

**Committee Report
Planning Committee on 8 June, 2010**

**Item No. 25
Case No. 10/0436**

RECEIVED: 2 March, 2010

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: Wembley High Technology College, East Lane, Wembley, HA0 3NT

PROPOSAL: Three-storey extension to school building to provide sixth-form facility adjacent to East Lane (as amended by revised plans dated 13/05/10)

APPLICANT: The Governors of Wembley High Technology College

CONTACT: ABA Chartered Surveyors

PLAN NO'S:
(See Condition 2 for the approved plans and/or documents)

RECOMMENDATION

Grant subject to the completion of a satisfactory s106 legal agreement

SECTION 106 DETAILS

The application requires a Section 106 Agreement, in order to secure the following benefits:-

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance
- Submission and compliance with a revised TP6 Form "Sustainability Checklist" which ensures a minimum score of 31.5% is achieved and measures to ensure that BREEAM 'Excellent' rating has been achieved. Following the completion of construction works, appropriate independent evidence (such as BRE Post-Construction Review) should be submitted to the Local Planning Authority to verify this. In addition to adhering to the ICE Demolition Protocol
- Join and adhere to Considerate Contractors Scheme.
- Offset 10% of the site's carbon emissions through onsite renewable generation. If proven to the Council's satisfaction that it's unfeasible, provide it off site through an in-lieu payment to the council who will provide that level of offset renewable generation.

And, to authorise the Director of Environment and Culture, or other duly authorised person, to refuse planning permission if the applicant has failed to demonstrate the ability to provide for the above terms and meet the policies of the Unitary Development Plan and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement.

EXISTING

The site is located within the school grounds of Wembley High Technology College, in an area that is currently tarmaced. The school has previously been extended in a piecemeal fashion. The proposed new extension is to be located to the south-east of the existing school buildings, fronting onto the school playing fields and East Lane to the south.

PROPOSAL

Three-storey extension to school building to provide new sixth-form facility.

HISTORY

- 08/1481** Erection of a single-storey detached building adjacent to East Lane, HA0, comprising a school hall and 4 classrooms (Revised Scheme) as amended by plans received 23/07/08 and mud mitigation strategy emailed 21/07/08. **GTD**
- 08/0278** Erection of a single-storey detached building adjacent to East Lane, HA0, comprising a school hall and 4 classrooms. **GTD**
- 01/2693** Erection of a two-storey extension to the south and west elevations, a single-storey extension to the north elevation and construction of a new main entrance on the west elevation and formation of disabled parking space. **GTD**

POLICY CONSIDERATIONS

Unitary Development Plan [UDP] 2004

BE7- Public Realm: Streetscape

BE9- Architectural quality

OS8- Protection of Sports Ground

CF8- School Extensions

SPG17 - Design Guide for New Development

SPG19 - Sustainable Design & Construction

Considerations;

- Size and scale of proposed building upon surroundings
- Visual impact
- Continuation of sport provision
- Demonstration of need
- Sustainability measures

SUSTAINABILITY ASSESSMENT

Sustainability and renewable energy measures been considered and incorporated into the building's construction.

A range of renewable technologies have been considered for this extension, as set out in the revised Energy Statement. Solar thermal hot water has been selected as being the most suitable technology. 40m² of panels which are to be south facing are proposed to achieve a 10% reduction in carbon dioxide emissions from on-site renewables. London Plan policy is to achieve a minimum of 20% where feasible, but in this case this is an extension to an existing school which already has its own heating systems in place. It would not be feasible to achieve a 20% reduction and a more flexible approach to achieve 10% has been applied. Your Sustainability Officer considers this to be an acceptable strategy. These measures will be secured as part of the s106 legal agreement.

A Sustainability Checklist has been submitted, the applicants achieve a score of 36.5% which is significantly less than the minimum score expected to be achieved which is 50%. Your Officer's have reviewed the TP6 checklist awarding a score of 24%, and a number of areas have been identified where improvements can be made. If incorporated officer's consider a score of 31.5% is realistically achievable with modest improvements and the submission of additional evidence. The submission of a revised TP6 checklist to achieve an improved score is to be secured as part of the s106 legal agreement.

A Construction Method Statement has been submitted in support. This sets out measures for the

management of construction vehicles and the storage of materials whilst construction works are on-going. This confirms wheel washing facilities will be available, fencing/hoardings will separate builders compounds from school playgrounds and access paths during works and all existing trees and hedges to be retained and protected. A condition is recommended to ensure the development proceeds in accordance with these details.

CONSULTATION

132 properties locally were consulted on 15th March 2010. Site Notices were displayed on 17th March 2010 and a press notice displayed on 25th March 2010.

One letter of objection and two letters of support have been received.

The reason for the objection and the officers responses are as follows:

The development is likely to lead to increased traffic, noise and anti-social behaviour.

There is no Transportation objection, the existing Travel Plan does not need amending as there will be no increase in staff or pupil numbers as a result of this new sixth form facility.

The increase in pupils will lead to an increase in activity on the school playing fields, which in turn will increase noise levels.

The extension is to provide much needed, improved classroom space. No increase in pupil numbers will result, as confirmed by the school. It is extremely unlikely that there will be a knock on effect in terms of additional noise from the use of the playing fields/. No objection has been raised by Environmental Health.

Internal and Statutory Consultees:

Environmental Health- Having considered the application no comments made.

Thames Water- No objection.

Transportation- No objections to the proposal on the basis that there will be no additional pupils or staff as a result of the application. A School Travel Plan is already in place.

Ward Councillor's - No response received

REMARKS

Summary:

Wembley High Technology College is a thriving, high achieving secondary school located on East Lane. The school currently has 1300 pupils, 80 teaching staff and 50 non-teaching staff. The school struggles to accommodate these numbers with classrooms at over 95% occupancy, and lacks a dedicated sixth form facility of its own. This current application seeks to address the needs of the school's existing sixth form and does not anticipate an increase in student numbers. A three storey extension is proposed on the school's East Lane frontage on land that it is currently occupied by a tarmaced netball court. The extension will provide 12 new class rooms each of approximately 40 square metres. It will also extend the proposed new sixth form library that was granted planning permission two years ago but has not yet been built. The earlier planning permission for the library included the relocation of the net ball court to a site adjacent to the school playing fields

The school has confirmed that there are no plans to expand pupil numbers as a result of this extension, and state that there should be no impact on traffic and parking. A Travel Plan is already in place to assist the school in minimising its transportation impacts on its surroundings.

Further improvements to the school are planned in the future including upgrading the pre-sixth form classroom arrangements and the provision of a new sports hall. These further improvements will be the subject of future planning applications.

Siting, layout, design & appearance;

The application proposes a 3-storey extension to the south eastern side of the main school building on the East Lane frontage. This will extend the sixth form library which was approved through planning permission 08/0278 (although not yet built), and will provide additional much needed classroom space on the upper floors which is to be dedicated for sixth form pupils. A total of 12 new classrooms at approximately 40m² are proposed along with a new café/canteen area on the ground floor.

The proposed extension will not be visible to the north or west as it is to be screened by existing school buildings. The school playing-field is to the east and to the south is the school boundary with East Lane. The existing trees in this area will be protected via a condition. The size of the site and the siting of the extension will ensure that there is no impact on surrounding residential properties, the closest of which are approximately 30m away on the opposite side of East Lane.

The design of the proposed building has one distinct mass with a flat roof set at a slight pitch. The extension is 12.6m high at its tallest and the lowest part of the classroom's roof is 11.5m high. The sixth form block will be constructed in red facing brick to blend in with the main school and will have glazing on the south, east, west and north elevations. The classrooms have high-level glazing to the east and south elevations, The sloping roof and the general appearance, and choice of materials of the extension are in keeping with the adjoining single storey extension which was approved under planning reference 08/1481.

The building has also been designed to be fully wheelchair accessible with ramped access and a platform lift which will provide access to the upper floors.

Transportation impacts;

The school has moderate access to public transport, with PTAL Level 1. There are currently 22 off-street car parking spaces and secure storage for 27 bicycles.

The existing Travel Plan includes measures which will encourage staff, parents and other users of the school to use non-car modes of access to the site and other measures to reduce the impact of parking and congestion associated with the use of the school. As the proposed extension will not increase pupil or staff numbers then no changes to the travel plan are required. In summary there is no objection to the proposal on transportation grounds.

Sports space provision;

The proposed development will result in the loss of a tarmac surfaced area which is marked out as a netball court area, but in accordance with Policy OS8, this facility has already been provided for elsewhere on site within the playing fields. Given the playing fields and sports space provision elsewhere within the site officers consider the proposal to meet the requirements of OS8.

Summary:

With reference to Council's policies **BE7, BE9, OS8 and CF8** of **Brent Unitary Development Plan 2004** the proposed development is considered to be in character with its surroundings, with suitable justification for its need and its siting within the school grounds with adequate sports reprovision. It is accordingly recommended for planning approval subject to the attached conditions.

RECOMMENDATION: Grant Consent subject to Legal agreement

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

Brent Unitary Development Plan 2004
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
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 this permission.

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

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

1001-pl-01, revB (1:200)

1001-pl-02, revB (1:200)

1001-pl-03 (1:500)

Design & Access Statement - *22nd Feb 2010*

Construction Method Statement - *18 May 2010*

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

- (3) The development hereby approved shall be carried out in fully accordance with the Construction Method Statement dated 18 May 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

- (4) (a) Details of materials for all external work, including samples, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

(b) Details of materials for all external work shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The work shall be carried out in accordance with the approved details.

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

- (5) Details of any plant/ extraction equipment to be installed together with any associated ducting and the expected noise levels to be generated, shall be submitted to and agreed in writing by the Local Planning Authority prior to development commencing and thereafter shall be installed in accordance with the approved details.

Reason: In order to ensure adequate insulation and noise mitigation measures to safeguard the amenities of adjoining occupiers

- (6) A Tree Protection Method Statement, giving details of the means by which existing trees on the site are to be protected from damage by vehicles, stored or stacked building materials, and building plant or other equipment, shall be submitted to and approved in writing by the Local Planning Authority before any demolition/construction work commences on site, and such protection shall be installed and retained, as approved, throughout the period of the work.

Reason: To ensure that trees which are to be retained as part of the development are not damaged by construction works in the interests of the local environment and the visual amenity of the area.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

London Plan (consolidated with alterations) 2008
London Borough of Brent Adopted UDP 2004
SPG17 - Design Guide for New Development
SPG19 - Sustainable Design & Construction

Any person wishing to inspect the above papers should contact Gary Murphy, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5227



Planning Committee Map

Site address: Wembley High Technology College, East Lane, Wembley, HA0 3NT

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