

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

13 January, 2016
04
15/4141

SITE INFORMATION

RECEIVED: 24 September, 2015

WARD: Barnhill

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Lycee International De Londres, 54 Forty Lane, Wembley, HA9 9LY

PROPOSAL: Listed building consent for the erection of a part basement building fronting Forty Lane to house a five lane swimming pool and studio with a green roof and associated works to include courtyard entrance, security gates, cycle parking, demolition and reinstatement of retaining wall, landscaping and installation of PV panels on the roof of the new Annex building.

APPLICANT: Wembley Educational Charitable Trust

CONTACT: Nathaniel Lichfield & Partners

PLAN NO'S: Refer to condition 2

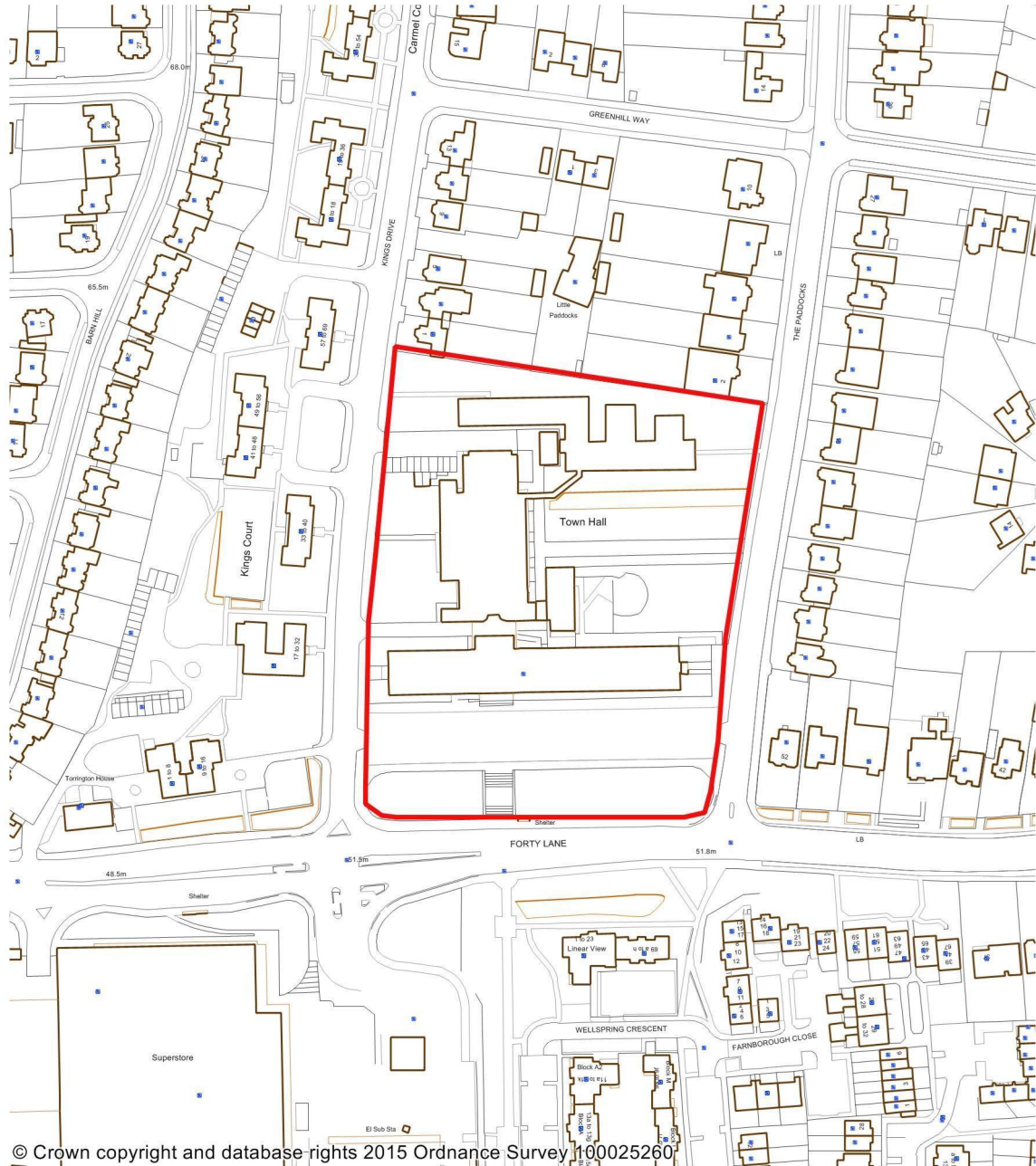
SITE MAP



Planning Committee Map

Site address: Lycee International De Londres, 54 Forty Lane, Wembley, HA9 9LY

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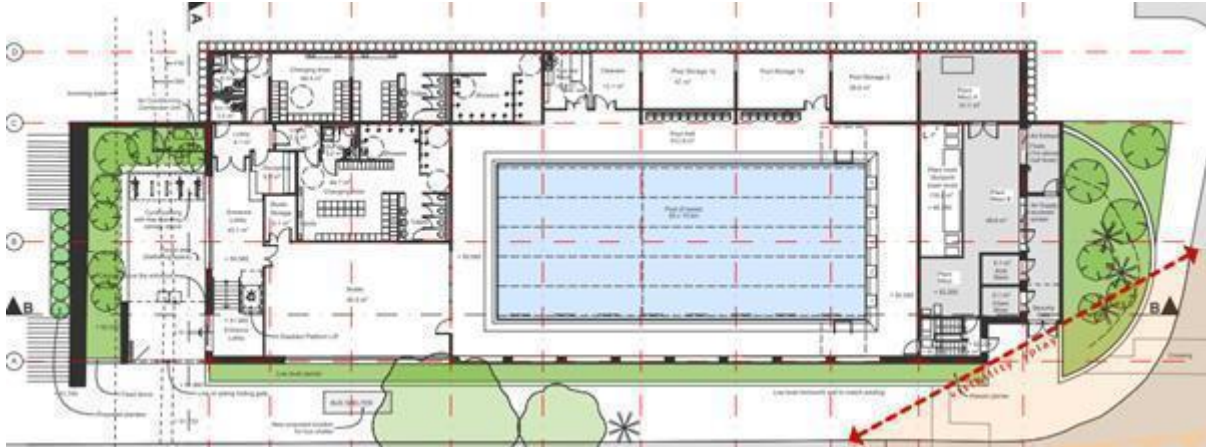


This map is indicative only.

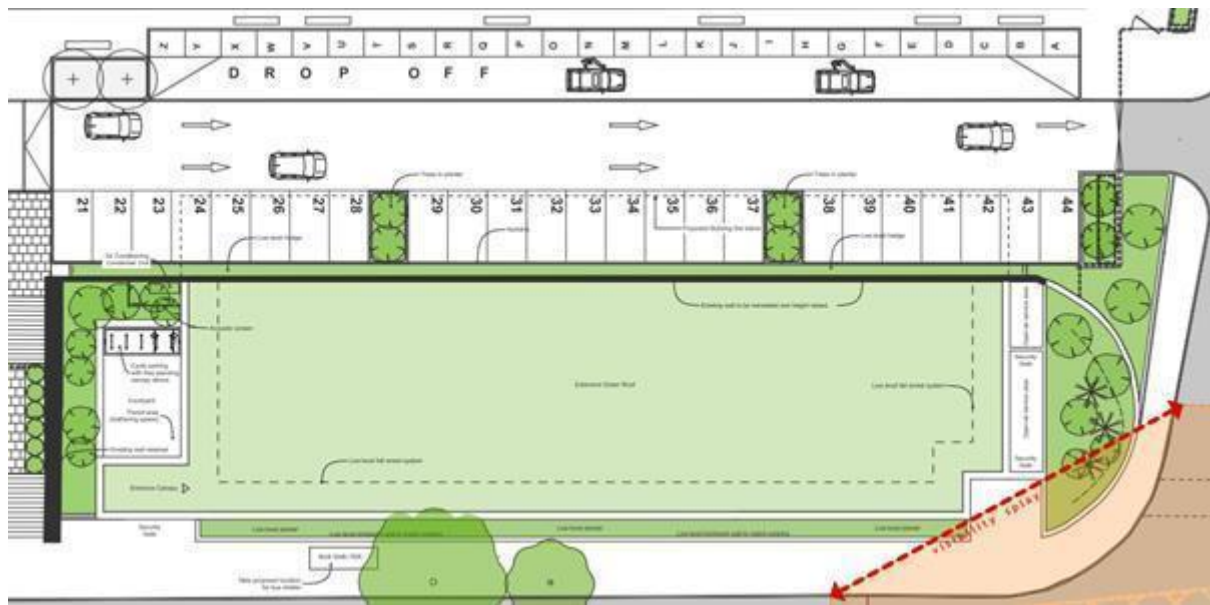
SELECTED SITE PLANS

SELECTED SITE PLANS

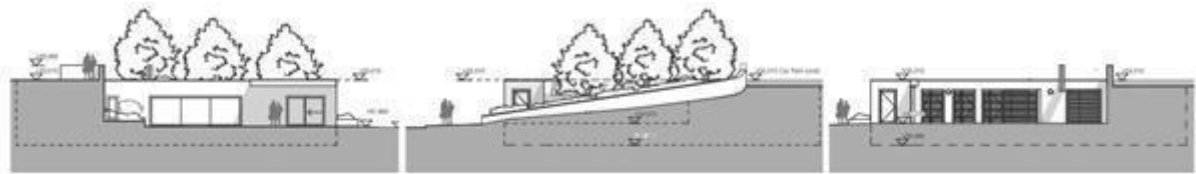
Proposed Ground Floor Plan



Proposed Roof Plan



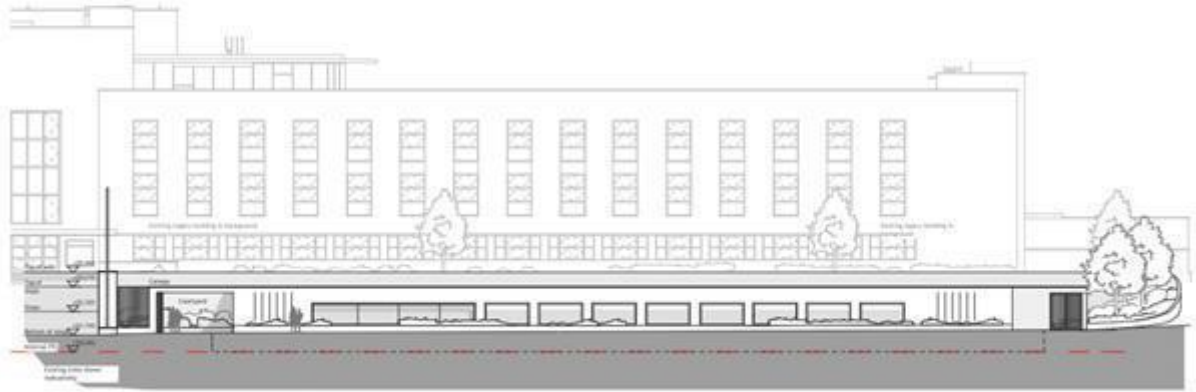
Proposed Elevations



1. West Elevation

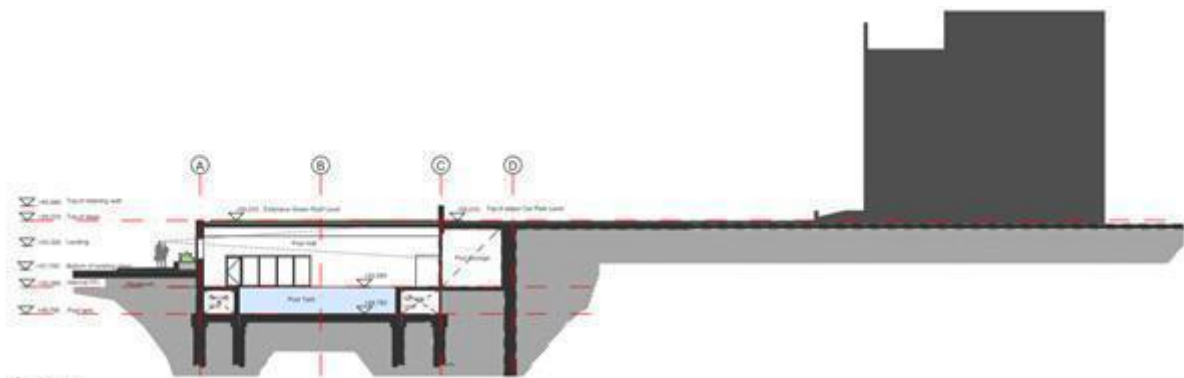
2. East Elevation

3. Plant Elevation (East)

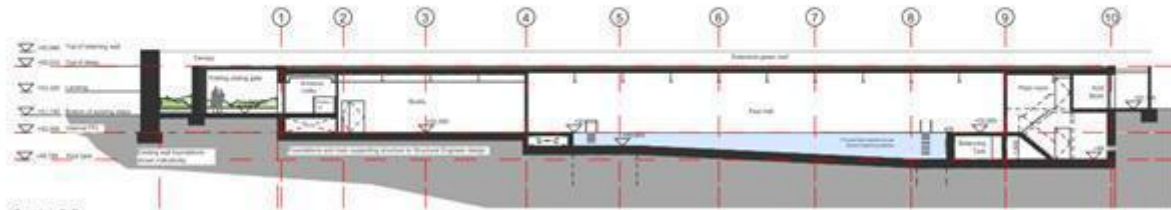


4. South Elevation

Proposed Sections



Section A-A



Section B-B

Proposed Visual



INTRODUCTION

The application is reported to the Planning Committee under the provisions of Clause 24 of the Planning Code of Practice following the resolution at the previous meeting on 16 December 2015 of 'minded to refuse', contrary to the Officer recommendation to grant consent.

In making this resolution, Members raised concerns about the development related to reason highlighted below. No additional material or information has been submitted by the applicant for Officers to comment on. Members are reminded that any appeals are assessed by the Planning Inspectorate and that appeal performance is a planning 'quality' indicator. Appeals also involve costs in terms of staff time and legal advice and the appellant's costs can be awarded if an Inspector considers that a reason for refusal to be unreasonable. The test of unreasonableness is different from not agreeing with the Council's decision.

(1) Concern about siting, height and design of the building and associated impact on the setting of and views to the Listed Building

As the report outlines, the proposal followed pre-application advice including with Heritage England and the 20th Century Society. However, the assessment of impact is a matter of judgement. If the Planning Committee are still minded to refuse on this ground then the following is a possible reason for refusal;

The proposed pool building, by reason of its design, size and siting and, in particular, its location within the principal frontage of the Grade II listed former Brent Town Hall, results in a detrimental impact on the setting of a Grade II listed building, reducing the visibility of the listed building when viewed from the immediate frontage of the property. This is contrary to Policy 7.8 of the London Plan (consolidated with further alterations since 2011) and the National Planning Policy Framework.

Recommendation: Officers continue to recommend that permission is granted subject to the conditions set out in the original report and supplementary report.

The original report and supplementary report from previous Committee Agenda is set out below:

RECOMMENDATIONS

Grant Listed Building Consent, subject to the conditions set out in the Draft Decision Notice.

A) PROPOSAL

Listed building consent for the erection of a part basement building fronting Forty Lane to house a five lane swimming pool and studio with a green roof and associated works to include courtyard entrance, security gates, cycle parking, demolition and reinstatement of retaining wall, landscaping and installation of PV panels on the roof of the new Annex building.

B) EXISTING

The application site comprises Lycee International de Londres Winston Churchill located on Forty Lane. It is a primary and secondary school with 9 forms of entry at secondary level for pupils aged 11 to 18 (total number of 900 pupils), and a single form entry primary school for pupils aged 5 to 11 (total number of 170 pupils). It will accommodate 1070 pupils when at full capacity.

The building is a Grade II listed building and formally accommodated the main civic offices of the former Borough of Wembley and subsequently Brent since 1940. The Town Hall was statutorily listed on 24 September 1990 at Grade II. The main civic offices of Brent are now located within the new Brent Civic Centre on Engineers Way.

This application relates to listed building consent and will focus on the Town Hall as a heritage asset and the impact of the proposal upon this heritage asset and wider area including the Barn Hill Conservation Area. The wider planning considerations of the proposal are discussed within the full planning application ref: 13/1995.

The school occupies a site of approximately 2.1 hectares and fronts onto Forty Lane. As part of the change of use of the former Town Hall into a school, a new two to three storey annex was approved to provide additional school accommodation including a dining hall.

The main entrance to the building is accessed via Forty Lane with an access road and car parking running across the length of the building fronting Forty Lane at a higher level than the pavement on Forty Lane. There are significant level changes across the site with the land rising by around 9.4m from the pavement on Forty Lane to the base of the boundary wall to the north of the site.

The eastern boundary of the Town Hall abuts The Paddocks and its western boundary abuts Kings Drive. Both The Paddocks and Kings Drive are predominantly residential in character. Its northern boundary abuts the rear gardens of properties on Kings Drive and The Paddocks. To the south on Forty Lane is Asda Superstore, a Kwik Fit car garage and public house, with the Chalkhill Estate behind these buildings. Opposite the site on Bridge Road is the Ark Academy Primary and Secondary School and to the west beyond Kings Drive is the Barn Hill Conservation Area.

C) AMENDMENTS SINCE SUBMISSION

During the course of the application, the following amendments have been made to the proposal:

- Alterations to the corner of the swimming pool building on the Forty Lane/The Paddocks junction to not interfere with visibility splays

Car parking spaces reduced to 46 to 44 spaces with increased tree planting in the car park

D) SUMMARY OF KEY ISSUES

Impact on heritage asset (Listed Building): The proposed works do not cause substantial harm to the significance of the heritage asset. The works are to less significant elements of the curtilage of the listed building, most of which will be retained. The setting has been carefully considered and the views to the building will not be harmed. The new build has been carefully considered to reflect and complement the special interest of the listed building.

The new building, as a result of its siting and layout within the school site in compliance with SPG17 guidance, will not adversely impact on the amenity of neighbouring occupiers.

Landscaping and trees: A number of trees within the lower landscaped terrace where the swimming pool is to be located are to be removed. These will be replaced elsewhere within the school site in the car park or along the frontage with The Paddocks. The memorial trees will be replanted with new trees in Chalkhill Park and two memorial leaves provided on the memorial tree in the Civic Centre.

RELEVANT SITE HISTORY

Relevant planning history

Associated full planning application:

15/4140: Full Planning Permission sought for erection of a part basement building fronting Forty Lane to house a five lane swimming pool and studio with a green roof and associated works to include courtyard entrance, security gates, cycle parking, demolition and reinstatement of retaining wall, landscaping and installation of PV panels on the roof of the new Annex building - under consideration.

Previous consents relating to the school use and associated works

13/1995: Full Planning Permission sought for Change of use and refurbishment of the existing Town Hall (Sui Generis) into a new primary and secondary French International School (Use class D1) involving the demolition of a number of ancillary buildings (single storey pre fabricated building and freestanding garages to the rear, and the existing print room attached to the main Town Hall building) and the erection of a part 2/part 3 storey extension along with associated works, subject to a Deed of Agreement dated 28 January 2014 under Section 106 of the Town and Country Planning Act 1990, as amended - **Granted, 29/01/2014.**

13/1996: Listed building consent for the change of use and refurbishment of the existing Town Hall (Sui Generis) into a new primary and secondary French International School (Use class D1) involving the demolition of a number of ancillary buildings (single storey pre fabricated building and freestanding garages to the rear, and the existing print room attached to the main Town Hall building) and the erection of a part 2/part 3 storey extension along with associated works - **Granted, 29/01/2014.**

CONSULTATIONS

A joint consultation letter was sent out to 268 neighbouring properties for the full planning application and listed building consent application on 9 October 2015.

Public Consultation

Two letter of support received on the following grounds:

- The opening of the school represented a significant and positive investment in the old town hall building.
- The site proposed for the swimming pool is currently under-utilised and has little environmental/ecological merit.
- The proposed design includes suitable environmental features to enhance the site.
- Approval by the Council will demonstrate the Council's continued commitment to the school and its development, with consequent benefits to the wider Wembley community.
- New infrastructure that will benefit everyone in the neighbourhood.

QARA

No objections to the proposal in principle. Has queried whether there is scope to provide more landscaping on the roof.

Statutory Consultation

Historic England

No objections raised. Advised that the application is determined in accordance with national and local policy guidance, and on the basis of Brent's conservation advice.

Greater London Archaeological Advisory Service (GLAAS)

No objections raised.

The Twentieth Century Society

No objections subject to conditions being imposed to secure details of the precise brick colour and size and details of signage that should be conservation signage.

Transport of London

No objections raised subject to the following:

- During the construction of the site the bus stop should not be not blocked or impeded from its normal usage in any way.
- A Travel Plan and Construction Logistics Plan should be secured through condition.

Internal Consultation

Heritage Officer

Advised that the proposal will sustain the significance of heritage assets. Have advised that conditions should be applied to the following:

- Full recording of the frontage for the London Parks and Garden's Trust Register
- A brickwork panel of the new brick bonding to be approved on site before the commencement of works.
- a brickwork panel using the old bricks to be approved on site before the commencement of works.
- Details of new signage.
- Colour and section of the window frames, associated boundary treatment, external doors and hard landscaping.
-

Landscape

No objections in principle. Replacement trees to be planted within the school site.

Concerns have been raised with the use of *Pyracantha* and *Berberis* in narrow planting areas fronting the street. Alternatively planting should be secured by condition.

Sustainability

No objections raised.

Transportation

No transportation objections subject to the following conditions

- (a) A revised drawing to be submitted showing the boundary wall, near the junction, to be no higher than 1m, in order to maintain junction visibility.
- (b) The bus stop relocation, proposed new shelter, removal of the existing shelter and relocation of the bus cage marking should be arranged with Transport for London and Brent Council as a Highway Authority.
- (c) The school car park is made available to community use of the pool
- (d) A revised travel plan should be submitted for LPA approval.

POLICY CONSIDERATIONS

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

The above legislation provides specific protection for buildings and areas of special architectural or historic interest. Section 66(1) of the Act states that in the consideration of proposals for planning permission which affect a listed building or its setting, the local planning authority shall pay special regard to the desirability of preserving i) that setting, or ii) any features of special; architectural or historic interest it possesses.

National level policy and guidance

The National Planning Policy Framework (NPPF) was published in March 2012. It discusses the need to conserve and enhance the historic environment. Paragraph 126 of the NPPF outlines that the conservation of heritage assets can bring wider social, cultural, economic and environmental benefits. In accordance with paragraph 128, applicants are required to describe the significance of the heritage asset affected by a proposal, including any contribution made by their setting. Paragraphs 133 and 134 provides guidance with regards to the impact of a proposal on the significance of the heritage asset, and states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Regional level policy and guidance

The London Plan - The Spatial Development Strategy for London Consolidated with Alterations since 2011 (adopted March 2015)

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.

Key policies include:

- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology

Local level policy and guidance

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

- STR11 The quality and character of the Borough's built and natural environment will be protected and enhanced.
- STR14 New development should make a positive contribution to improving the quality of the urban environment.
- STR15 Major development should enhance the public realm.
- STR16 The particular characteristics of the Borough's Listed Buildings will be conserved or enhanced.

Built Environment

- BE6 Public Realm: Landscape Design
- BE7 Public Realm: Streetscape
- BE9 Architectural Quality
- BE22 Protection of Statutory Listed Buildings
- BE23 Setting of Listed Buildings
- BE30 Enabling Development & Heritage Asset Conservation
- BE31 Sites of Archaeological Interest

Brent Core Strategy 2010

The following spatial policies are considered relevant to this application:

- CP 7 Wembley Growth Area
Sets out the vision for Wembley to be a high quality, urban, connected and sustainable city quarter reflecting its designation as a Strategic Cultural Area for London.
- CP17 Protecting and Enhancing the Suburban Character of Brent
Requires the distinctive suburban character of Brent to be protected from inappropriate development.

DETAILED CONSIDERATIONS

Introduction

1 Lycee International De Londres Winston Churchill is a Grade II listed building. Up to 2013, it had accommodated the main civic offices of the former Borough of Wembley and subsequent Brent since 1940. The building was designed by the architect Clifford Strange in a Scandinavian influenced Art Deco moderne style.

2. The building was statutorily listed on 24 September 1990 at Grade II, and as such, enjoys legal protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Any alterations to the building including the interior and any buildings within the curtilage before July 1948 will require listed building consent.

3. The listing description reads:

Municipal offices, library and assembly hall, Built 1935-40 as Wembley Town Hall by Clifford Strange, Brick - clad steel frame; flat roof. Multi-function and sloping site expressed in T-shaped plan set around central entrance hall with Council chamber above and assembly hall to rear, and library to left. Severe Scandinavian style 3-storey front, Tall central staircase tower, slightly recessed behind flanking windows, has tall window set above entrance with flat canopy and steps; 15-bay wing to right has upper windows set in tall recessed bays above continuous ground-floor windows with glazed tile piers to drip mould. Bay of some height to left of tower, with similar ground-floor fenestration and large first-floor window; lower 2-storey, 4-bay range to left has similar ground-floor fenestration and tall first-floor windows. Other elevations are similar, with stepped blocks making use of sloping site: entrance with canopy to library on left; assembly hall to rear has continuous strip of low-level fenestration.

Interior: marble walls and floors to entrance hall and foyer with Art Deco railings to staircase. Council Suite has 3 committee rooms separated by sliding partitions. Panelled dado to assembly hall, Circular light walls to

library.

Recommended as a town hall in the Scandinavian style which is an example of simple but effective 1930s municipal, planning, and interiors making much use of borrowed light and interior glazing. Pevsner called Wembley "the best of the modern town halls around London, neither fanciful nor drab".

Key aspects of the design of the completed Brent Town Hall

4. The following aspect of the design will focus on the frontage of the building rather than the internal arrangement or views further up Kings Drive or The Paddocks. This is to take into account the scale of this application which relates to the swimming pool at the front of the school site along Forty Lane.

External Design

5. When completed in 1940 the building occupied a prominent position, set back from and raised above Forty Lane. The building was built on an asymmetrical T-shaped plan, with a bi-axial arrangement. The plan form, as well as the structure and external fabric of the building, remains largely unaltered.

6. The building was designed as a steel framed building, clad with Lincolnshire bricks. The main elevation fronting Forty Lane is 107m in length, with a 15 bay wing to the right of the tall central entrance tower (with an additional glazed roof at roof level), and a four bay wing to the left. The following external architectural elements are of particular note:

- The asymmetrical plan form, with a bi-axial arrangement;
- The horizontal emphasis of the Forty Lane frontage;
- The recessed glazed tile piers between the ground floor windows;
- The cantilevered flower boxes either side of the front entrance and the east entrance to the Paul Daisley Hall;
- The stepped blocks that make use of the sloped site; and
- The curved form of the roof top office (formerly the staff canteen)

7. Details of the front facade of the building and its wider landscape setting are discussed below, and set out the differences between the 1940s completion of the building and the present day:

- When the building was constricted there was a distinct step down, with an exposed brick wall from the car park level to the landscaped area. This area was subsequently sloped between 1948 and 1990.
- When the building was first constructed that there was very limited amount of landscaping. Some small saplings were present that grew into extant trees.
- Since at least 1983 the western portion of the landscape area has been used as a memorial garden for the planting of commemorative trees. The majority of these trees were moved to the new Civic Centre when the property was transferred to the school.
- Parking is still available between the front of the building and Forty Lane but the car park and lower level of the building are currently partially obscured by trees where once there was an open view to the car park and base of the building.
- Overall, the frontage remains largely the same as when it was constructed.

Setting of Brent Town Hall

8. The landscaped setting of the Town Hall was an important part of the architect's original design. To the front is an area for car parking, which separates the building from Forty Lane. The lower terrace area is included on the London Parks and Garden's Trust Register and described: 'Below the entrance front on the south are terraced lawns to the pavement, with lawns, floral displays and shrubs, and axial steps up to the front entrance. The garden is richly planted, with many Willows and specimen trees and is used by wedding guests. In 1948 the town hall was decorated for the Olympics with the logo, flags and banners; a photograph of the gardens in front at that time shows no trees as at present.'

9. To the west on Kings Drive, the boundary treatment includes a low brick wall and simple landscaping (grassed area with some mature trees and shrubs), allowing clear view of the Town Hall from Kings Drive. More recently railings have also been provided along Kings Drive frontage as part of the works associated with the change of use of the building into the school.

10. To the east on The Paddocks, the boundary treatment includes taller brick walls with stepped railings. This part of the site is more densely landscaped, with limited views of the Town Hall from The Paddocks. A

more formal framed view is provided by the axial footpath from The Paddocks, which runs east-west through the site. The new annex approved as part of the listed building and planning application for the change of use of the building into a school is sited in front of the main building when viewed from The Paddocks.

Relevant Planning History

11. Since its completion in 1940, the Town Hall has been subject to a number of alterations both internal and external. However, the plan form, principal spaces and detailing have largely remained unaltered.

12. The most substantial alteration of the building in recent years, is the change of use and refurbishment of the building into a new primary and secondary French School, involving the demolition of a number of ancillary buildings and erection of a part 2/part 3 storey extension. This involved a significant amount of work to refurbish the internal areas of the building. Details of the relevant planning references are set out in the history above. There have also been a number of subsequent discharge of condition applications.

Significance of the building (heritage asset)

13. The National Planning Policy Framework requires applicants to describe the significance of the heritage asset, including any contribution made by their setting, and use this understanding to inform development proposals. The significance may be archaeological, architectural, artistic or historic interest. Each of these interests is discussed below:

Archaeological

14. In line with the Town Hall Planning Brief an Archaeological Desk-Based Assessment has been submitted. This advises that there is a low potential for archaeological remains to be discovered within the application site. This is because the construction of the Town Hall in the 1930s would have required significant ground removal to facilitate the foundations of the building and the terracing that has taken place on the site, resulting in the possible removal of any buried archaeological remains.

15. GAALS have reviewed the Desk Based Assessment and have advised that no further investigation is required.

Architectural

16. Brent Town Hall has a high degree of architectural interest. The Town Hall was an innovative and extraordinarily modern building when it was completed in 1940. Instead of being designed with a courtyard plan with neo-classical proportions and detailing, which was typical for municipal buildings of the time, it took the new architectural approach being developed on mainland Europe and Scandinavia. It was later described by Pevsner as "the best of the pre-war modern Town Halls around in London, neither fanciful nor drab".

17. The architectural interest of Brent Town Hall lies in the following:

- The building is a very good example of 20th Century municipal architecture.
- The landscaped setting of the Town Hall contributes to the special interest of the building, softening the straight lines and large expanses of brick work. The landscaping deliberately masks and frames views of the Town Hall. The framed view of the Paul Daisley Hall from The Paddocks, along the axial east-west footpath is of particular importance.
- The principal elevation of the Town Hall fronting Forty Lane, including the uninterrupted 15 bay east wing with recessed glazed tile piers at ground floor level, the cantilevered flower beds at either side of the main entrance, and the curved glazed room at roof level which counterbalances the straight lines of the remainder of the building.
- The asymmetrical T-shaped plans of the building, with a bi-axial arrangement.
- The original critical windows, with varying horizontal or vertical emphasis.
- The principal internal spaces including the entrance foyer, Paul Daisley Hall, library, committee rooms and Council Chamber.
- The internal detailing of the Town Hall, including the marble entrance and foyer, curved stair rails, circular roof lights, original Council Chamber desks, curved glazed partition to the Council Chamber, integrated air extract pipes and wood veneers.

18. This application will not directly impact on the fabric of the listed building as described above.

Historic

19. The building has a high degree of local historic interest, with close associations with the former Wembley District Council, and more recent Brent Council. The building was purpose built to accommodate the Council's municipal functions prior to them being relocated to the new Civic Centre in June 2013. There are a number of memorial trees within the lower terrace facing Forty Lane which remain.

20. The building's association with architect Clifford Strange is also of some historic interest. However, he is not a prolific architect and the former Brent Town Hall is the best known of his buildings.

Artistic

21. The internal and external detailing of the building has some artistic value. Externally, this includes the cantilevered flower beds and the glazed tiles piers at ground floor level. Internally, features of artistic interest include the decorative circular roof lights, curved silver bronze handrails and wood veneers.

22. Once again, this application will not directly impact on the internal and external detailing of the building with artistic value as described above.

Assessment of Proposed Development

23. When assessing the impact of the proposed development on identified heritage assets and their setting, consideration needs to be given to paragraphs 133 and 134 of the NPPF. These set out tests for substantial and less than substantial harm.

24. This application proposes the following works:

- Demolition of a section of the low level front boundary wall and partial demolition of the existing retaining wall adjacent to the car park and its then reinstatement and increase in height by five brick courses;
- Erection of a partial basement building to accommodate a five lane swimming pool and studio with associated storage, plant, showers and changing rooms;
- Creation of a courtyard entrance to the west of the new building with security gates;
- Associated landscaping, including replacement tree planting. Installation of a green roof on the swimming pool structure; and
- Installation of PV panels on the roof of the new Annex building

New build

25. The new swimming pool is to be sited at the front of the site within the lower landscaped terrace area. It is to be sited to the east of the main step entrance located on Forty Lane. The siting of the new swimming pool building on the eastern side of the existing steps, respects the asymmetric principal elevation of the building. The building is to be set back 1.4m from the Forty Lane frontage to allow the low boundary wall to be retained and rebuilt in section.

26. The building will be a partial basement construction and when viewed from Forty Lane it will appear as a single storey building. It has been designed so that the roof of the swimming pool building is no higher than the car park level. The sinking of the building into the landscaped area will allow the front facade of the main building to remain visible, and for the extension to read as a subordinate addition rather than compete with the main building.

27. The new swimming pool building is to be in brick. The bricks will be the same proportions as the existing building, but will be a different colour to allow the new building to be recessive rather than dominant the existing building. The overall mass and scale sustains the appearance and setting of the former Town Hall.

28. The fenestration of the proposed swimming pool building has been designed to respect the main building. The form, spacing, size and rhythm of the windows are aligned with the corresponding windows of the main building. The windows closest to the entrance of the swimming pool building have been treated in a different manner, to be merged to form one continuous window, to differentiate and signal the entrance end of the proposed building. Details of the depth of window have reveals have been indicated, which suggests two possible options. One is a deeper window reveal at 0.28m and the other is flush window reveal at 0.03m. It is recommended that further details of the window reveals are conditions to ensure that this detail is simple in its form and does not compete with the main building.

29. It is recommended that full details of external materials are conditioned to any forthcoming consent, together with full details of signage.

30. The plant room is located next to The Paddocks. This area will partially be screened by the existing retaining wall rising up along The Paddocks. A perforated brick wall is also proposed to restrict views of the courtes and doors to the plant equipment. A flue is proposed that is no higher than the retaining wall to the car park. It is recommended that further details of the flue are conditioned together with covering over the roof of the plant area.

Landscape and boundary treatment

31. As discussed above, the lower terrace level is included on the London Parks and Garden's Trust Register. It is recommended that a condition is secured to fully record this area as it currently exists prior to commencing works on site.

32. The proposal will require sections of the existing brick retaining wall to the rear of the lawn area and the low boundary wall at the front of the site to be demolished to facilitate the construction of the swimming pool building. The low boundary wall be reinstated to match the existing one to the frontage of the new building. This will retain this visual feature and allow a band of planting at low level to the building frontage. The retaining wall to the car park will be built up by five brick courses to prevent people stepping over the car park onto the roof of the swimming pool building. This solution is preferred to guard railing which would detract from the setting of the listed building. It is recommended that full details of how the existing boundary wall will be rebuilt and the materials for the increased height of the car park retaining wall are conditioned to any forthcoming consent.

33. The swimming pool building will have a green roof. When viewed from higher levels, the green roof will reflect the former landscaped area of the lower terrace. Full details of the green roof are recommended to be conditioned to any forthcoming consent.

34. The swimming pool building will result in the loss of trees within the eastern end of the lower terrace. As discussed above, these trees have limited reference to the significance of the setting of the listed building, with the exception of more recently planted memorial trees in connection with the former Town Hall status of the building. To compensate for the loss of the memorial trees, two new trees will be planted in Chalkhill Park and two leafs will be added to the 'memorial tree' within the Civic Centre garden. New general tree planting is proposed elsewhere within the site.

Conclusions

35. In conclusion, it is considered that the works do not cause substantial harm to the significance of the heritage asset. National Planning Guidance states that 'in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.'

36. The works are to less significant elements of the building, most of which will be retained. The setting has been carefully considered and the views to the building will not be harmed. The new build has been carefully considered to reflect and complement the special interest of the listed building.

37. Subject to the conditions as set out above and within the decision notice, it is recommended that listed building consent is granted.

SUPPLEMENTARY REPORT

Agenda Page Number: 85

Impact of setting of listed building

As advised in the main committee report, the proposal has been subject to extensive pre-application discussions with Historic England and the 20th Century Society. Both of these statutory consultees have taken the view that the swimming pool building has been sensitively designed to respect the setting of the listed building, and read as a subservient addition to the main listed building.

The ancillary rooms (storage, plant, first aid and changing rooms) are to be situated under the car park. It is likely to be difficult to set the building further back from the road without reducing the width of the swimming pool itself as this would result in the open pool hall area projecting underneath the car park rather than just the ancillary rooms.

In light of the above, your officers are of the view that the proposed 1.4 m set back of the swimming building from the back edge of the pavement together with the height of the building at the same level as the car park is considered appropriate.

Full details of facing bricks for the swimming pool building together with details of windows (including depth of reveals) are recommended to be conditioned to any forthcoming consent.

Recommendation: Remains approval

DRAFT DECISION NOTICE



Brent

DRAFT NOTICE

PLANNING (LISTED BUILDING & CONSERVATION AREAS)
ACT 1990

DECISION NOTICE – LISTED BUILDING CONSENT APPROVAL

=====

Application No: 15/4141

To: Miss Hill
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

I refer to your application dated 24/09/2015 proposing the following:
Listed building consent for the erection of a part basement building fronting Forty Lane to house a five lane swimming pool and studio with a green roof and associated works to include courtyard entrance, security gates, cycle parking, demolition and reinstatement of retaining wall, landscaping and installation of PV panels on the roof of the new Annex building.
and accompanied by plans or documents listed here:
Refer to condition 2
at Lycee International De Londres, 54 Forty Lane, Wembley, HA9 9LY

The Council of the London Borough of Brent, the Local Planning Authority, hereby GRANT Listed Building Consent for the reasons and subject to the conditions set out on the attached Schedule B.

Date:

Signature:

Head of Planning, Planning and Regeneration

Notes

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This approval does not include PLANNING PERMISSION or BUILDING REGULATIONS APPROVAL and the work should not be commenced before such permissions, if necessary, have been obtained.

DnLbcGC

SUMMARY OF REASONS FOR APPROVAL

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

The National Planning Policy Framework (NPPF)
 The London Plan - The Spatial Development Strategy for London Consolidated with Alterations since 2011 (adopted March 2015)
 Brent Unitary Development Plan 2004
 Brent Core Strategy 2010
 Wembley Area Action Plan

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

- 1 The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

WFS LSI A31 SWI GA SL 000100 Rev A - Location Plan
 WFS LSI A31 SWI GA SL 000101 Rev A - Existing Site Plan
 WFS LSI A31 SWI ELV SL 000102 Rev A - Existing Elevations and Sections
 WFS LSI A31 SWI GA GND 000200 Rev B - Proposed Ground Floor Plan
 WFS LSI A31 SWI GA RF 000201 Rev B - Proposed Roof Plan
 WFS LSI A31 SWI ELV SL 000202 Rev B - Proposed Elevations
 WFS LSI A31 SWI SEC SL 000203 Rev B - Proposed Sections
 WFS LSI A31 SWI CGI SL 000204 Rev A - Proposed 3D Visual
 WFS LSI A31 SWI EXT SL 000300 Rev B - Proposed Landscape Scheme
 WFS LSI A31 SWI DET SL 000400 Rev A - Proposed Parapet Detail
 WFS LSI A31 SWI DET SL 000401 Rev A - Indicative Isometric View
 WFS LSI A31 SWI DET SL 000402 Rev A - Proposed Window & Door Details
 WFS LSI A31 SWI DET SL 000403 Rev A - Proposed Courtyard Security Gate
 WFS LSI A31 SWI DET SL 000404 Rev A - Proposed Plant Equipment Details
 WFS LSI A31 SWI GA SL 000500 Rev A - Proposed Demolition Plan

Supporting Documents

Archaeological Desk-Based Assessment prepared by Wessex Archaeology dated September 2013 (Ref: T17401.01)

Arboricultural Report - prepared by CBA Trees dated September 2015 (Ref: CBA10161 v 1B Pool)

Coach Management Plan - prepared by TTP Consulting dated September 2015

Community Access Plan - prepared by Bouygues UK Ltd dated 19 August 2015 (Ref: WSP BYG A0 ALL REP SL 000001 Rev A)

Design and Access Statement - prepared by LSI dated September 2015

Energy Statement - prepared by Harley Haddox dated September 2015 (amended October 2015 Issue 05)

External Lighting Assessment Rev 02 - prepared by Harley Haddox

External Noise Assessment - prepared by Aecom dated August 2015 (Ref: 60300819)

Flood Risk Assessment - prepared by Ramboll Environ dated 22 September 2015 (Ref: UK14-18934)

Foul Drainage and Utilities Statement - prepared by Bouygues UK Ltd dated 24 August 2015 (Ref: WSP BYG A0 ALL REP SL 000001 Rev A)
 Heritage Impact Assessment - prepared by NLP dated 18 September 2015 (Ref: 13349/NG/KD)
 Planning Statement - prepared by NLP dated 24 September 2015 (Ref: 13349/NG/RHi)
 Preliminary Ecological Assessment (Habitat Survey) - prepared by Middlemarch Environmental dated October 2015 (Ref: RT-MME-120792-01)
 Interim School Travel Plan - prepared by TTP Consulting dated September 2015
 Site Waste Management Plan - prepared by Bouygues UK Ltd dated 19 August 2015 (Ref: WSP BYG A0 ALL REP SL 000001 Rev A)
 Statement of Community Involvement - prepared by NLP dated 24 September 2015 (Ref: 13349/NG/JHy)
 Sustainability Statement and Checklist - prepared by Bouygues UK Ltd dated September 2015
 Transport Statement - prepared by TTP Consulting dated September 2015
 Ventilation Statement Rev 01 - prepared by Harley Haddox

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

- 3 Prior to commencement of building works on site, further details of the following external materials (with samples to be pre-arranged to be viewed on site) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- (i) Details of facing bricks including a sample board showing details of the mortar
- (ii) Details of the specification and colour of the window frames and doors
- (iii) Details of the finishing material and colour for parapet roof

The works shall be carried out in full accordance with the approved details, unless alternative materials are agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development which does not prejudice the setting of the listed building.

- 4 Prior to commencement of building works on site, further details of the following 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 as appropriate) or manufacturer's literature which show:

- (a) the window and door reveals, headers and sills, including the depth of the reveals and the junction of materials around the returns;
- (b) measures to screen the open roof of the plant room;
- (c) details of the design, material and height of the external flue
- (d) details of the design and materials of the security gates

The development shall be completed in accordance with the details so approved before the swimming pool building is occupied.

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

- 5 Notwithstanding the plans hereby approved, within six months of commencing of works on site, further details of all hard and soft landscape works within the site shall be submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping shall be completed prior to first occupation of the swimming pool building hereby approved.

Details shall include:

- (a) all planting (including location, species, size, density) of replacement trees within the car park and along The Paddocks frontage as shown in the Proposed Landscape Scheme, details of low level planting along the front of the building, and planting within the courtyard;
- (b) specification of the green roof over the swimming pool building to include section plans and construction methodology, full details of all planting within the green roof (including location, species, size, density) that incorporating a biodiversity enhancement scheme as suggested within the Ecology Statement;
- (c) Details of bat boxes (suitable for pipistrelle species) and bird boxes (suitable for house sparrow) and

- (d) Details of ramped access for terrestrial mammals if excavations are left open overnight during the construction stages
- (e) Details of hard surface materials within the site including means of demarcated the private forecourt from the public highway
- (f) Details of external lighting including light spillage diagrams

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.

- 6 Prior to commencement of works on site, further details of the retaining walls as set out in the Proposed Demolition Plan shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- (a) details of the methodology for protecting the existing retaining wall along the stepped access to the site from Forty Lane during construction works;
- (b) details of the methodology for the demolition of the retaining wall along the car park and the low boundary wall along the frontage;
- (c) details of the methodology for the rebuilding of the retaining wall along the car park (with the additional five courses) and the low boundary wall along the frontage, including details of materials and mortar (to be prearranged to be viewed on site) and elevation plans.

The development shall be carried out in full accordance with the approved details, and the swimming pool building shall not be occupied until the retaining wall along the car park and the low boundary wall along the frontage have been rebuilt to the satisfaction of the Local Planning Authority.

Reason: In the interests of the setting of the listed building.

- 7 Prior to first occupation of the swimming pool building hereby approved, further details of external signage (to be conservation style) including details of any illumination shall be submitted to and approved in writing by the Local Planning Authority. The signage shall thereafter be installed in accordance with the approved details.

Reason: In the interests of the setting of the listed building and highway safety.

Any person wishing to inspect the above papers should contact Victoria McDonagh, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5337