

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

14 February, 2018
06
17/4857

SITE INFORMATION

RECEIVED	13 November, 2017
WARD	Welsh Harp
PLANNING AREA	Brent Connects Willesden
LOCATION	St Margaret Clitherow RC Primary School, Quanton Street, London, NW10 0BG
PROPOSAL	Phased demolition of existing single storey brick and timber school building and construction of new two-storey brick building to contain school hall, kitchen, classrooms and ancillary support spaces
APPLICANT	For and on behalf of the Secretary of State
CONTACT	HKS Architects
PLAN NO'S	Refer to condition 2.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>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_137205</p> <p><u>When viewing this as an Hard Copy .</u></p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "17/4857" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

RECOMMENDATION Resolve to grant planning permission subject to conditions.

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

Conditions

- Time Limit for commencement
- Approved drawings/documents
- Develop in accordance with flood risk & SuDS report
- Develop in accordance with tree report and ecology report
- Plant noise to be restricted to suitable levels
- Details of materials to be submitted
- Training and Employment plan to be submitted and adhered to
- Construction Method Statement to be secured OR resubmitted if considered insufficient
- Noise assessment report to be secured OR resubmitted if considered insufficient
- Post-implementation BREEAM assessment to be submitted
- Details of refuse collection/servicing to be submitted, demonstrating separation from school playground areas/activities
- Details of further tree protection for group of Conifer trees to the north of the site to be submitted and adhered to
- Details of bat roosting boxes and/or bird nesting boxes to be submitted and adhered to
- Site investigation for land contamination to be submitted
- Remediation works and verification of remediation of contaminated land to be submitted if necessary
- Landscaping

Informatives

- Hours of Noisy Works
- Notify highways before commencing works
- Details on soil quality in respect of land contamination conditions
- Guidance notes from Environment Agency
- Guidance notes from The Canal and River Trust
- Fire safety
- Living Wage
- Nesting birds
- Bats

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.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

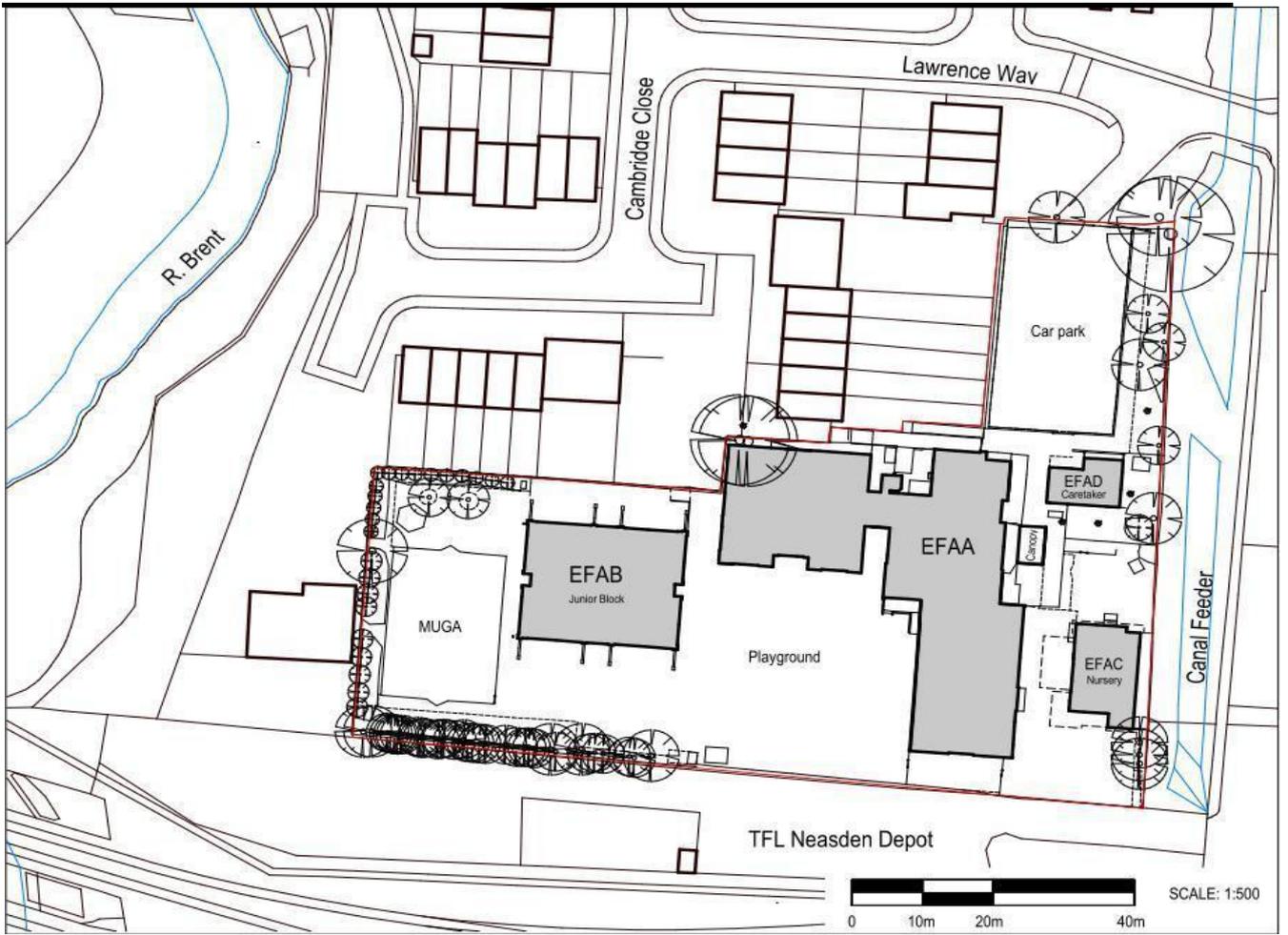
SITE MAP



Planning Committee Map

Site address: St Margaret Clitherow RC Primary School, Quanton Street, London, NW10 0BG

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This map is indicative only.

PROPOSAL IN DETAIL

The proposal is for the demolition and redevelopment of parts of the school. An existing Junior Block on the western side of the site is to be retained, along with a smaller existing nursery school block on the eastern side of the site. The existing single storey school building in between these two smaller blocks is to be demolished and rebuilt within a two storey building, accommodating the school's main hall, teaching classrooms for infant year groups (Reception to Year 2), staff quarters, kitchen and refectory facilities, WC facilities as well as other ancillary functions within the school.

The existing block is currently about 1010sqm. The replacement school building will occupy a notably smaller footprint but with a slightly larger overall gross internal area (GIA) of 1030sqm.

EXISTING

The site is located at the end of Quanton Street in Neasden, and is currently occupied by a one-form entry primary school. It accommodates 228 pupils and a nursery with 25 pupils.

The site is bound by the Metropolitan and Jubilee Line railway to the south, a residential flatted development, the River Brent, and a sports ground to the west, residential properties on Lawrence Way to the north, and a canal feeder and industrial area forming part of London Underground's Neasden Depot to the east. The main site access is off Quanton Street, near its junction with Lawrence Way, with an additional emergency vehicle access on Lawrence Way. The site is not within a Conservation Area, although is within close proximity of the Neasden Village Conservation Area. The site does not contain any listed buildings.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application:

Principle of development: The principle of redeveloping part of the school is in accordance with planning policy. The site would continue to be used as a school and the proposal results in an improvement in school facilities. Furthermore, it is noted that the new school building will not facilitate an increase in staff or pupil numbers.

Design: The visual design of the extension is acceptable and represents an improvement in appearance over that of the existing school building.

Amenity Impacts: The extension will not incur any unduly detrimental impacts on the neighbouring premises, being sufficiently far from neighbour boundaries to prevent unduly detrimental impact on outlook or privacy, according with Brent Policy and Guidance.

Transport: The school will not see a change in its pupil/staff intake and there will be no implication on the transport requirements of the school, subject to continued travel plan updates and clarification of refuse servicing by condition.

Environmental Health: The development is acceptable in environmental health terms subject to conditions relating to plant noise, internal noise, dust/emissions, land contamination and external lighting.

Energy: The development is anticipated to achieve a BREEAM rating of 'Very Good' upon completion. While below the target level of "Excellent" set out within Council policy, the building is likely to be significantly more efficient than the existing building and would provide improved educational facilities and on balance, this is considered to be acceptable. This is supported and a condition will require that a post-occupation BREEAM assessment is submitted to the Council to confirm this.

Surface Drainage and Flooding: The development is providing significant attenuation to improve site drainage and to mitigate all reasonable flood risks

Trees: The development is not likely to impact the surrounding trees and is considered acceptable subject to further studies and protection measures for a group of Conifer trees to the north of the site recommended to be secured through condition.

Ecology: The development will preserve the existing ecological value of its surroundings by adhering to recommendations within the submitted ecology study. Conditions will require measures to enhance existing ecology and biodiversity to be considered for implementation by the applicant.

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)
Assembly and leisure	0		0	0	
Businesses / research and development	0		0	0	
Businesses and light industry	0		0	0	
Businesses and offices	0		0	0	
Drinking establishments (2004)	0		0	0	
Financial and professional services	0		0	0	
General industrial	0		0	0	
Hot food take away (2004)	0		0	0	
Hotels	0		0	0	
Non-residential institutions	1502		1018.8	16.2	
Residential institutions	0		0	0	
Restaurants and cafes	0		0	0	
Shops	0		0	0	
Storage and distribution	0		0	0	

Monitoring Residential Breakdown

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

Variations extensions and alterations have been constructed to the school over a number of years.

- Planning permission was granted in 1975 to erect temporary classrooms for a period of 5 years, under reference LE89939975.
- Permission was then granted in 1976, for the erection of extensions to complete the one-form entry primary school, under reference H1658 1144.
- Planning permission was granted in 1990 for erection of a single-storey building to provide a nursery unit, under reference 89/1288.
- Planning permission was granted in 2009 for demolition of existing school and erection of new single-storey school building with 12 parking spaces, refuse storage and habitat area/vegetable garden to front, hardsurfaced playground to side, seating and play areas to rear and associated landscaping, under reference 09/2222.
- Planning permission was granted in 2014 for replacement of existing vehicle and pedestrian access gate with new automated vehicle gate and access controlled pedestrian gates to school's main entrance, under reference 14/1283.

CONSULTATIONS

Consultation letters were sent out to 64 properties on the 27/11/2017. The neighbouring properties consulted are located along Lawrence Way and Cambridge Close.

One representation has been received raising the following concerns:

Ground of objection	Officer's response
The school's proposed bin store is adjacent to the shared boundary with the objector and may result in the spreading of flies, maggots and odours as well as attracting mice and rats which would harm neighbouring amenity. There is a health and property damage implication for the location of the bin store, the bin storage is therefore strongly objected to.	Whilst the bins are to be located close to the boundary with the neighbouring property, subject to appropriate storage and containment of the refuse, the refuse bins should not result in a significant loss of amenity for neighbours. If any issues do occur, the matter will need to be investigated by the Council's Environmental Health department.

In addition to direct neighbour consultation, a press notice was printed on 07/12/2017 and a site notice was erected outside the school on 18/01/2018. The 21 day consultation for the site notice expires on 08/02/2018. Any additional comments received up until this date will be reported to committee within a supplementary report.

A number of internal, external and statutory consultees were notified of this proposal as below:

Environmental Health – No response received as of yet.

Local Lead Flood Authority – No objections.

Thames Water – No response.

Natural England – No objections.

London Underground – No response.

Canal and River Trust – No objections subject to informatives to applicant.

The Environment Agency – No objections.

Neasden Residents' Association – No response.

POLICY CONSIDERATIONS

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

National Planning Policy Framework (2012)

London Plan (March 2016)

Brent's Core Strategy (2010)

CP18 Protection and Enhancement of Open Space, Sports and Biodiversity
CP19 Brent Strategic Climate Change Mitigation and Adaptation Measures
CP23 Protection of Community Facilities

Brent's Local Plan (2016)

DMP1 Development Management General Policy
DMP9 On site water management and surface water attenuation

Supplementary Planning Guidance

Brent Supplementary Planning Guidance 17

Draft Brent Supplementary Planning Document 1

DETAILED CONSIDERATIONS

1. PRINCIPLE OF DEVELOPMENT

2. The proposal involves works to improve the standard of facilities at an existing school. No change of use is proposed, nor is it proposed to increase pupil numbers. As such, the use of the site as a school is established and the improvement to the facilities is supported in principle, subject to the assessment of other material planning considerations.

3. SCALE AND DESIGN

4. Setting

5. The school's main building (that which is proposed to be replaced within this application) is a single storey 1970s building of brick construction. The school is accessible from the end of a cul-de-sac spur road which provides access to the eastern edge of the school site. The school site is significantly screened by heavy vegetation on its eastern and western boundaries. As such, much of the school is not clearly visible from the public realm. The proposed school building will be located in the central part of the school site which is not easily visible from the public highway along Lawrence Way and Quinton Street.

6. The proximity of Neasden Village Conservation Area is a material planning consideration, however it is observed that the school site is heavily screened by mature trees on its eastern side and that the school site is not materially visible from within the conservation area boundaries. The proposed two storey massing in what has been a site of mostly single storey buildings does have the potential to affect the local character. However, the new massing is to be concentrated within the central/western parts of the school site and will not likely be visible at all from the closest part of the conservation area (the junction of Quinton Street and Chesham Street).

7. Design and Materials

8. The proposal will result in the loss of the existing main school building, which is broadly L-shaped, which is proposed to be replaced with a building that has a more conventional, broadly rectangular footprint. The replacement building will have a smaller footprint but will be a part 2 storey building and as a result will have slightly more internal floor space than the existing building.

9. With the exception of its two storey massing, the proposed building will be similar to the existing building in design terms. Shared design elements include the use of flat roofs and the predominant use of brick as the main form of external cladding. The proposed building is considered to be a significant improvement on the existing as it proposes facades with greater interest and which utilise more individual design elements. This includes the use of different heights to break up the massing, the use of 3 complementary shades of brick which articulate different elements of the building as well as the use of blue tinted glazing within some of the smaller window lights to provide a strong rhythm to each elevation and to offset the building's predominant light colour palette. A ventilation louvre is to be integrated within each set of window lights which also helps to establish a further variation within the visual design.

10. CGI images have been provided to indicate how these materials would look and work together on the extended school. It is considered that the materials generally look suitable and do not detract from the school's character. The specific materials used will be required to be approved through a condition.

11. Layout and use

12. Internally, the school building will accommodate the following uses:

Ground floor

School's main hall

Infant classrooms (reception, years 1 and 2)

Therapy and resource rooms for pupils with Special Educational Needs (SEN)

Administrative offices

Kitchen

WCs

First floor

Staffroom

Additional administration/staff areas

Prayer room

Specialist teaching room

School library

Small group work room

Additional WCs

Server room

Roof access

13. This new school building will therefore cater for much of the school's needs, although this is to be supplemented by the school's retained Junior classroom block and nursery block.

14. The design and access statement clarifies that these works will not affect the existing pupil intake; however methods of access in and around the school building and site for able bodied and disabled users is to be improved. The extensions will also allow the school to be more fit for purpose and the plans demonstrate that all spaces are designed for use by wheelchair users.

15. External space

16. The placement of the school building centrally, away from the school's main access corridor on its eastern side allows for a larger 'meet and greet' space at the entrance to the school and a maximised external play space for pupils immediately to the south of this. The new building will occupy and result in the loss of existing hardstanding play space to the south-east of the junior block, however a more functional play space will be opened up and made available to the east of the proposed building by virtue of the lessened building footprint and it is considered that the overall impact on external play space is positive and makes for a more coherent school layout.

17. For clarity, all outdoor space proposed to be lost around the school site is currently formed of hardstanding and the proposal will therefore not result in the loss of any school playing fields. Sport England have been consulted but have not responded to your officers. Nonetheless, given that no playing fields will be affected by this proposal, it is not considered necessary for Sport England to provide a view on the proposal to confirm its acceptability. They are not a statutory consultee for this application.

18. POTENTIAL IMPACT ON RESIDENTIAL AMENITY

19. The potential impact on the light, outlook and privacy of adjoining residents is considered with regard to the guidance set out within Supplementary Planning Guidance 17 and Draft Supplementary Planning Document 1. This sets out that development should normally be set under a 45 degree line taken at a 2 m height from the boundary with adjoining residential gardens and a 30 degree line take from a 2 m height above floor level from nearby habitable room windows. SPG17 also sets out that a minimum distance from windows of a proposed development and adjoining amenity spaces should be maintained to ensure that a development does not unduly impact the privacy of adjoining occupiers. A 20 m minimum distance between opposing windows (i.e. between the proposed development and those of the nearby houses) is also sought through SPG17.

20. The existing buildings are single-storey, and are positioned toward the centre and east of the site. The most sensitive boundaries are to the north and the west, which adjoin residential properties. The eastern and southern boundaries are shared with an industrial area and the railway. The existing buildings are in close proximity to the flank wall and rear garden of neighbouring dwellinghouse at 15 Cambridge Close to

the north.

21. The proposal maintains a distance of approximately 15 m between the windows of the extension and the site boundary, and the proposal therefore accords with this part of the guidance. Elevation plans clearly demonstrate that the proposed building will not breach the 45 degree lines as measured from the nearest residential premises (15 Cambridge Close to the north and 16-21 Cambridge Close to the west). It can also be ascertained from the plans that the building will not fall within the 30 degree line as measured from the nearest rear facing windows at 15 Cambridge Close and 16-21 Cambridge Close. These standards are met for both the single storey building elements close to the boundaries with these neighbouring properties and the two storey building elements located further away from these properties.
22. The north facing elevation of the proposed building (that which faces towards 15 Cambridge Close) is not to be provided with any windows so there is no concern that the rear garden privacy of 15 Cambridge Close will be compromised by this development. Whilst there would be west facing windows on the ground and first floor of the building (facing the rear garden of 16-21 Cambridge Close), the windows are significantly far south of the garden space at a distance of around 20m to the closest part of the garden. The development therefore complies with SPG17 guidance in terms of protecting privacy.
23. There are no residential premises to the east and south of the site and as such the amenity impact of the extensions does not need to be considered along these boundaries.
24. The new school building will not facilitate an increase in pupil numbers and there are therefore no concerns raised about noise disturbance to surrounding residential premises, beyond that which may already be present.
25. The proposal is acceptable in terms of amenity impact.
26. **TRANSPORT**
27. Car parking allowances for schools are set out in Appendix 1 of the adopted DMP 2016. As the site has low access to public transport services, this allows up to one car parking space per five staff. A maximum of 10 car parking spaces are therefore allowed for the 50 existing staff and the existing provision of 24 standard width spaces exceeds this allowance.
28. The proposal seeks to demolish parts of the school amounting to 1,019m² and to erect new extensions totalling 1,035m², giving a net increase in floor area of 16m². The new buildings will improve the school's facilities, but it is not proposed to increase the school roll from the existing 1-form entry (228 pupils) and nursery (25 pupils). As such, the car parking allowance of the site remains unaltered.
29. With no alterations proposed to car parking, the existing overprovision of parking within the site would remain, but as this is an existing situation, this can be accepted, whilst the disabled parking space meets requirements for Blue Badge holders.
30. The London Plan requires at least one bicycle parking space per 8 staff/students, plus a visitor space for every 100 students. This gives a total requirement of 41 spaces. No details of future bicycle parking provision have been submitted but given that there is no proposed uplift in school users and thus no change in the school's parking standards it is not considered reasonable to require that cycle parking provision is increased.
31. Arrangements for future servicing of the building are also vague. The Google Streetview image suggests that bins are currently left along the access drive to the site for collection from Lawrence Way. Officers in Transportation have advised that this is not a good solution. The proposed site layout does more easily lend itself to delivery vehicles entering the playground area and delivering from there, in close proximity to the proposed bin store. This would be dependent upon a gate being provided from the car park into the playground and access times being strictly controlled to avoid times when the playground is in use. Further details of future servicing arrangements are therefore sought by condition.
32. Otherwise, access arrangements from Lawrence Way will remain unaltered and are fine, with a segregated pedestrian route into the site retained alongside the car park and sufficient width for two cars

to pass one another.

33. The school is already operating a Travel Plan, which was awarded a Bronze award under TfL's STARS accreditation scheme in 2016. The last survey results from 2016 suggest that 29% of pupils currently travel to the school by car. Staff surveys were not undertaken though.
34. With no increase in pupil numbers, there are no concerns regarding wider transport impact, subject to continued operation of the Travel Plan.
35. Lighting proposals for the site confirm that it will be designed in accordance with British and European standards and this is supported to preserve safety within the site. As the site is set back from Lawrence Way, there are no concerns regarding light spillage over the public highway.
36. Finally, in terms of construction, it is confirmed that delivery vehicles will access the site from the rear via the adjoining London Underground railway depot at Neasden and unload within the construction site compound. School access and pedestrian access to the construction site will continue via the existing access from Lawrence Way. Your officers in Transportation have advised that this is supported in highway safety terms, ensuring delivery vehicles and pedestrians are segregated.
37. In summary, there are no objections on transportation grounds to this proposal subject to the submission and approval of further details of servicing arrangements for the future school buildings.

38. ENERGY

39. A sustainability and energy statement has been submitted. The applicant's energy strategy will achieve a 1.7% improvement on the minimum requirements of Part L of the building regulations 2013 in terms of limiting carbon emissions. This proposes fabric and efficiency ("be lean") measures in the form of:
 - A high performance glazing specification to reduce solar gains to all facades. The applicant's accompanying overheating report (also compiled by Hoare Lea) confirms that the relevant thermal comfort and fresh air requirements will be met with the glazing in place.
 - The use of best practice fabric performance standards within the walls, windows, doors and roof of the building. This will increase air tightness and thus improve the energy efficiency of the building.
 - The use of daylight sensors within several perimeter spaces and occupancy sensors extensively within the teaching areas, office spaces and main hall to ensure lighting is only used where necessary.
40. The school building will make use of gas boilers and will not incorporate any renewable energy technologies which does explain why the carbon savings beyond the minimum building regulations requirements remains relatively low. Nonetheless, the overall carbon savings are welcomed and it is noted that there is no target for carbon savings beyond that required by building regulations within Policy 5.2 of the London Plan, so no offsetting payment is to be sought.
41. A BREEAM pre-assessment has been submitted which indicates an anticipated baseline score of 55.42% which is equivalent to a 'Very Good' rating. A number of potential credits have been identified as part of the assessment which could result in the building achieving a potential score of 64.50%, which is within 5.5% of an 'Excellent' rating. Brent Core Strategy Policy CP19 requires major non-residential developments to achieve a BREEAM rating of 'Excellent' (at least 70.0%).
42. The applicants acknowledge that their proposal falls short of policy requirements in this regard, although have noted that the Education and Skills Funding Authority (ESFA) do not consider BREEAM 'Excellent' for schools to provide an acceptable value over the life of the school, in accordance with whole life costings. It is further clarified that current funding envelopes are predicated on BREEAM 'Very Good' as the standard for schools.
43. On balance, whilst the scheme fails to comply with policy CP19, this harm is outweighed by the benefits of providing a school expansion with modern facilities and additional pupil places in the area. Policy 72 of the NPPF attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities, and requires Local Planning Authorities to take a

proactive, positive and collaborative approach to meeting this requirement.

44. It is recommended that a condition is secured that will require that a post-implementation BREEAM assessment is submitted shortly following use of the building to confirm the minimum BREEAM 'very good' has been achieved.

45. ENVIRONMENTAL HEALTH CONSIDERATIONS

46. The Council's regulatory services team have reviewed the application and have made comments as follows:

47. Sound Insulation

A noise impact assessment considering the internal sound environment within the school has been submitted. The report confirms that basic openable windows will be sufficient to achieve an appropriate sound environment within the school.

The report has been sent to Brent's regulatory services team to be reviewed more closely. Comments have not yet been received with regard to this and depending on the view of Brent's regulatory services officers, a condition will be added either securing these details or requiring that further details are submitted and approved.

48. General Control Over Works

Regulatory Services consider that the works should be carried out in accordance with relevant British Standard Codes of practice and that construction/refurbishment and demolition works and ancillary operations should be limited to the appropriate hours. An informative will remind the applicant of this.

49. Noise/Vibration generation

Regulatory Services consider that any generators, extract ventilation fan shall be installed so as to prevent the transmission of noise and vibration into neighbouring premises. A condition will be applied to require plant noise to be limited to 10dB(A) or greater below the measured background noise level at the nearest noise sensitive premises.

Lighting

An external lighting assessment has been submitted.

50. The report concludes that the potential impact from skyglow is considered to be minor adverse and that there will be a slight increase in the visibility of the site resulting in a minor adverse impact of the lighting on the site. This is unavoidable as the buildings need to be illuminated for safety of access. It is confirmed that the external lighting schedule, which incorporates wall mounted lights with an output of 1000 lumens, will meet all relevant British Standards and lighting guidelines and will maximise safety and security.

51. The report also confirms that lights will be linked via a timeclock and photocell to ensure illumination is only used when necessary.

52. The report has been sent to Brent's regulatory services team to be reviewed more closely. Comments have not yet been received with regard to thi. It is recommended that further details are secured as part of the landscape condition.

53. Land Contamination

Historically the school site housed a power station serving the adjacent Neasden railway depot. Given the industrial land use, land contamination is likely to be a matter of importance. Conditions requiring the submission of a site investigation for contamination and remediation will therefore be imposed.

54. SURFACE WATER AND FLOOD RISK

55. The site is mostly within the Environment Agency's flood zone 2 (medium risk) and is close to an area within flood zone 3 (high risk) to the west along the banks of the River Brent.

56. The planning application has been accompanied by an assessment of flood risk and SuDS, prepared by PEP Civil & Structures Ltd. The information has been reviewed by Brent's Local Lead Flood Authority who notes the applicant's various SuDS techniques, along with the implementation of the various flood risk management measures as follows:
- Setting the floor level of the building at an appropriate elevation to ensure it is located outside predicted flood catchment.
 - Changes to external works levels to mitigate flood risk.
 - Floor levels to be raised in relation to adjacent hardstanding, or manipulation of levels to form flood flow lines away from the proposed accesses.
 - A drainage system designed to convey and retain the high intensity rainfall experienced during the 100 year return period and which includes a 40% increase in peak rainfall intensities to combat future climatic change.
 - Retained drainage systems within the site are to be jetted clear and CCTV surveyed to determine any remedial works required to ensure the existing drainage network is in optimum working condition post development.
57. Brent's Local Lead Flood Authority considers that the drainage and flood risk strategy is in line with requirements and that it should be supported. A condition will secure the details of the surface water and flood risk plan.
58. The Environment Agency have also reviewed the application's details and has no objection to the proposal.
59. In addition, the Canal and River Trust (CRT), who own and manage the Brent Feeder, the watercourse immediately to the east of the application site, have been consulted. The CRT do not object to the drainage details but do advise the applicant that if they intend to change the discharge point to the Brent Feeder that they are advised that written consent will be required from the trust's utilities team. The CRT are also keen to stress that the access point to the Brent Feeder, outside the existing school gates, should not be obstructed and must remain available for maintenance purposes. An informative will advise the applicant of the above.
60. It is considered that the application is acceptable from a perspective of flood risk and surface water mitigation.
61. **IMPACT ON TREES**
62. The applicant has submitted an arboricultural development report to identify local trees and the potential risks to them from the proposed development. There are no trees subject to a protection order on or near the site, although the areas around the edge of the site are very heavily treed. It is concluded that the scheme will not result in the direct loss of trees and to assure this there are some tree protections and precautionary measures referred to although this is not especially detailed. Brent's tree officer considers that the tree information is acceptable although raises concern about a group of conifers (identified as 'G1' on the applicant's tree survey) close to the development. The tree officer requests more detail should be submitted in the form of an arboricultural method statement and tree protection plan relating directly to G1. A condition is to be attached to secure this.
63. In summary, there are no concerns about this development in respect of tree impacts subject to the above measures.
64. **IMPACT ON ECOLOGY**
65. The site borders with a Grade I Site in Nature Conservation (SINC) to the east (alongside the canal feeder) and is close to another Grade I SINC on its western boundary (alongside the River Brent). Given

the potential implications of the development on the bio-diversity and ecological value of these areas, the applicant has submitted an ecology report to consider these matters.

66. The report overall rates impacts on biodiversity as very low but does recommend changes:

67. In terms of preserving existing biodiversity, the following recommendations are made:

- Tree/shrub removal or management work associated with construction of the new building should be programmed to be completed outside the bird nesting season unless a nesting bird survey of the area(s) to be affected by the works is undertaken by a suitably qualified ecologist within a week prior to the commencement of works. Buffer zones should be set up around any active bird nests and works within the buffer delayed until all eggs have hatched and the young have fledged and vacated the nest site.
- Tests (endoscope or activity survey) should be carried out to ascertain whether bats roost within a potential bat roosting site identified on the southern elevation of the southern limb of the building. Any of the three trees deemed to have low/moderate bat roost suitability should not be felled or pruned unless a suitably licensed ecologist has confirmed bats not to be present.
- Any exterior lighting utilised overnight during the construction and operation of the proposed new building and the demolition of the current building, where not overridden by safety and/or security concerns, should be sympathetic to potential foraging/commuting bays around the site boundaries. Such exterior lighting should be positioned or angled to ensure that they create no additional illumination to that already present on the site boundaries.

68. In terms of enhancing biodiversity on site, the following opportunities are identified:

- Planting native tree, shrub, climber and herbaceous species that bear berries and seeds for birds and nectar to attract nocturnal invertebrates for bats around the peripheries of the proposed building.
- Installing artificial bat roosts within the fabric of the proposed new building and erecting bird nest boxes on the trunks of existing boundary trees.
- Creating a nature garden or wild area within the site boundaries that pupils could utilise as an education resource. Specific features such as a bird table, pond, log pile and/or wildflower meadow could be included within its design to further benefit local wildlife.

69. The Canal and River Trust (CRT) has reviewed the ecology report and identifies records of great crested newts approximately 1km south of the site and common newts approximately 600m to the north, on the Brent feeder. Therefore, there is the potential for Great Crested Newts to be present on the feeder channel banks directly adjacent to the application site. A focused amphibian survey should therefore be considered. As the works do not appear to affect the physical habitat within the Trust's owned feeder channel and banks, they do not consider the proposed works are likely to have a significantly adverse impact on the potential newt population. However, enhancement within the site, such as a wildlife pond could be beneficial for the local newt populations.

70. Natural England has reviewed the ecology report and is satisfied that the development will not damage any statutory ecological interest features. Natural England encourage biodiversity enhancements such as bat roosting areas or bird nest boxes and advises the LPA to secure enhancement measures as a condition of approval.

71. Brent's tree officer has reviewed the ecology report and agrees its details. The tree officer strongly encourages the pursuit of the opportunities listed above.

72. Given that the development does not incorporate internal landscaping proposals, the imposition of requirements to plant trees within the site or provide a nature garden are considered unreasonable although would be encouraged. However, the LPA considers it reasonable for the applicants to consider installing artificial bat roosts and/or bird nest boxes on the trunks of existing boundary trees and a condition will be attached to this effect. Informatives will also be secured to remind the applicant of their

obligations in relation to nesting birds and bats.

73. IMPACT ON SPORT PROVISION

The proposed development will occupy an area of existing hard paved playground, however the removal of the existing school building will open up a new area of hard paved playground close to the school entrance that will result in a more open and usable play space to the east of the proposed building. The proposal will not result in the loss of any playing fields and as such the proposal does not amount to a significant loss of sports and recreational provision. The proposal is therefore considered to be consistent with paragraph 74 of the NPPF and no further consideration of sports provision needs to be made.

74. TRAINING AND EMPLOYMENT

Major developments are required to fulfil obligations in respect of training and employment of local residents during construction. A condition will be attached requiring that an employment and training plan is submitted and adhered to during construction.

75. CONCLUSION

76. Subject to the conditions specified above officers recommend approval for the application.

CIL DETAILS

This application is not liable to pay the Community Infrastructure Levy (CIL). This is because the application relates to an education use (use class D1) and has zero charge (£0).

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

DECISION NOTICE – APPROVAL

Application No: 17/4857

To: Grayson
HKS Architects
82 Dean Streey
London
W1D 3SP

I refer to your application dated **13/11/2017** proposing the following:

Phased demolition of existing single storey brick and timber school building and construction of new two-storey brick building to contain school hall, kitchen, classrooms and ancillary support spaces

and accompanied by plans or documents listed here:
Refer to condition 2.

at **St Margaret Clitherow RC Primary School, Quanton Street, London, NW10 0BG**

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: 02/02/2018

Signature:

Alice Lester
Head of Planning, Transport and Licensing

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:-

The National Planning Policy Framework (NPPF) 2012

Brent Development Management Policies 2016

Brent Core Strategy 2010

SPG17 - Design Guide for New Development

- 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):

101548-HKS-91-XX-DR-A-4000 Revision 3 Site Location Plan

101548-HKS-91-XX-DR-A-4001 Revision 3 Existing Site Block Plan

101548-HKS-91-XX-DR-A-4002 Revision 3 Proposed Site Block Plan

101548-HKS-20-XX-DR-A-2001 Revision 8 Proposed GA Elevations

101548-HKS-20-XX-DR-A-3000 Revision 6 Proposed GA Sections

101548-HKS-20-00-DR-A-1000 Revision 4 Proposed General Arrangement Plan, Primary Elements, Level Ground

101548-HKS-20-01-DR-A-1000 Revision 4 Proposed General Arrangement Plan, Primary Elements, Level First

101548-HKS-20-RF-DR-A-1000 Revision 4 Proposed General Arrangement Plan, Primary Elements, Level Roof

101548-HKS-XX-XX-DR-A-9001 Revision 3 3D Views - Sheet 01

101548-HKS-XX-XX-DR-A-9002 Revision 3 3D Views - Sheet 02

101548-HKS-XX-XX-DR-A-9003 Revision 3 3D Views - Sheet 03

tf1071 treefabrik Arboricultural Development Report -

CABJ-M3932-14(ER05) Preliminary Ecological Appraisal Survey -

101548-FAB-XX-00-XX-L-1100 Revision D Landscape Colour Masterplan

101548-FAB-XX-00-XX-L-1110 Revision D Hard Landscape General Arrangement

101548-FAB-XX-00-XX-L-1111 Revision A Indicative Levels and Drainage Plan

101548-FAB-XX-00-XX-L-1500 Revision D Landscape Access Circulation and Boundaries Plan

101548-FAB-XX-00-XX-L-1510 Revision D BB103 Area Comparison Plan- Proposed

101548-FAB-XX-00-XX-L-1511 Revision D BB103 Area Comparison Plan- Existing

101548-FAB-XX-00-XX-L-3400 Revision B Landscape Sections

REP-2601189-08-NW-171103 Revision 0 External Lighting Assessment

CALC-2601189-08-MV-20171002 Revision 0 Predicted Operational Energy Report

REP-2601189-08-MV-20171108 Revision 3 Part L Compliance Report

REP_2601189_08_TC_20171110 Revision 1 Preliminary BREEAM Assessment

REP-2601189-08-MV-20171109 Revision 2 Overheating Analysis report

101548-PEP-00-XX-RP-C-6200 Revision 1 Flood Risk Assessment

464717-PEP-00-XX-DR-C-1200 Revision 3 Phase 1 Drainage Layout

464717-PEP-00-XX-DR-C-1201 Revision 3 Phase 2 Drainage Layout

101548-HKS-00-XX-RP-A-0001 Revision 2 Design and Access Statement

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

- 3 The flood risk mitigation measures and SuDS techniques as detailed for inclusion within the applicant's Flood Risk Assessment (prepared by PEP civil & structures Ltd, dated October 2017) shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To ensure the development improves surface water runoff and reduces the likelihood of flooding on site to ensure the development is sustainable.

- 4 The tree protection measures recommended within the Arboricultural Development Report (prepared by tree : fabrik, dated November 2017) and recommendations to preserve existing and surrounding site ecology within the Preliminary Ecological Appraisal Survey (prepared by Opus, dated April 2017) shall be implemented in full throughout the construction of the development hereby approved.

Reason: To ensure the development appropriately protects trees and bio-diversity within the site and its surroundings.

- 5 Any plant shall be installed, together with any associated ancillary equipment, so as to prevent the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall be 10dB(A) below the measured background noise level when measured at the nearest noise sensitive premises. Such details shall be submitted to and approved in writing by the Local Planning Authority prior to installation of any plant equipment and thereafter implemented in full accordance with the approved details.

Reason: To protect acceptable local noise levels.

- 6 Details of materials for all external work, including samples which shall be made available for viewing on site, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced (excluding demolition, site clearance and the laying of foundations). The work shall be carried out in accordance with the approved details.

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

- 7 (a) Prior to the commencement of development a Training & Employment Plan shall be submitted to and approved in writing by the Local Planning Authority which shall include the following:

- (i) The local jobs and apprenticeship target for the construction phase (this requires one job/apprenticeship per 1,000 sq. m);
- (ii) Details of the Training & Employment Co-ordinator;
- (iii) Details of how the local employment target will be met including liason with Brent Works;
- (iv) Submission of monthly monitoring figures;

The approved Training and Employment Plan shall be implemented throughout the construction phases of the development for the lifetime of the construction of the Development.

- (b) Prior to occupation of the development a Training & Employment Verification Report shall be submitted to and approved in writing by the Council. The report shall set out how the measures approved pursuant to part (a) of this condition have been implemented and shall evidence the number of jobs and training opportunities held by Brent Residents during construction.

Reason: In the interest of providing local employment opportunities.

- 8 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- (i) the parking of vehicles of site operatives and visitors;
 - (ii) Construction traffic routes to the development site;
 - (iii) loading and unloading of plant and materials;
 - (iv) storage of plant and materials used in constructing the development;
 - (v) Details of how vehicular access to adjoining and opposite premises are not impeded;
 - (vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - (vii) wheel washing facilities and schedule of highway cleaning;
 - (viii) measures to control the emission of dust and dirt during construction;
 - (ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - (x) School access during the construction phase (including servicing and delivery arrangements);
 - (xi) Staff car parking facilities; and
 - (xii) Adhere to the Considerate Contractors Scheme.

Reason: To protect residential amenity and ensure the development does not have an adverse impact on the highway.

- 9 The development hereby approved shall be carried out in full accordance with the details stipulated in the Environmental Noise Assessment as compiled by Mach Acoustics and dated September 2017, unless alternative details have been submitted to and approved in writing by the Local Planning Authority and the development is carried out in full accordance with those approved details.

OR

Prior to occupation of the development, details of any internal noise environment mitigation measures needed to meet relevant British Standards shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved. The development shall be carried out in full accordance with the approved details.

Reason: In the interests of achieving a comfortable noise environment within the school.

- 10 Within 2 months of occupation of the new school building, a Energy Assessment Review (to be carried out by an approved independent body) shall be submitted to and approved in writing by the Local Planning Authority that demonstrates the proposal meets minimum BREEAM 'Very Good' rating.

If the review specifies that the development has failed to meet the above levels, compensatory measure shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

The approved Sustainability and Energy Strategies (or as amended) shall be fully implemented and maintained for the lifetime of the Development unless otherwise agreed in writing with the Council.

Reason: To ensure a satisfactory development which incorporates sustainability measures that are commensurate to the scale of development proposed.

- 11 Prior to first occupation of the development hereby approved, details of proposed servicing arrangements for refuse collection shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved plans. The details shall demonstrate how refuse collection operations will be kept isolated from school activities within the playground.

Reason: In the interests of providing inclusive access.

- 12 Notwithstanding the details already submitted, an arboricultural method statement and tree protection plan relating directly to the protection of conifer trees identified as 'G1' on the applicant's submitted tree survey shall be submitted to and approved in writing by the Local Planning Authority prior to works being carried out within the root protection area of the tree/s. All works thereafter shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development preserves the visual amenity of the area.

- 13 Notwithstanding the details already submitted, additional details that propose the addition of artificial bat roosting boxes within the fabric of the building and/or the provision of bird nesting boxes on the trunks of existing boundary trees shall be submitted to and approved in writing by the Local Planning Authority, unless an alternative arrangement is first agreed in writing by the Local Planning Authority. All works thereafter shall be carried out in accordance with the approved details prior to first occupation of the development and thereafter retained.

Reason: To ensure the development considers opportunities to enhance the ecological and biodiversity value of the site and its surroundings.

- 14 Prior to the commencement of building works (excluding demolition and site clearance), a site investigation shall be carried out by competent persons to determine the nature and extent of any soil contamination present. The investigation shall be carried out in accordance with the principles of BS 10175:2011 + A1:2013. A report shall be submitted to and approved in writing by the Local Planning Authority, that includes the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination. It shall include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors. The report shall be approved in writing by the Local Planning Authority prior to commencement of the works on site.

Reason: To ensure the safe development and secure occupancy of the site

- 15 Any soil contamination remediation measures required by the Local Planning Authority shall be carried out in full. A verification report shall be submitted to and approved in writing by the Local Planning Authority, stating that remediation has been carried out in accordance with the approved remediation scheme and the site is suitable for end use (unless the Planning Authority has previously confirmed that no remediation measures are required). The remediation works shall be carried out in full prior to first occupation of the development hereby approved.

Reason: To ensure the safe development and secure occupancy of the site

- 16 Further details of hard landscaping within the scheme shall be submitted to and approved in writing by the Local Planning Authority within 3 months of commencement of development. The approved details shall be completed in strict accordance with the approved details prior to the occupation of the new school building or in accordance with an implementation programme agreed in writing with the Local Planning Authority. Such a scheme shall include:-

- (a) areas of hard landscape works including details of materials and finishes.
- (b) the location of, details of materials and finishes of, any street furniture and play equipment.
- (c) existing and proposed boundary treatments including walls, fencing and retaining walls, indicating materials and height
- (d) details of external lighting (including proposed sitting within the site and on buildings and light spillage plans showing details of lux levels across the surface of the site and at residential windows)

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

INFORMATIVES

- 1 The applicant is advised to review the Council's Code of Construction Practice. Noisy works are permitted:

Mon-Fri 0800-1800

Sat 0800-1300

Audible works should not be carried out at any time on Sundays and Bank Holidays.
- 2 The applicant is advised to notify the Council's Highways and Infrastructure Service of the intention to commence works prior to commencement and include photographs showing the condition of highway along the site boundaries. The Highways and Infrastructure Service will require that any damage to the adopted highway associated with the works is made good at the expense of the developer.
- 3 In relation to the conditions relating to land contamination. The applicant is advised that the quality of imported soil must be verified by means of in-situ soil sampling and analysis. The Council does not accept soil quality certificates from the soil supplier as proof of soil quality.
- 4 The applicant is advised of the following guidance note from The Environment Agency:
 - *Please be aware there is an Observation Borehole part of the network the Environment Agency uses to monitor the groundwater in London, adjacent to the West of the site. As long as the development is confined to the indicated site, the Environment Agency does not expect the intended works to affect this.*
- 5 The applicant is advised of the following guidance notes from the Canal and River Trust:
 - *Should the applicant/developer be minded to discharge drainage from the site into the adjacent Brent Feeder, an agreement from the Canal & River Trust must be sought. Please contact Liz Murdoch at liz.murdoch@canalrivertrust.org.uk.*
 - *The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>).*
 - *The applicant/developer is advised that any encroachment or access onto the canal towpath requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor, Jonathan Young*

(jonathan.young@canalrivertrust.org.uk) regarding the required access agreement.

- 6 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 7 Brent Council supports the payment of the London Living Wage to all employees within the Borough. The developer, constructor and end occupiers of the building are strongly encouraged to pay the London Living Wage to all employees associated with the construction and end use of development.
- 8 Birds and their nests are protected under the Wildlife & Countryside Act 1981. To prevent harm to nesting birds, site clearance and construction should not be undertaken other than outside of the bird breeding season (March to September inclusive) unless it takes place immediately after a nesting bird check has been undertaken by a suitably qualified ecologist.
- 9 Bats have protected status under European legislation. Site clearance and development must stop if any evidence of bats or their roosts is found on site and a suitably qualified ecologist must be consulted prior to work recommencing.

Any person wishing to inspect the above papers should contact Toby Huntingford, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1903