardens and St. John's Avenue.

The Maple Walk School comprises of a part single and part two storey building. The main body of the building runs from north to south (approximate), has a low pitched roof, and is rendered. A detached, single storey classroom building is located in the south-western part of the site, and two detached 'pods' are located adjacent to the site's eastern and western boundaries following permission in 2013 and 2015. The site includes a playground at the northern end of the site, and a games area at the southern end of the site.

The majority of the surrounding properties (especially on Crownhill Road and St Johns Avenue) are at a higher level to the subject site.

The character of the area is predominantly residential consisting of traditional brick built terraced properties. The school has become a feature in the established landscape with a mixture of white render, cream and red render with protruding roof forms.

C) AMENDMENTS SINCE SUBMISSION

The application has been amended and these amendments have been considered by your officers. The amendments amount to minor adjustments of the proposed extensions in order to reduce the impact on neighbouring properties.

It has not been necessary to reconsult as a result of these revisions.

D) SUMMARY OF KEY ISSUES

The key issues for consideration are as follows:

The opportunity to improve the existing facilities at the school;

The impact on the living conditions of the neighbours as a result of the proposals; and

The visual impacts of the proposed extension;

RELEVANT SITE HISTORY

Below are the most relevant to this application.

15/2563- Erection of a single storey classroom within school grounds

13/2072-Construction of canopy to east elevation to provide all-weather space for Early Years Foundation Stage pupils, and construction of detached 'pod' to provide break-out space for small group teaching, and one-to-one teaching of children with Special Educational Needs as revised by plans.

11/1488- Erection of single-storey extension to main school building to provide 1 additional classroom, and erection of detached single storey building containing 2 classrooms

08/2168- Demolition of single-storey sports & social club and erection of a part single-storey, part two-storey school building, formation of games pitch and 3 car-parking spaces, cycle storage and associated hard and soft landscaping and subject to a Deed of Agreement dated 12th February 2009 under Section 106 of the Town and Country Planning Act 1990, as amended

CONSULTATIONS

Notifications were dispatched to neighbouring properties on 18/05/2016. Following detailed examination of the plans, the Case Officer then reconsulted on a wider area on 10/06/2016.

There have been seven objections to date.

Privacy impacts on houses surrounding the site	See section 5 for detailed analysis.
Increase in student numbers will impact on parking in the street	2.3
Blocking of light to neighbouring properties	5.8
School is already overdeveloped	2.4, 3.1 and 3.2
Extra school children will create more noise	See below
Visual impacts of the proposal	6.2
The extensions will have a negative impact on the childrens play space	2.5

Your officers note that some objections received do not relate to the proposal and cannot be considered. Such as:

- Where the childrens playground is currently situated;
- Parking permits for the school;
- Pedestrian safety outside of the school grounds

Additionally, some comments cannot be considered as valid planning objections in this case, such as property value, noise from children playing and construction issues.

POLICY CONSIDERATIONS

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

National Planning Policy Framework 2012 (NPPF)

National Planning Practice Guidance (NPPG)

London Plan 2016

DETAILED CONSIDERATIONS

1. Key Considerations

1.1 The key issues for consideration are as follows:

- The opportunity to improve the existing facilities at the school;
- The impact on the living conditions of the neighbours as a result of the proposals; and
- The visual impacts of the proposed extension;

2. Proposals:

2.1. There are two main components to this full planning application:

- To the south-west of the site, a first floor extension is proposed on top of an existing detached single storey classroom block; and
- To the north-east of the site, a first floor extension is proposed on top of an existing single storey section of the main building.

2.2. Through this report, they will be referred to as the 'North' and 'South' blocks.

2.3. The applicant has stated clearly within the supporting information that the capacity of the school will not increase as a result of these proposals.

2.4. The school has an existing capacity of 242 pupils. The existing configuration of the accommodation provides 12 classrooms and the proposal includes two new classrooms of 30 and 36sqm with associated access (south) and a new library room (north). The applicant states that these proposals will improve the teaching facilities at the school, providing a new library (north block) and two new classrooms (south block) which will free up a class room on the ground floor for a new meeting/ head teachers office.

2.5. With the exception of the proposed stair enclosure to the south block, both elements of the scheme would be located on top of the existing single storey buildings and would therefore not involve any material loss of the open land which provides the setting and amenity/play areas for the school.

3. Principle

3.1. The NPPF (para. 72) is clear in stipulating that great weight should be given to creating, expanding or altering schools. Whilst the proposal does not include the provision of facilities to increase capacity, the applicant has indicated that the existing situation is substandard and alterations are required to meet the diverse needs of the pupils who attend the school.

3.2. The London Plan (3.18) is also supportive of the expansion of schools to create facilities that are adequate to meet the demands of a growing and changing population and to enable greater educational choice. As identified within the London Plan, the London Borough of Brent's role within the planning process is to take a proactive, positive and collaborative approach to development that will widen choice in education, promoting a good supply of strong schools. Whilst realising this, your officers also consider that any development should not be materially harmful to the amenity of neighbouring residents and should be of the highest architectural quality.

3.3. Within Brent's own adopted policies, CP17 identifies that the distinctive suburban character of the Borough will be protected from inappropriate development and CP23 identifies the need to retain and enhance existing community and cultural facilities.

3.4. Policies BE2, BE3 and BE9 state that proposals should have regard to existing urban grain, development patterns and density whilst seeking creative and high quality design solutions specific to the site's shape, size, location and development opportunities. Furthermore, policy CF8 supports school extensions to provide improved standards of education. CF8 also states that increase in the size of schools should be accompanied by measures to reduce car use, however as there will be no rise in pupil numbers, this part of the policy is not considered to be applicable.

3.5. There is no change to the existing parking, access, play space or operation of the school.

3.6. Subject to finer considerations of neighbouring amenity and design, your officers consider the principle of these extensions to be acceptable and in accordance with the NPPF, London Plan, LBB Core Strategy and the Saved Policies within the UDP.

4. Context

4.1. The subject site comprises a main triangular plot and associated access way with a total area of approximately 0.2 hectares. It is located to the rear of terraced two and three storey residential properties which front Crownhill Road, Harlesden Gardens and St. John's Avenue.

4.2. The Maple Walk School comprises of a part single and part two storey building. The main body of the building runs from north to south (approximate), has a low pitched roof, and is rendered. A detached, single storey classroom building is located in the south-western part of the site, and two detached 'pods' are located adjacent to the site's eastern and western boundaries following permission in 2013 and 2015. The site includes a playground at the northern end of the site, and a games area at the southern end of the site.

4.3. The residential properties surrounding the school are at a higher elevation than the subject site- especially on the southern and western edge. This gives the rear/amenity space of the properties a relatively unobstructed outlook and a more open relationship than what is generally seen within this part of the Borough.

5. Impact on Neighbouring Amenity

5.1. The Council seeks to protect the amenity of neighbouring occupants to acceptable standards whilst recognising the need of other properties, especially educational institutions, to adapt and extend. On extensions to existing building such as this, the main impact on amenity arises from:

- (i) overbearing impact of the extension
- (ii) loss of outlook, which is related to overbearing impact;
- (iii) loss of privacy; and
- (iv) loss of light.

5.2. The Council has published supplementary planning guidance (SPG17) which establishes generally acceptable standards relating to these matters, although site specific characteristics will mean these standards could be tightened or relaxed accordingly. With regards to extensions of this nature, 30 and 45 degree lines between neighbouring habitable windows and private amenity space are expected.

5.3. The potential impacts arising from this development are where the proposals are adjacent to the boundary of dwelling houses/flats. These boundaries are the north western (St John's Avenue) and south western (properties on Crownhill Road) for the south block development and properties to the eastern boundary (Harlesden Gardens) for the north block.

5.4. In assessing the potential impact, your officers have taken into account several factors including height, massing, existing and proposed relationships and building orientation.

Southern Block

5.5. The existing structure is single storey and is to the south west of the site. The ground level of the school is lower than the residential gardens to the rear. The level differences fluctuate between 1.2m and 1.95m however because of the sunken nature of the school site, and uneven ground levels across the site, the existing ground floor roof level is at the approximate height of the boundary fencing to the neighbouring residential gardens.

5.6. To mitigate against the impact of a first storey on top of this existing ground floor, the proposal has been

set in from the edge of the ground floor roof by 1.6m on the southern boundary and 1m on the western boundary.

5.7. On the southern boundary (Crownhill Road) the average depths of the gardens are between 11.8m and 13.5m. The distances between the rear garden and the roof/side elevation of the existing single storey structure is between 0.95m and 2.6m.

5.8. The first floor extension would be 8m in length when viewed from the rear amenity space of the properties of Crownhill Road (46-52) and have an additional height of 2.7m with a set back of 1.6m from the original roof.

5.9. On the western boundary (St Johns Avenue) the garden depths are between 12.95m and 13.2m. The distances between the rear of the garden boundary and the existing single storey school building tapers from 2.75m at the garden of number 2 St John's Avenue to 1.4m at number 8. The first floor extension is set back from the existing roof/side elevation by 1.1m.

5.10. The proposals meet the minimum requirements of 30 degree and 45 degree lines held within SPG17 in terms of acceptable relationships between new developments and rear elevations/private amenity space.

5.11. Notwithstanding the above, this assessment is not the only guidance to determine whether the proposal is acceptable and your officers have also considered the typical relationships within the area. Presently, those properties that back onto the school site are considered to have a relatively unobscured outlook from their rear windows and rear amenity space. In addition, there is quite extensive foliage along these boundaries, mitigating against the impact of the additional storey further.

5.12. Due to the orientation of the properties on Crownhill Road and St Johns Road, officers consider that the proposal will have little impact on the light that these gardens receive. They are north and west facing gardens and therefore shadow as a result of the proposals will not play a significant factor in reducing the amount of light in the rear gardens.

5.13. There are no windows in the garden facing elevations of the proposal and your officers consider that there would be no privacy loss.

Northern Block

5.14. The existing structure is part single storey and part two storey and comprises of the main body of the school. The existing building (two storey) runs adjacent to the properties on the eastern boundary, however this boundary tapers sharply. At the pinch point, the building drops to a single storey.

5.15. The depth of the rear gardens of the neighbouring properties are 10.5-11m and there are no windows on the flank wall of the proposal's elevation.

5.16. The proposed first floor extension is set off the boundary of the eastern boundary by 3.5m and the western boundary by 3.7m. The increase in height of the first floor extension is 2.6m

5.17. Again, this proposal is compliant with the 30 and 45 degree guidance laid out in SPG17.

5.18. Officers have considered the potential for overshadowing and loss of light and have considered that due to the set off the boundary and modest increase in height, there would not be a materially detrimental impact on the amenity of the neighbouring property.

6. Impact on Character and Appearance of the Area

6.1. Your officers have considered the consistent nature of the terraced properties and the more contemporary design of the school. The proposals would be very similar in external appearance to the existing design of the school.

6.2. The additional storey(s), when viewed as a whole, would still be subservient to the dwellings surrounding the site which are considered to be the most dominant built form in the area. The scale is appropriate in its setting and the design would compliment the original building.

6.3. In summary, your officers consider that the proposals of a suitable scale, massing and design and do not have a materially adverse impact on the character and appearance of the area, in accordance with saved

policies BE2, BE3 and BE9 of the UDP (2004) and SPG17- Design Guide for New Developments.

7. Transportation Considerations

7.1. Your officers have considered the plans, supporting statements and all other documents and have concluded that there will be no changes to the existing highway, parking and pedestrian movements and therefore further highway assessments are not necessary.

8. Summary

8.1. Your officers consider that the proposals, which will enhance education and skills provision as a result of the expansion of the existing educational building, will not have a materially detrimental affect on the light, outlook, privacy or amenity of the neighbouring properties and will not have an adverse impact on the character and appearance of the area, giving significant weight to the Development Plan's objective to be positive when considering applications to alter schools.

8.2. Your officers consider that the proposals are in accordance with the policy objectives of the NPPF (section 12 and para.72), the London Plan (3.18), LBB Core Strategy policies CP17 and CP23 (2010), saved policies BE2, BE3, BE9 and CF8 in the UDP (2004) and SPG17, Design Guide for New Developments.

8.3. Consequently, your officers recommend this proposal for approval.



Brent

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 16/1560

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

I refer to your application dated 14/04/2016 proposing the following:
Construction of additional floor to existing detached single storey classroom building (south block), and first floor extension to single storey section of main school building (north block), to provide additional accommodation for education use.
and accompanied by plans or documents listed here:
See condition 2
at Maple Walk School, Crownhill Road, London, NW10 4EB

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:

A handwritten signature in black ink, appearing to read 'Aktar Choudhury'.

Mr Aktar Choudhury
Operational Director, 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:-

Brent Unitary Development Plan 2004
Central Government Guidance
Council's Supplementary Planning Guidance SPG17

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
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
Community Facilities: in terms of meeting the demand for community services

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

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

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

A-05-A
A-05-A

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

- 3 All new external work shall be carried out in materials that match, in colour, texture and design detail those of the existing building.

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

INFORMATIVES

- 1 The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.

Any person wishing to inspect the above papers should contact Robert Reeds, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 6726