



Planning Committee Map

Site address: The Crest Boy's Academy & The Crest Girl's Academy,
Crest Road, London, NW2 7SN

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This map is indicative only.

RECEIVED: 26 December, 2011

WARD: Dollis Hill

PLANNING AREA: Willesden Consultative Forum

LOCATION: The Crest Boy's Academy & The Crest Girl's Academy, Crest Road, London, NW2 7SN

PROPOSAL: Variation of condition 3 (development to be carried out in accordance with approved plans and documents) and condition 32 (details of facade/cladding works) of full planning permission 11/1698 dated 19/10/2011 for *Phased development comprising enabling works including demolition of existing temporary structures, formation of new access road from Dollis Hill Lane and car park (44 spaces), erection of temporary school accommodation (2.5 year permission); Phase 1: erection of new school buildings comprising four no. four- to six-storey blocks with four-storey linking structures, associated hard and soft landscaping works and car park providing 61 spaces (6 accessible spaces), 238 no. cycle spaces, internal service road from Crest Road, grading, cutting and filling of ground, provision of building mounted mobile telephone antennae; and Phase 2: demolition of permanent school buildings, associated hard and soft landscaping works including one no. Multi Use Games Areas and one no. all-weather pitch with floodlighting (as amended by plans received 31/08/11) to allow minor material amendments to:*

Condition 3

- (i) reduce the width of Block 3 by moving southern elevation northwards by 900mm and eastern elevation westward by 1m;
- (ii) move Block 4 northwards by 900mm towards Block 3 to maintain building separation;
- (iii) omit part of the basement of Block 3
- (iv) remove one storey from Entrance Pod;
- (v) amend the shape of the sprinkler tank;
- (vi) show new sub-station as approved by LPA ref: 11/3206; and
- (vii) minor amendment to fenestration on southern elevation of Block 3

Condition 32

- (i) allow the details to be submitted prior to commencement of each part of the facade work in Phase 1.

APPLICANT: CREST BOY'S & CREST GIRL'S ACADEMIES

CONTACT: Planning & Development Associates

PLAN NO'S:

See condition 3

RECOMMENDATION

That conditions 3 and 32 be varied as proposed and a new permission issued.

EXISTING

Planning permission 11/1698 was granted on 19 October 2011 with the following description:

Phased development comprising enabling works including demolition of existing temporary structures, formation of new access road from Dollis Hill Lane and car park (44 spaces), erection of temporary school accommodation (2.5 year permission); Phase 1: erection of new school buildings comprising four no. four- to six-storey blocks with four-storey linking structures, associated hard and soft landscaping works and car park providing 61 spaces (6 accessible spaces), 238 no. cycle spaces, internal service road from Crest Road, grading, cutting and filling of ground, provision of building mounted mobile telephone antennae; and Phase 2: demolition of permanent school buildings, associated hard and soft landscaping works including one no. Multi Use Games Areas and one no. all-weather pitch with floodlighting (as amended by plans received 31/08/11)

A number of details pursuant applications have been made to satisfy various pre-commencement conditions; some have been granted and others are pending a decision.

PROPOSAL

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- (vi) show new sub-station as approved by LPA ref: 11/3206; and
- (vii) minor amendment to fenestration on southern elevation of Block 3

Condition 32

Allow the details to be submitted prior to commencement of each part of the facade work in Phase 1.

HISTORY

12/0148 Details pursuant to condition 11(b) (phase 1 external materials), 12(b) (phase 1 tree protection plan), 13(b) (phase 1 arboricultural method statement), 14(i)-(iv) (soft landscaping) and 15 (landscape management plan) of full planning permission 11/1698 **Granted** 13/02/2012

11/3348 Details pursuant to condition 22 (access road gates), 23 (electric vehicle charging points), 24 (cycle storage), 30 (rainwater harvesting measures), 31 (photovoltaic cells and wind turbine), 35 (green roof), 36 (further details of internal layouts) and 37 (disabled parking bays) of full planning

permission 11/1698 **Granted** 10/02/2012

11/3206 Erection of electricity sub-station adjacent to shared boundary with Nos. 110 & 112 Crest Road **Granted** 03/02/2012

11/3181 Details pursuant to condition no.26 (agreement with local highway authority or highway construction funding) and condition no.38(a) (bus strategy), of the full planning application reference 11/1698 **Under Consideration**

11/2802 Details pursuant to condition no.11(a) (details of external materials), condition no.12(a) (Tree Protection Plan), condition no.13(a) (Arboricultural Method Statement), condition no.16 (part thereof) (soil contamination test details), condition no.18(i) (programme of archaeological work), condition no.19 (Surface Water Scheme), condition no.27 (PERS assessment) and condition no.34 (wheel wash facilities) of full planning application reference 11/1698 **Granted** 16/12/2011

11/1698 Phased development comprising enabling works including demolition of existing temporary structures, formation of new access road from Dollis Hill Lane and car park (44 spaces), erection of temporary school accommodation (2.5 year permission); Phase 1: erection of new school buildings comprising four no. four- to six-storey blocks with four-storey linking structures, associated hard and soft landscaping works and car park providing 61 spaces (6 accessible spaces), 238 no. cycle spaces, internal service road from Crest Road, grading, cutting and filling of ground, provision of building mounted mobile telephone antennae; and Phase 2: demolition of permanent school buildings, associated hard and soft landscaping works including one no. Multi Use Games Areas and one no. all-weather pitch with floodlighting (as amended by plans received 31/08/11) **Granted** 19/10/2011

POLICY CONSIDERATIONS

Development Plan

The development plan for the purposes of S38(6) Planning & Compulsory Purchase Act is the adopted Brent Unitary Development Plan 2004, adopted Core Strategy 2010 and London Plan 2011. Within that plan the following list of policies are considered to be the most pertinent to the application.

Built Environment

- BE2 on townscape: local context & character states that proposals should be designed with regard to their local context, making a positive contribution to the character of the area.
- BE9 seeks to ensure new buildings, alterations and extensions should embody a creative, high quality and appropriate design solution and should be designed to ensure that buildings are of a scale and design that respects the sunlighting, daylighting, privacy and outlook for existing and proposed residents.

Brent Supplementary Planning Guidance

SPG 17 "Design Guide for New Development" Adopted October 2001

Provides comprehensive and detailed design guidance for new development within the borough. The guidance specifically sets out advice relating to siting, landscaping, parking, design, scale, density and layout.

National

Greater flexibility for planning permissions Guidance, Department for Communities and Local Government, November 2010.

CONSULTATION

Neighbouring residents and Ward Councillors were consulted. The Environment Agency were consulted as the site exceeds 1ha.

Letters to consultees: 07/02/12

Site notice: 15/02/12

Press notice: 16/02/12

No objections or comments received from residents to date (1 March).

Environment Agency have confirmed they have no comments.

REMARKS

Background

This application is for some minor material amendments. Recent changes to Government policy recognises that some things matter more than others; since 2009 applicants have been able to submit applications for amendments "whose scale and nature results in a development which is not substantially different from the one which has been approved." (CLG, 2009).

1. Minor material amendments to school accommodation

In summary, the changes proposed are a slight reduction in the size of Block 3 (reduce the width of Block 3 by moving southern elevation northwards by 900mm and eastern elevation westward by 1m; omit part of the basement of Block 3; minor amendment to fenestration on southern elevation of Block 3); the relocation of Block 4 further away from the boundary (move Block 4 northwards by 900mm towards Block 3 to maintain building separation); a reduction in the height of the main entrance (remove one storey from Entrance Pod); a change to the shape of the sprinkler tank; and show new sub-station as approved by LPA ref: 11/3206.

These changes arise from a value engineering exercise and your officers view them as as rither neutral or positive alterations in respect of the impact of the development on neighbouring amenity.

2. Timing of details of façade treatment

The applicant is seeking to alter the timing of condition 32 in respect of the submission and approval of the required details arises because the details required form part of a complex façade package which will not be available in time for the commencement of Phase 1 works in April 2012.

The applicant's programme has the façade works commencing in November 2012 and the applicant is seeking to reword condition 32 to require the details to be submitted and approved prior to the commencement of the façade work, instead of prior to commencement of any Phase 1 works.

Your officers do not have any concerns with this alteration.

In this respect the proposed changes are considered acceptable.

Conditions

The conditions attached to the original decision notice are repeated, although the standard time condition is amended to reflect the original decision date and where further details have been approved, these are included in the conditions.

Conclusion

The changes proposed are not considered to significantly change the approved scheme, but are necessary to overcome funding requirements and to fit with the programme of works. Your officers recommend the minor material amendments be approved.

REASONS FOR CONDITIONS

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004
Brent Core Strategy 2010
London Plan 2011
Central Government Guidance
Council's Supplementary Planning Guidance

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation
Transport: in terms of sustainability, safety and servicing needs
Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of permission 11/1698 dated 19/10/2011.

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 Phasing plan:

(a) Enabling Works

The temporary building hereby permitted under 'Enabling Works' of the proposals shall be removed: (i) within a period of 48 months of the date of the first occupation of the temporary building, or (ii) within nine months of first occupation of the new academy buildings, whichever is sooner.

(b) Phase 1

The works hereby permitted under 'Phase 1' of the proposals shall be completed: (i) within a period of 48 months of the date of the first occupation of the temporary buildings, or (ii) prior to occupation of the new academy buildings, whichever is sooner.

(c) Phase 2

The works hereby permitted under 'Phase 2' of the proposals shall be commenced:
(i) within a period of 48 months of the date of the first occupation of the temporary buildings, or (ii) within three months of the occupation of the new academy buildings.

The development shall be completed in full in accordance with the plans hereby approved and/or any such plans approved pursuant to any condition attached to this planning permission within eighteen months of the occupation of the new academy buildings.

Reason: To ensure the permission for the temporary building is time limited and that the first and second phases of the development are commenced and completed in full in good time to minimise disruption to pupils, in the interests of the amenity of local residents and users of the academy.

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

910001-P00 *Existing Site Location Plan*
910002-P00 *Existing Site Plan*
910004-P01 *Planning SPG17 Distance Plan*
910005-P00 *Site Constraints*
910010-P01 *Proposed Site Plan*

062003 CP1
062004 CP1
062005 CP1
062006 CP1
062007 CP1
062010-P00 *Proposed Site Elevation (N, E)*
062011-P00 *Proposed Site Elevation (S, W)*
602020-P00 *Crest Road & Dollis Hill Lane Entrance Elevations*

061001 CP1
061011 CP1
061021 CP1
061031 CP1
061041 CP1
061051 CP1
061061 CP1
061071 CP1

063001 CP1
063002 CP1
063003 CP1
063004 CP1
063005 CP1

063001-P00 *Existing Site Sections A-C*
063002-P00 *Existing Site Sections D & 1-4*
063101-P01 *Typical External Wall Sections - Sheet 1 - Wing 1 & 4*
063102-P01 *Typical External Wall Sections - Sheet 2 - Wing 2 & 3*
063201-P00 *Planning SPG17 Sections Sheet 1*

063202-P00 *Planning SPG17 Sections Sheet 2*

060001-P00 *Daylight/Shadow Path Modelling Sheet 1*

060002-P00 *Daylight/Shadow Path Modelling Sheet 2*

060003-P00 *Daylight/Shadow Path Modelling Sheet 3*

060004-P00 *Daylight/Shadow Path Modelling Sheet 4*

060005-P00 *Daylight/Shadow Path Modelling Sheet 5*

910003-P00 *Temporary Accommodation Site Plan*

063203-P00 *Planning SPG17 Temporary Accommodation*

910501-P00 *Existing Site Plan with Tree Survey*

940502-P01 *Proposed Tree Removals and Tree Works*

940506-P01 *Existing tree impact sections Sheet 1 of 2*

940507-P00 *Existing tree impact sections Sheet 2 of 2*

940508-P01 *Existing tree impact sections Dollis Hill Lane access*

940510-D01 *Proposed Landscape Masterplan*

940511-D01 *Proposed Hard Landscape General Arrangement Plan Sheet 1 of 3*

940512-D01 *Proposed Hard Landscape General Arrangement Plan Sheet 2 of 3*

940513-CP1 *Proposed Hard Landscape General Arrangement Plan Sheet 3 of 3*

940515-D01 *Proposed Softworks General Arrangement*

940516-D01 *Proposed Hard Landscape Soft Landscape General Arrangement Sheet 1 of 3*

940517-D01 *Proposed Hard Landscape Soft Landscape General Arrangement Sheet 2 of 3*

940518-CP1 *Proposed Hard Landscape Soft Landscape General Arrangement Sheet 3 of 3*

940521-P01 *Proposed Site Sections A/B/C*

940522-P01 *Proposed Site Sections D/E/F*

940526-P02 *The Crest Girls' Academy All Weather Pitch Site Sections Sheet 1 of 2*

940527-P01 *The Crest Girls' Academy All Weather Pitch Site Sections Sheet 2 of 2*

940528-P01 *The Crest Boys' Academy Multi-Use Games Area Site Sections*

940531-P00 *The Crest Academies Dollis Hill Lane Entrance Proposed Sections*

940541-P02 *The Crest Girls' Academy All Weather Pitch Court Setting Out Details*

940542-P00 *The Crest Boys' Academy Multi-use Games Area Court Setting Out Details*

940543-P00 *The Crest Boys' Academy Informal Ballcourt and Four Lane Cricket Net Setting Out Details*

940551-P01 *Proposed Site Boundary Fencing*

900400-P00 *Indicative Incoming Site Services Routes*

900401-P01 *External Lighting Planning*

900402-P03 *MUGA Lighting Plan*

900405-P00 *Proposed External Lighting Layout*

910020-P00 *Indicative Light Spill Diagram;*

UKS7310-7-HSPILL *Horizontal Overspill;*

UKS7310-7-VSPILL *Vertical Overspill*

060001 Rev A *Proposed Phase 1 Drainage Layout*

060002 Rev A *Proposed Phase 2 Drainage Layout*

TCP-01 *Tree Constraints Plan [Onsite trees]*
TCP_01_REV1 *Tree Constraints Plan [Offsite trees]*

060011-P00 *View of Entrance and Crest Promenade*
060012-P00 *View of Main Entrance*
060013-P00 *View of Entrance to Girl's Academy*
060014-P00 *View of Entrance to Boy's Academy*
060015-P00 *View of Courtyard Boy's Academy*
060016-P02 *View of Crest Academies from Vincent Gardens*
060017-P00 *Aerial View of Crest Academies*
060018-P00 *View of Entrance at Crest Road 1*
060019-P00 *View of Entrance at Crest Road 2*
060020-P00 *View of Entrance at Dollis Hill*

CS048373/H1/001 Rev C *Proposed Vehicular Access Works*

72/0008174-121 Rev E *Temporary Classroom Accommodation*
72/0008174-122 Rev D *Temporary Classroom Accommodation*
72/0008174-123 Rev D *Temporary Classroom Accommodation*

500400-P01 *Indicative Roof Plant Information*

Manufacturer's literature for FlaktWoods eQ-027 and eQ-036
Manufacturer's literature for Galglass *Sprinkler Suction Tank Specification and LPS1276*
Manufacturer's literature for Abacus Lighting *Challenger 1 AL5760 and Typical Mast Column Floodlight – Crest MUGA*
Manufacturer's literature for Hidria *Extract Unit – Heat Recovery A-J and Air Handling Units General*

Supporting documents

Arboricultural Impact Assessment (Capita Symonds, July 2011)
Bat Emergence/Re-entry Survey Report (Capita Symonds, ref CS\048373, June 2011)
BB101 Assessment (Capita Symonds, June 2011)
Building Regulations Part L (Capita Symonds, June 2011)
Community Use Statement (Wates, June 2011)
Construction Method Statement (Wates, June 2011)
Construction Vehicles Management Plan (Wates, 12 September 2011)
Design & Access Statement (Wates, June 2011) and *Sports Pitch Flood Lighting Ecological Verification Survey Report and Impact Assessment* (Capita Symonds, June 2011)
Education Statement (Wates, June 2011)
Flood Risk Assessment (Capita Symonds, June 2011)
Lighting Assessment (Capita Symonds, June 2011)
Noise Impact Assessment (Capita Symonds, June 2011) and *Update to Mechanical Services Noise Impact Assessment* (Capita Symonds, 4 August 2011)
Operational Travel Plan (Capita Symonds, June 2011)
Phase I Non-Intrusive Desk Study (Risk Management, June 2011)
Phase II Intrusive Contamination Investigation (Risk Management, June 2011)
Planning Statement (Open Planning, ref P1195/AG-J, June 2011)
Sports Strategy Statement (Wates, June 2011)
Statement of Community Involvement (Arcatelier, June 2011) and *Response to Third Party Representations and Comments of Statutory Consultees Sustainability Checklist TP6* (9 August 2011)

Sustainability & Energy Statement (Synergy Consulting Engineers, June 2011)
Telecoms Statement (Wates, June 2011)
Temporary Accommodation (Wates, June 2011)
Townscape and Visual Impact Assessment (Capita Symonds, 2011)
Transport Impact Assessment (Capita Symonds, CS/048373-18/D_002, June 2011)
and *Technical Note D_006* and *Technical Note D_007*

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

- (4) The 'Phase 1' works shall not be occupied and brought into use until the Dollis Hill Lane access road and associated car parking and turning areas shown on the approved plans have been constructed, surfaced and marked out to the satisfaction of the local planning authority. The car-parking and turning areas shall be used for no other purpose at any time unless otherwise agreed in writing with the local planning authority beforehand.

Reason: In the interests of free flow of traffic and highway safety

- (5) The proposed 16 no. 8m high colum-mounted floodlights shall be erected on the site strictly in accordance with the approved details including directional details, style and baffles where applicable, and shall thereafter be maintained and operated in accordance with the manufacturer's guidelines unless otherwise agreed in writing by the local planning authority beforehand.

Reason: In the interest of safeguarding local amenity

- (6) The two sports pitches hereby approved shall only be permitted to be used between 08.00-21.00 Mondays to Fridays, 08.00-20.00 Saturdays and 09.00-19.00 Sundays and Bank Holidays any floodlights associated with the two sports pitches shall be switched off within 15 minutes of these times and the pitch vacated. Within these time parameters, the floodlights shall only be switched on when the court is in active use. The development shall operate within these parameters unless otherwise agreed in writing with the local planning authority beforehand.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties in respect of noise and light disturbance.

- (7) No other floodlights or lighting for any of the external sporting facilities other than the 16 no. 8m high column-mounted floodlights hereby approved shall be installed on site without the prior submission to and approval in writing by the Local Planning Authority. This shall include the specification, manufacturer, lux level, model, direction and the siting of each lamp. Thereafter the lights shall be installed and operated in accordance with the details so approved prior to installation.

Reason: In order to prevent harm to local amenities from light spillage

- (8) No music, public address system or any other amplified sound system shall be installed or used externally on the site without the prior written approval of the Local Planning Authority. Any proposed system(s) shall be submitted to and approved in writing by the Local Planning Authority prior to installation and thereafter only installed and operated in accordance with the details so approved.

Reason: To safeguard the amenities of the adjoining occupiers

- (9) The external lighting hereby approved, with the exception of the floodlights which are subject to separate control and those which are required for security purposes, shall be controlled by a photocell/time clock control and be arranged in such a manner that the photocell will switch the external lighting on once it becomes dark with a time clock switching the external lighting off at the pre-set time in line with the following core operating times: 08.00-21.00 Mondays to Fridays, 08.00-20.00 Saturdays and 09.00-19.00 Sundays and Bank Holiday, or with any later times agreed within the Community Access Plan. The photocell shall also be used to switch the external lighting off should it become light prior to the pre-set time in order to save energy. The development shall operate within these parameters unless otherwise agreed in writing with the local planning authority beforehand.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties in respect of noise and light disturbance.

- (10) Prior to use of the floodlights other than for testing purposes, the applicants shall submit post-completion testing results that demonstrate that the floodlights are in accordance with the approved lightspill and glare plot plans. If the results fail to demonstrate this, a mitigation strategy shall be submitted to the Local Planning Authority that considers one or a combination of the following:

- (a) additional floodlight baffles/shielding;
- (b) alternative light designs;
- (c) revised light directions;
- (d) provision of partial lighting controls such that the option exists for lighting part of the pitch;
- (e) reduced hours of use

This information shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the details so approved. The floodlights shall only operate in accordance with these details and no subsequent alterations to the floodlights shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To ensure the normal operation of the floodlights does not cause light nuisance to nearby residents

- (11) Prior to the commencement of Phase 2, details of external materials shall be submitted to and approved in writing by the local planning authority. Such details shall include materials, including samples and/or manufacturer's literature, for all external surfaces of the buildings, means of enclosure and hard surfacing.

The works for the Enabling Works shall be carried out in accordance with the details approved in application 11/2802, the works for Phase 1 shall be carried out in accordance with the details approved in application 12/0148, the works for Phase 2 shall be carried out in accordance with the approved details and the works shall be retained thereafter unless otherwise agreed in writing with the local planning authority.

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

- (12) No works shall commence for Phase 2 of the development before a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority.

This shall include method statements and plans which:

- (i) adhere to the principles embodied in BS5837:2005
- (ii) indicate exactly how and when the retained trees, hedges and shrubs on-site or off-site near the site boundaries will be protected during each relevant phase; and
- (iii) show root-protection zones

Provision shall also be made for supervision of tree protection by a suitably qualified and experience arboricultural consultant and details shall be included within the tree protection statement. All the development shall be carried out strictly in accordance with the agreed details, including the Enabling Works in accordance with details approved by application 11/2802 and Phase 1 in accordance with details approved by application 12/0148.

Reason: To ensure retention and protection of trees on the site in the interests of amenity.

- (13) No Phase 2 works shall commence for before an Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority. Such details shall include:

- (i) A schedule of all works to trees on-site to facilitate the development or ensure the health of the tree(s)
- (ii) For those areas to be treated by means of any hard landscape works including access roads or sports pitches, provide:
 - detailed drawing(s) of those areas to be so treated including identification of root-protection zones;
 - details of a no-dig solution for areas within root-protection zones using a cellular confinement system to include a method statement for such works (nb. contractor should demonstrate that they have experience in installing such a system successfully);
 - attendance of a qualified and experienced arboricultural consultant during sensitive operations;
 - works to trees should be carried out by an Arboricultural Association Approved Contractor in accordance with the latest industry guidance (British Standard 3998:2010); and
 - a schedule of materials and samples if appropriate.

The works for the Enabling Works shall be carried out in accordance with the details approved in application 11/2802, the works for Phase 1 shall be carried out in accordance with the details approved in application 12/0148, the works for Phase 2 shall be carried out in accordance with the approved details. The applicant shall give written notice to the local planning authority of seven days prior to carrying out the approved tree works and any operations that present a particular risk to trees

Reason: To ensure the ongoing health and vitality of the existing trees throughout the duration of the development, in the interests of the occupants and general public and to enable the Local Authority to monitor such measures

- (14) The works shall be carried out in accordance with the details of the soft landscaping hereby approved and by further details approved by application 12/0148 within 12 months of first occupation of the new academy buildings.

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.

- (15) The works shall be carried out in accordance with the details of the Landscape Management Plan approved by application 12/0148 and the hard and soft landscaping shall be maintained in accordance with the approved Landscape Management Plan.

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 the survival and ongoing vitality of, all plants and soft landscape. To ensure the environment for the local community and residents continues to remain pleasant and attractive indefinitely. To prevent any financial loss due to neglect, sickness and/or damage to any plants.

- (16) Prior to bringing any soil for the purposes of soft landscaping onto the site during the development, the soil shall be tested for contamination in accordance with the testing methodology approved by application 11/2802 to ensure that it does not pose a risk to future site users in accordance with a scheme that will in advance be submitted to and approved in writing by the Local Planning Authority. Once the development is complete, a report shall be submitted to the Local Planning Authority stating that the imported soil is suitable for use.

Reason: To ensure the safe development and secure occupancy of the site proposed for domestic use in accordance with policy EP6 of Brent's Unitary Development Plan 2004

- (17) Prior to the occupation of the new academy buildings, a Community Access Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall allow for a minimum of 30 hours of community use each week with at least one day (or equivalent hours) at the weekend within the core hours of use of between 08.00-21.00 Mondays to Fridays, 08.00-20.00 Saturdays and 09.00-19.00 Sundays and Bank Holidays. The Plan shall include details of:
- (i) written notification to the local planning authority of the date of implementation of the Plan within 21 days of commencement;
 - (ii) the facilities to be made available including: the Girls' all-weather pitch; the Boys' large MUGA (including which sports the MUGA shall be used for); and which internal accommodation will be used;
 - (iii) access by non-school users/non-members and management responsibilities including the ongoing promotion of the availability of the facilities for community use including up-to-date information about this on the school website;

- (iv) rates of hire based upon and comparable with those charged at other public facilities;
- (v) terms of access;
- (vi) hours of use of each facility; and
- (vii) the number and details of large community events;
- (viii) the number and details of late community events which would extend beyond the aforementioned core hours of use but not later than 23.00 on any day;
- (ix) the number and details, including timings, of those occasions when use of the Dollis Hill Lane vehicular access and upper car park is required; and
- (x) a mechanism for review after one year following implementation of the Plan with both upward or downward review open, depending on the impact on local amenity.

The approved scheme shall include arrangements for consultation and shall be brought into operation upon completion of the 'Phase 2' works and it shall remain in operation for the duration of the use of the development unless otherwise varied in writing with the local planning authority.

Reason: To secure well-managed, safe community access to the sports and other community facilities, to ensure sufficient benefit to the development of sport and to accord with local and regional policies for the maximum use of community facilities.

(18) Works shall be carried out in accordance with:

- (i) the Written Scheme of Investigation approved in application 11/2802; and
- (ii) an appropriate mitigation strategy, which may include archaeological excavation, in the event of significant archaeological remains being encountered

English Heritage will advise on whether archaeological remains are significant and the programme of archaeological work shall be implemented on commencement of works.

Reason: The development of this site may cause damage to heritage assets of archaeological interest.

(19) Development shall be carried out in accordance with the details for surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, approved by application 11/2802 before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these.

(20) Notwithstanding the plans hereby approved, further details of the telecommunications equipment shall be submitted to and approved in writing by the local planning authority prior to installation of the equipment. Such details shall include:

- (i) details of how the antennae will be matched to the underlying panels; and
- (ii) a full ICNIRP certificate for each set of equipment.

The equipment shall be installed in accordance with the approved details and be retained as such unless otherwise agreed in writing with the local planning authority beforehand and notwithstanding the provisions of Part 24 of the GPDO 1995 (as

amended), no further telecommunications equipment shall be installed on the new academy buildings without the prior written approval of the local planning authority.

Reason: To ensure the equipment matches the facade of the building on which it is mounted and to ensure the equipment meets the International Commission for Non-Ionising Radiation Protection (ICNIRP) guidelines.

- (21) The new academy buildings shall not be occupied until a School Travel Plan of sufficient quality to score a PASS rating using TfL's ATTrBuTE programme, to incorporate targets for minimising car use, monitoring of those targets and associated measures to meet those targets, has been submitted to and approved in writing by the local planning authority and the details shall be fully implemented. The targets and monitoring shall include the following:

(i) Targets

- To reduce the existing car modal share by pupils to 16% and 58% by three years; and
- to reduce the existing car modal share by pupils to 15% and by staff (drivers) to 50% by five years

(ii) Monitoring

- Within 3 months of occupation, the Travel Plan shall be audited, with a site and staff ITrace- compliant survey and these details shall be submitted to the Local Planning Authority and approved in writing within 6 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority.
- A review of the Travel Plan measures over the first 12 months of operation shall be submitted to the Local Planning Authority within 15 months of the commencement of the use and the review shall be approved in writing within 18 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority.
- A review of the Travel Plan measures over the first 3 years of operation shall be submitted to the Local Planning Authority within 36 months of the commencement of the use and the review shall be approved in writing within 39 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority.
- A review of the Travel Plan measures over the first 5 years of operation shall be submitted to the Local Planning Authority within 60 months of the commencement of the use and the review shall be approved in writing within 63 months and associated measures implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to promote sustainable transport measures where on-street parking and manoeuvring may cause highway safety problems

- (22) The development shall be carried out in accordance with the details of the gates to the access roads approved by application 11/3348 and retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

Reason: In the interests of the free flow of traffic and highway and pedestrian safety

- (23) The development shall be carried out in accordance with the details of the provision of electric vehicle charging points approved by application 11/3348 and retained thereafter unless otherwise agreed in writing with the local planning authority

beforehand.

Reason: In the interests of climate change mitigation and to comply with London Plan policy

- (24) The development shall be carried out in accordance with the details of the secure cycle storage approved by application 11/3348 and retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

Reason: In the interests of climate change mitigation and to comply with London Plan policy.

- (25) Notwithstanding the plans hereby approved, a Coach Management Strategy shall be submitted to and approved in writing by the local planning authority prior to the commencement of the 'Phase 2' works. Such details shall include:

- (i) details of the existing arrangement to manage coaches waiting, loading and unloading;
- (ii) confirmation that this arrangement will be maintained;
- (iii) a reasonable estimate of the number of occasions coaches are required;
- (iv) written confirmation from all interested parties and particularly the Governors of Braintcroft Primary School of this arrangement; or
- (v) any other acceptable arrangement following consultation with the borough Highway & Transportation officer

The details shall be fully implemented and retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

Reason: In the interests of highway and pedestrian safety and the free flow of traffic.

- (26) Prior to commencement of the development, the applicant shall make appropriate arrangements in writing to enter into an agreement with the Local Highway Authority to directly implement or otherwise fund construction of the highway works shown indicatively on plan CS048373/HI/001 Rev C, which for avoidance of doubt shall also include re-provision of the existing SCHOOL KEEP CLEAR zig-zag markings, together with any ancillary accommodation works or works to statutory undertakers' equipment arising as a result of these works.

The new academy buildings shall not be occupied until the above works have been completed to the satisfaction of the Local Highway Authority and have been certified in writing as being substantially complete by or on behalf of the local planning authority.

Reason: In the interests of highway and pedestrian safety.

- (27) The findings of the PERS assessment approved by application 11/2802 and any further works necessary shall be undertaken at the applicant's expense in accordance with a timetable agreed in writing by the local planning authority within the Bus Strategy required by condition 38.

Reason: In the interests of highway and pedestrian safety.

- (28) Within 12 months of occupation of the new academy buildings, a review by a BRE approved independent body which verifies that the development has met or exceeded a BREEAM 'Excellent' rating shall be submitted to and approved in writing

by the local planning authority. If the review specifies that the development has failed to meet the above levels, compensatory measure to ensure the development meets or exceeds a BREEAM 'Excellent' rating shall be submitted to and approved in writing by the local planning authority within 24 months of occupation of the new academy buildings.

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

- (29) Prior to the commencement of the 'Phase 2' works, a statement detailing how the ICE Demolition Protocol Methodology has been applied in setting DRI and/or NBRI targets for recycled materials or content will be submitted to and approved in writing by the Local Planning Authority . The demolition and construction works shall be carried out in accordance with the approved details.

Reason: To accord with sustainability objectives.

- (30) The development shall be carried out in accordance with the details of the rainwater harvesting measures approved by application 11/3348 and retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

Reason: To ensure satisfactory water efficiency measures are implemented to reduce water demand.

- (31) The development shall be carried out in accordance with the details of the educational photovoltaic cells and wind turbine approved by application 11/3348 and retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

Reason: To accord with sustainability objectives.

- (32) Prior to the commencement of works to the facades of the new academy buildings, further details of the proposed development shall be submitted to and approved in writing by the local planning authority. Such details shall include drawings, including sections where appropriate, at a suitably large scale (e.g. 1:5, 1:10, 1:20, 1:50) or manufacturer's literature which show:

- (i) the junctions of different materials e.g. timber cladding and render, timber cladding and brick, the entrance pavilion cladding and glazed wall;
- (ii) the junctions of the different building types e.g. the blocks with the glazed walkways, the glazed walkways with the pods, the glazed atrium with the blocks;
- (iii) the window and door reveals (including the entrance pavilion glazed wall), headers and sills, including the depth of the reveals and the junction of materials around the returns;
- (iv) the junctions around any wall mounted external vents, if applicable;
- (v) the frames for the glazed atrium, the glazed walkways and the glazed ground floor of the pods; and
- (vi) the window frames including materials, colour and samples if necessary.

The development shall be completed in accordance with the details so approved before the new academy buildings are occupied.

Reason: These details are required to ensure that a satisfactory development is achieved.

- (33) Prior to the commencement of the 'Phase 2' works, a Management and Maintenance Plan shall be submitted to and approved in writing by the local planning authority in consultation with the borough Sports officer, which shall include details of a scheme for a period of 20 years to include:
- (i) a maintenance schedule including regular and planned maintenance of the artificial surface of the Girls' all-weather pitch and the porous macadam surface of the Boys' large MUGA pitch and replacement as necessary of the fencing and lighting depending on the quality and safety of those features;
 - (ii) measures to ensure the replacement of the artificial surface of the Girls' all-weather pitch within the next 8-12 years depending on the playing quality and safety of the pitch;
 - (iii) measures to ensure the replacement of the porous macadam surface of the Boys' large MUGA pitch depending on the playing quality and safety of the pitch;
 - (iv) management responsibilities; and
 - (v) a mechanism for review.

The measures set out in the approved scheme shall be complied with in full, with effect from commencement of the use of the 'Phase 2' works.

Reason: to ensure that new facilities are capable of being managed and maintained to an acceptable standard which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (PPG17 Para 14).

- (34) No works involving demolition or site clearance shall commence until the wheel wash facilities have been installed in accordance with the details approved by application 11/2802. Thereafter the facilities shall remain in place and operational until construction works have concluded.

Reason: In the interests of highway and pedestrian safety.

- (35) The development shall be carried out in accordance with the details of the 140sqm green roof to the entrance porch approved by application 11/3348 and retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

Reason: In accordance with London Plan policy 5.11

- (36) The development shall be carried out in accordance with the details of the internal layouts of the new academy buildings approved by application 11/3348 and retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

Reason: In accordance with London Plan policy 7.2

- (37) The development shall be carried out in accordance with the details of the provision of 'blue badge' disabled parking bays approved by application 11/3348 and retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

Reason: In the interests of inclusivity and accessibility

- (38) (a) Prior to commencement of the 'Enabling works', a Bus Strategy shall be submitted to and approved in writing by the local planning authority in consultation with Transport for London and shall include details of:
- (i) Bus Stop Improvement Works including a scope of works and schedule for implementation of improvements to a maximum of four no. bus stops in the vicinity of the development; and
 - (ii) Bus Capacity Enhancements including (1) a timetable to undertake a Bus Capacity Assessment to establish the impact of this development on existing conditions of morning peak capacity of bus routes within 800m of the site and (2) a scope of mitigation works and schedule for implementation of the Bus Capacity Enhancements if required.
- (b) Prior to the occupation of the new academy buildings, the applicant shall enter into an appropriate agreement with Transport for London, which shall be submitted to and approved in writing by the local planning authority in consultation with Transport for London, to directly implement or otherwise fund the (i) Bus Stop Improvement Works; and, in the event that the Bus Capacity Assessment identifies a shortfall in morning peak capacity on the 245 route or its successor as a result of this development, (ii) the Bus Capacity Enhancements in accordance with the approved scope of works and schedule for implementation within the approved Bus Strategy.

Reason: In the interests of public transport accessibility.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Any person wishing to inspect the above papers should contact Angus Saunders, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5017