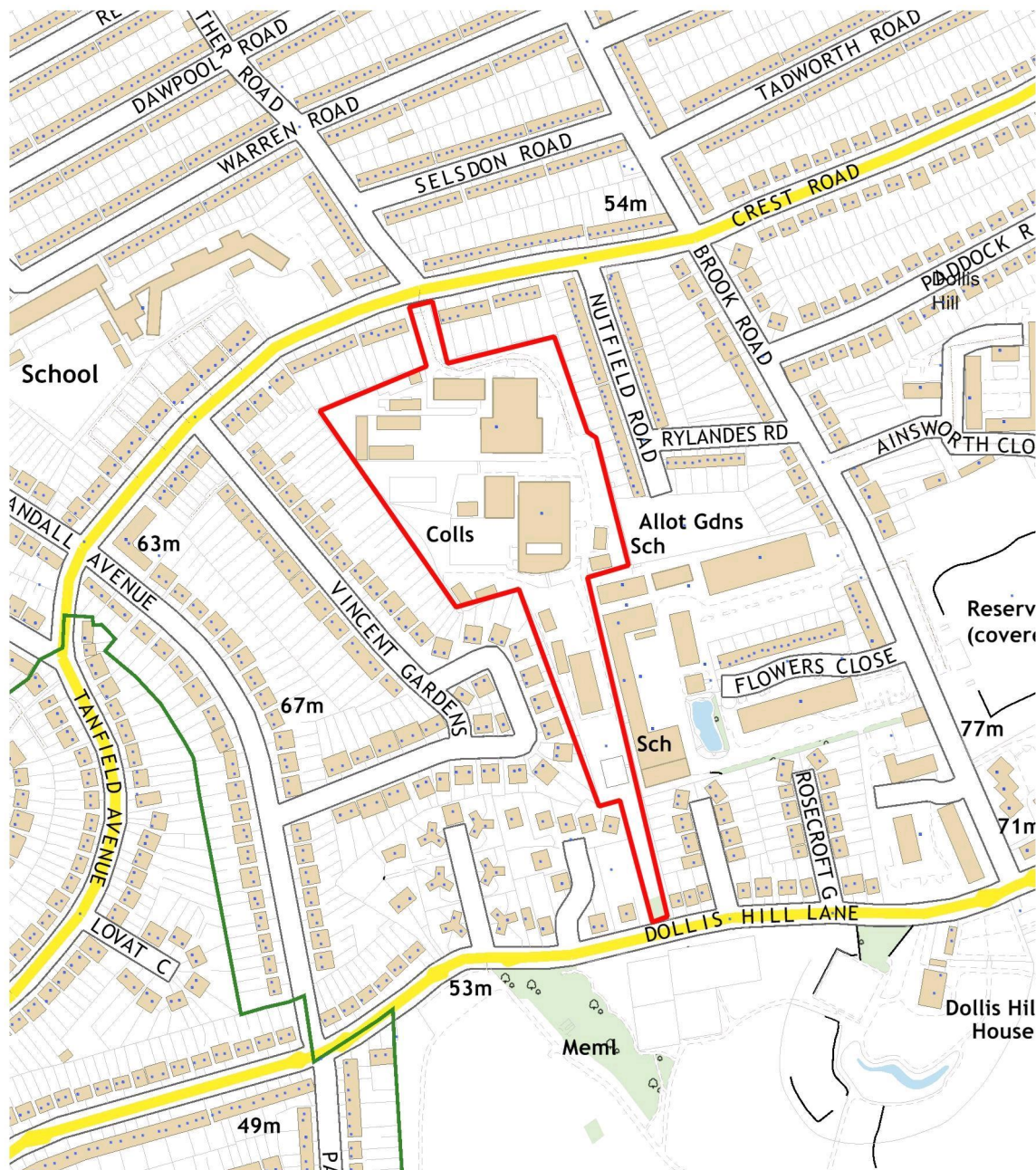




Planning Committee Map

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

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This map is indicative only.

**RECEIVED:** 24 August, 2012

**WARD:** Dollis Hill

**PLANNING AREA:** Willesden Consultative Forum

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

**PROPOSAL:** Variation of condition 3 (development to be carried out in accordance with approved plans and documents) of full planning permission 11/1698 dated 19/10/2011 (as varied by planning permission 11/3393 dated 15/03/2012 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) remove all rooftop teaching areas
- (ii) add rooftop photovoltaic panels
- (iii) addition of Combined Heat and Power (CHP) boiler
- (iv) removal of stair and lift access and thus reduction in height of part of Blocks 1, 2 and 3
- (v) removal of sixth form social area on Block 2 and increase in height to reduction in height of Block 2
- (vi) increase in height of Pod 1 between Blocks 1 and 2
- (vii) make changes to the pods' footprint and position of external doors
- (viii) reduce the width of Block 3 by 1.3m
- (ix) alter the landscaping following the above changes in (vii) and (viii)

**APPLICANT:** Crest Boys and Crest Girls Academies

**CONTACT:** Planning and Development Associates

**PLAN NO'S:**  
See Condition 3

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**RECOMMENDATION**

To delegate authority to the Head of Area Planning to approve the application subject to consideration of comments received from the Greater London Authority and any associated conditions.

**EXISTING**

The 3.6ha site is located in the Dollis Hill ward of the borough, lying between the North Circular Road to the north and Gladstone Park to the south. It is a backland site, bound by the rear gardens of suburban housing in most parts although one part of the boundary is shared with the Dollis Hill Estate, a former industrial estate in mixed education and light industrial uses with planning permission for comprehensive redevelopment for residential purposes (ref: 10/1388).

The site is currently in education use (Use Class D1), with the existing buildings housing the Crest Boys and Crest Girls Academies, formally the Jon Kelly Technology Colleges. Constructed in the mid-50s, the existing buildings are generally poor quality and lack any architectural merit; to accommodate the number of pupils

the schools rely on a large number of inadequate temporary accommodation.

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**

The proposal is to make minor material amendments to the approved scheme which have come about as a result of a re-planning exercise, undertaken following a need to accommodate a revised brief from the Academy Sponsor, EAct. The changes reflect how the school management team wish to operate their premises to assist with improving behaviour and educational attainment for the benefit of pupils at the Crest Academies.

- (i) remove all rooftop teaching areas
- (ii) add rooftop photovoltaic panels
- (iii) addition of Combined Heat and Power (CHP) boiler
- (iv) removal of stair and lift access and thus reduction in height of part of Blocks 1, 2 and 3
- (v) removal of sixth form social area on Block 2 and increase in height to reduction in height of Block 2
- (vi) increase in height of Pod 1 between Blocks 1 and 2
- (vii) make changes to the pods' footprint and position of external doors
- (viii) reduce the width of Block 3 by 1.3m
- (ix) alter the landscaping following the above changes in (vii) and (viii)

## **HISTORY**

**12/0363** Details pursuant to condition 3 (materials) of full planning permission 11/3206 for Erection of electricity sub-station adjacent to shared boundary with Nos. 110 & 112 Crest Road **Granted** 08/03/2012

**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

**11/3393** 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

allow the details to be submitted prior to commencement of each part of the facade work in Phase 1.  
**Granted** 15/03/12

**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**

### ***National***

#### *National Planning Policy Framework*

The NPPF was published on 27 March and replaced Planning Policy Guidance and Planning Policy Statements with immediate effect. Its intention is to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. It includes a presumption in favour of sustainable development in both plan making and decision making and its publication.

Saved policies from the adopted UDP will have increasingly less weight unless they are in conformity with the NPPF and can be demonstrated to be still relevant. Core Strategy policies will also need to be in conformity with both the London Plan and the NPPF and have considerable weight.

The NPPF places great importance on ensuring that sufficient school places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement. LPA's should give great weight to the need to create, expand or alter schools.

LDF Core Strategy and UDP saved policies referred to in the report below have been considered in the assessment of the application and the recommendation is considered to comply with the NPPF.

### ***Regional***

*London Plan 2011*

Strategic planning in London is the shared responsibility of the Mayor of London, 32 London boroughs and the Corporation of the City of London. Under the legislation establishing the Greater London Authority (GLA), the Mayor has to produce a spatial development strategy (SDS) – which has become known as ‘the London Plan’ – and to keep it under review. Boroughs’ local development documents have to be ‘in general conformity’ with the London Plan, which is also legally part of the development plan that has to be taken into account when planning decisions are taken in any part of London unless there are planning reasons why it should not.

The plan identifies six objectives to ensure that the vision is realised:

- Objective 1: A city that meets the challenges of economic and population growth
- Objective 2: An internationally competitive and successful city
- Objective 3: A city of diverse, strong, secure and accessible neighbourhoods
- Objective 4: A city that delights the senses
- Objective 5: A city that becomes a world leader in improving the environment
- Objective 6: A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities

Key policies include:

#### Social Infrastructure

- 3.16 Protection and Enhancement of Social Infrastructure
- 3.18 Education Facilities
- 3.19 Sports Facilities

#### London’s Response to Climate Change

- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable Energy
- 5.8 Innovative energy technologies
- 5.9 Overheating and cooling
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.13 Sustainable Drainage

#### London’s Transport

- 6.3 Assessing effects of development on transport capacity
- 6.7 Better streets and surface transport
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking

#### London’s living places and spaces

- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local Character
- 7.5 Public realm
- 7.6 Architecture
- 7.14 Improving air quality
- 7.15 Reducing noise and enhancing soundscapes
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodlands

#### *London Plan SPG*

The Mayor’s Transport Strategy (May 2010)  
Sustainable Design and Construction – Supplementary Planning Guidance (2006)  
Accessible London: achieving an inclusive environment (April 2004)  
Planning for Equality and Diversity in London (October 2007)

#### **Local**

The development plan for the purposes of S54A of the Town and Country Planning Act is the Brent Unitary Development Plan 2004, the Brent Core Strategy 2010 and the London Plan 2011.

#### *Brent Unitary Development Plan 2004*

Within the 2004 UDP the following list of saved policies are considered to be the most pertinent to the application.

#### Strategic

- STR5 Reduces the need to travel, especially by car.
- STR6 Parking controls
- STR12 Planning decisions should protect public health and safety and in particular, support the achievements of targets within the National Air Quality Strategy.
- STR13 Environmentally sensitive forms of development will be sought
- STR14 New development should make a positive contribution to improving the quality of the urban environment

#### Built Environment

- BE2 Townscape: Local Context & Character
- BE3 Urban Structure: Space & Movement
- BE4 Access for Disabled People
- BE5 Urban Clarity & Safety
- BE6 Public Realm: Landscape Design
- BE7 Public Realm: Streetscape
- BE9 Architectural Quality
- BE12 Sustainable Design Principles

#### Transport

- TRN1 Planning applications will be assessed, as appropriate for their transport impact on all transport modes including walking and cycling.
- TRN3 Directs a refusal where an application would cause or worsen an unacceptable environmental impact from traffic, noise, pollution it generates or if it was not easily and safely accessible to cyclists and pedestrians.
- TRN4 Measures to make transport impact acceptable
- TRN10 Walkable environments
- TRN11 The London cycle network, schemes should comply with PS16
- TRN12 Road safety and traffic management
- TRN13 Traffic calming
- TRN14 New highway layouts, visibility splayed and accesses to and within development should be designed to a satisfactory standard in terms of safety, function, acceptable speeds, lighting and appearance.
- TRN22 On parking standards for non-residential developments requires that developments should provide no more parking than the levels listed for that type of development.
- TRN30 Coaches and taxis should be accommodated to ensure unloading or alighting does not obstruct the highway
- TRN35 On transport access for disabled people and people with mobility difficulties states that development should have sufficient access to parking areas and public transport for disabled people, and that designated parking spaces should be set aside for disabled people in compliance with levels listed in PS15.
- PS12 Car parking standards – Class D1
- PS15 Parking standards for disabled people
- PS16 Cycle parking standards

#### Open Space, Sport & Recreation

- OS9 Dual Use Open Space

#### Community Facilities

- CF8 School Extensions
- CF10 Development Within School Grounds

#### *Brent Core Strategy 2010*

The following spatial policies are considered relevant to this application:

- CP 1 Spatial development strategy  
This sets out the spatial strategy, outlining where growth is to be focused.
- CP 5 Place making  
Sets out requirements for place making when major development schemes are considered
- CP 6 Design & density in place shaping  
Sets out the requirements for appropriate design and density levels for development
- CP 15 Infrastructure to support development  
Requires that the infrastructure requirements of new development are met
- CP18 Protection and enhancement of Open Space, Sports & Biodiversity  
Protects all open space from inappropriate development. Promotes enhancements to open space, sports and biodiversity, particularly in areas of deficiency and where additional pressure on open space will be created
- CP 19 Brent strategic climate mitigation and adaptation measures  
Highlights the need for new development to embody or contribute to climate mitigation objectives, especially in growth areas
- CP 23 Protection of existing and provision of new community and cultural facilities  
Encourages new accessible community and cultural facilities and protects existing facilities. Sets a standard for the provision of new community facilities

### *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.

#### *SPG19 "Sustainable Design, Construction & Pollution Control" Adopted April 2003*

This supplementary planning guidance focuses on the principles and practice of designs that save energy, sustainable materials and recycling, saving water and controlling pollutants. It emphasises environmentally sensitive, forward-looking design, and is consistent with current government policy and industry best practice, aiming to be practicable and cost-effective.

## **CONSULTATION**

A total of 87 adjoining owner/occupiers were consulted regarding the application, site notice displayed adjacent to the site and the application was publicised in the local press. No comments or objections were received.

### **Greater London Authority (GLA)**

Further details have been required regarding the CHP and a revised estimate of the reduction in regulated CO2 emissions. In addition, further information has been requested regarding the proposed PV panels. Subject to this information being provided and assessed against the levels achieved by the consented scheme, the GLA has advised they are likely to be satisfied with the amendments.

### **Environment Agency**

The alterations to the building design appear to be minimal and has not altered the surface drainage scheme for the scheme. No further comments made.

## **REMARKS**

### **Background**

This application is for minor material amendments to the previously approved scheme. Changes to Government policy has meant that 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); this is assessed by way of a variation of condition application.

### **Assessment**

#### ***Remove all rooftop teaching areas***

The rooftop teaching areas were incorporated in the scheme to provide additional supervised areas to be used by the students. The proposal required 1.8m high acoustic screening to the rooftop amenity areas to the north and west sides of Blocks 1 and to the south side of Block 4. As a result of the removal of the rooftop teaching areas, these screens will no longer be required and have been omitted from the scheme.

When the application was originally considered, concern was raised by residents regarding the use of the proposed teaching areas. Whilst the incorporation of these teaching areas was not considered to result in harm to the amenity of nearby residents, their removal is likely to assist in reducing the perception of harm to neighbouring residents.

### ***Addition of Combined Heat and Power (CHP) boiler & add rooftop photovoltaic panels***

The following changes are proposed to sustainability measures:

- Replace mechanically induced natural ventilation with single-sided natural ventilation to relevant classrooms (via motorised louvers and operable windows).
- Addition of CHP and appropriate thermal storage to provide hot water for kitchen and changing room showers.
- Addition of roof-mounted photovoltaic arrays on roofs of buildings.
- Sports Hall on Levels 00 and 03 utilise natural ventilation (previously mechanically ventilated) with ventilation provided in atrium.

The applicant has confirmed that BREEAM Excellent will be achieved. Subject to confirmation from the GLA that these changes meet their policy requirements, the proposal is considered acceptable.

### ***Changes to the height of the blocks and pods & associated landscape changes***

The internal arrangement has been completely re-planned in response to the new brief. The changes have been designed to have a minimal impact on the external appearance of the building. The main aims of the proposal are:

- to improve circulation routes;
- provide additional staff bases for passive supervision;
- reduce open plan learning spaces (to improve acoustics, supervision and control).

The main external changes are set out below:

- Reduction in height at one end of Blocks 1, 2 & 3 to reflect the removal of stair and lift access for pupils to roof area;
- Relocation of sixth form area so that Block 2 is one storey lower in height overall although it is slightly raised on the eastern side of the building by 0.45m (away from the neighbouring houses) to maintain the Sport England guidance clear height of stacked sports halls to avoid any loss of potential sports usage;
- Increase height of Pod 1 by one storey to accommodate vertical circulation into Block 2 (increase in height by 2.75m);
- Minor relocation of the pod footprint and new position of external entrance doors to reflect new internal layout;
- Block 3 narrowed by 1.3m which increases its distance from the boundary;
- Narrowing of Block 3 and relocation of pod footprint (further from residential boundaries) has resulted in minor changes to the landscaping.

The proposal is not considered to significantly change the overall design and appearance of the building. Whilst the height of the building has been increased in part, the impact on the overall massing of the development is offset by the areas of reduction. There will be no significant amenity impacts as the elements where there is an increase in height are set away from the boundaries with residential properties. Revised section drawings have been provided to confirm compliance with SPG17.

### **Conclusions**

The changes proposed are not considered to significantly change the approved scheme, but are necessary to make alterations to accord with the new operational requirements of the school management team. Subject to confirmation from the GLA that they considered sustainability matters are acceptable, approval of the minor material amendments is recommended.

### **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 PL1

062004 PL1

062005 PL1

062006 PL1

062007 PL1

062010-P00 *Proposed Site Elevation (N, E)*

062011-P00 *Proposed Site Elevation (S, W)*

602020-P00 *Crest Road & Dollis Hill Lane Entrance Elevations*

061001 PL1

061011 PL1

061021 PL1

061031 PL1

061041 PL1

061051 PL1

061061 PL1

061071 PL1

063001 PL1

063002 PL1

063003 PL1

063004 PL1

063005 PL1

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-PL1 *Proposed Landscape Masterplan*

940511-PL1 *Proposed Hard Landscape General Arrangement Plan Sheet 1 of 3*

940512-PL1 *Proposed Hard Landscape General Arrangement Plan Sheet 2 of 3*

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

940515-PL1 *Proposed Softworks General Arrangement*

940516-PL1 *Proposed Hard Landscape Soft Landscape General Arrangement Sheet 1 of 3*

940517-PL1 *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 PL1 *Proposed Phase 1 Drainage Layout*  
060002 PL1 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*  
G00054-CS-3009-PL1 *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 Statement – L11122-M-RP-100*  
*Sustainability Statement* (GLA Energy Review Response) - L11122-E-RP-002  
*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 column-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 hererby 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 occassions 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 buildngs, 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) 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.

- (32) 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).

- (33) 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.

- (34) 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

- (35) The development shall be carried out in accordance with the details of the internal layouts as approved and retained thereafter unless otherwise agreed in writing with the local planning authority beforehand.

Reason: In accordance with London Plan policy 7.2

- (36) 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

- (37) (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 Rachel McConnell, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5223