

Agenda Item 06

Supplementary Information Planning Committee on 14 February, 2018

Case No. 17/4857

Location	St Margaret Clitherow RC Primary School, Quainton Street, London, NW10 0BG
Description	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

Agenda Page Number: 91 - 112

Further information in relation to refuse storage and collection

Since the publishing of the committee report, the applicant has submitted additional information in relation to refuse. The following clarifications have been provided:

- The school's existing bin store has been shown on an alternative location plan. The existing bin store is in a very similar position to the proposed bin store, immediately alongside the boundary with no. 15 Cambridge Close, albeit slightly further to the east and alongside a part of the garden that is further from the rear elevation of 15 Cambridge Close than the current proposal. The existing bin store is not enclosed.
- The proposed site plan has been updated to provide more information on the proposed bin store alongside the new school building. The updated site plan clearly shows that the proposed bins are to be within an enclosed store.
- The landscape access, circulation and boundaries plan has been updated to indicate the route from the bin store to the bin collection point outside of the school main entrance. The plan's annotation confirms that general waste collections are made on Thursday mornings and recycling collections are made on Tuesday mornings. The plan clearly identifies boundary separations within the site and access gates which shows that the proposed playground area containing pupils' recreational space between teaching sessions is to be contained within a secure weld mesh fence, meaning that both the bin storage and collection areas are not accessible to pupils during school hours. The plan clearly clarifies the arrangement for bin collections and provides sufficient assurance that this will not interfere with school activities.
- A new drawing showing the design intent for the timber enclosure to the bin store has been submitted. The information confirms that the enclosure will be lockable with double leaf gates and that the store will not be higher than the retained fence along the boundary with no. 15 Cambridge Close, alleviating any concerns about amenity impact. The enclosure of the bin stores is likely to significantly mitigate any refuse related nuisance experienced by neighbours.

In light of the above additional information on the bin store arrangements, it is recommended that the following conditions are updated:

- Change to condition 2 (approved plans) to account for the three revised plans and one new plan provided to clarify refuse arrangements.
- Removal of condition 11 (details of servicing for refuse to be submitted) since all relevant information has now been submitted and approved upfront.

Update on Environmental Health Consultation

As was the case during the publishing of the committee report, comments are yet to be received in relation to the Construction Method Statement or the Environmental Noise Assessment by Council colleagues in Regulatory Services. The specific requirements of conditions 8 and 9 are contingent on whether these submitted details are deemed acceptable by Brent's regulatory services team, and the details of the reports

will either be secured within the conditions or required to be updated with revised submissions. The decision on the application will not be formally given until the appropriate consultation has been received from Regulatory Services and the conditions have been updated accordingly.

Recommendation: Remains approval, subject to the conditions set out within the committee report

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