

**Committee Report
Planning Committee on 2 February, 2011**

**Item No. 11
Case No. 10/3207**

RECEIVED: 13 December, 2010

WARD: Stonebridge

PLANNING AREA: Harlesden Consultative Forum

LOCATION: School Main Building, Brentfield Primary School, Meadow Garth,
London, NW10 8HD

PROPOSAL: Erection of 2 storey extension buildings to existing school incorporating new classrooms, toilets, storage rooms, school hall, kitchen and associated plant, photovoltaic panels, and educational roof garden; and landscaping changes including new external amphitheatre and proposed Multi Use Games Area, (MUGA,) ramped accesses, bin stores, parking areas and new trees

APPLICANT: Major Projects (London Borough of Brent)

CONTACT: Mott MacDonald

PLAN NO'S:
Please refer to condition 2

RECOMMENDATION

To:

(a) Resolve to Grant Planning Permission, subject to an appropriate form of Agreement in order to secure the measures set out in the Section 106 Details section of this report. (The Council is the applicant and land owner of the school site and in these circumstances the application cannot be subject to a full s106) or

(b) If within a reasonable period the applicant fails to enter into an appropriate agreement in order to meet the policies of the Unitary Development Plan, Core Strategy and Section 106 Planning Obligations Supplementary Planning Document, to delegate authority to the Head of Area Planning, or other duly authorised person, to refuse planning permission

SECTION 106 DETAILS

The Council is the applicant and land owner of the school site, and rather than a full s106 the application requires an Agreement in the form of a letter from the Head of Property and Asset Management and suitably worded conditions to secure the following benefits:

- a. Payment of the Councils legal and other professional costs in (i) preparing and completing the agreement and (ii) monitoring and enforcing its performance
- b. Prior to Occupation submit, gain approval for and adhere to a Community Access Plan of the school, covering public access to the hall and MUGA for not less than 20 hours a week at rates comparable to council facilities
- c. Prior to Occupation submit, gain approval for and adhere to a shared use management plan
- d. Prior to Occupation submit, gain approval for and adhere to a Travel Plan of the school
- e. Sustainability - submission and compliance with the Sustainability check-list ensuring a

minimum of 50% score is achieved and BREEAM EXCELLENT with compensation should it not be delivered. In addition to adhering to the Demolition Protocol.

- f. Offset 20% 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.
- g. Join and adhere to the Considerate Contractors scheme.

If within a reasonable period the applicant fails to demonstrate the ability to provide for these measures and meet the policies of the Unitary Development Plan, Core Strategy and Section 106 Planning Obligations Supplementary Planning Document by concluding an appropriate agreement, to delegate authority to the Head of Area Planning, or other duly authorised person, to refuse planning permission

EXISTING

This application site is Brentfield Primary School which together with its grounds occupies an area of approximately 0.95ha. The proposed building extensions are set alongside the existing school complex but towards the western end of the site. Access is from Meadow Garth which the school fronts. This is a local access road that is not defined as heavily parked, has a CPZ and has a low public transport accessibility rating. Meadow Garth is not a through road and a barrier has been installed across the road outside the school allowing only emergency vehicles access to the rest of the street. The site is not situated within a conservation area. The school site adjoins the Shri Swaminarayan Mandir, the Neasden Temple to the east and the Grand Union Canal to the south. The rest of the local area is characterised by residential development.

Brentfield is a two form of entry school and currently accommodates 420 pupils.

PROPOSAL

This application proposes the erection of one and two storey extension buildings to the existing school incorporating new classrooms, toilets, storage rooms, school hall, kitchen and associated plant, photovoltaic panels, and educational roof garden; and landscaping changes including new external amphitheatre and proposed Multi Use Games Area, (MUGA,) ramped accesses, bin stores, parking areas and new trees.

The new buildings have been located in two parts of the site: the sports hall at the front of the site is in an area at the entrance, which is not utilised as play space. The building will incorporate a new hall, expanded kitchen and accessible toilet. The hall will be capable of being hired for community access out of hours. Its roof will house the proposed solar panels. There will also be new toilets for the younger children and a new reception entrance, with a direct line of sight to the main access point.

The second area that is to be extended is alongside the playground and to the rear of the existing car park. The car parking has been revised to provide a more organised layout than the existing adhoc area, and will provide parking levels in line with maximum number of parking spaces guided in planning policy, which is lower than the current number of spaces. The proposed building extension provides 6 class rooms and a break-out space over 2 floors, with storage and toilets. This will form the new wing for the older primary school children. The new layout will enable the school to separate the younger and older children into there own dedicated wings with their own play spaces.

The proposes will add an additional form of entry raising the schools capacity to 630.

HISTORY

Many history records on file, but the most relevant recent applications are:

10/1249 – Erection of a single-storey detached temporary classroom in car park to southwest of school site (granted 18/06/2010).

09/0306 – Erection of two-storey extension on north side of building and external staircase on east side of school (granted 22/04/2009).

05/1999 – Erection of single-storey extension on east side of building (granted 30/08/2005)

POLICY CONSIDERATIONS

Planning Policy Guidance 17 – Planning for open space, sport and recreation

Planning Policy Statement 5 – Planning for the Historic Environment

Planning Policy Statement 9 - Biodiversity and Geological Conservation

Planning Policy Statement 25 – Development & Flood Risk

Planning Policy Statement – A sporting future for the playing fields of England

London Plan 2004 as consolidated with amendments

The following policies are relevant:

2A.1; 2A.9; 3A.24; 3D.8; 3D.13; 4A.3; 4B.1; and 4B.5

Brent's Unitary Development Plan 2004

BE2- Townscape- Local Context and Character

BE5 – Urban Clarity & Safety

BE6 – Public Realm Landscape Design

BE8 – Lighting and Light pollution

BE9- Architectural quality

BE12 – Sustainable Design Principles

BE17 – Building services equipment

EP2 – Noise & Vibration

EP6- Contaminated Land

H22 – Protection of Residential amenity

TRN3 – Environmental Impact of Traffic

TRN4 – Measures to make Transport Impact acceptable

TRN11 – The London Cycle Network

TRN22 – Parking standards- non-residential developments

TRN34 – Servicing in New development

TRN35 – Transport access for disabled people and others with mobility difficulties

CF2- Location of small scale Community Facilities

CF8 – School Extensions

CF10 – Development within school grounds

Brent's Core Strategy 2010

CP18 – Protection and Enhancement of Open Space, Sports and Biodiversity

CP19 – Brent Strategic Climate Mitigation and Adaptation Measures

CP23 – Protection of existing and provision of new Community and Cultural Facilities

SPG17 - Design Guide for New Development

SPG12 – Access for disabled people, designing for accessibility

SUSTAINABILITY ASSESSMENT

As a Council project the applicants are required to submit and comply with the Sustainability check-list Form TP6 ensuring a minimum of 50% score is achieved and BREEAM Excellent with compensation should it not be delivered. In addition applicants are expected to adhere to the Demolition Protocol. The applicants score themselves 35 on the Sustainable Checklist. Officers score them at 32. Developments are usually expected to score at least 50, although the TP6 checklist is bias towards higher scores in residential development. Whilst it may be difficult to achieve 50 on a school site, a higher score than 32 would form a condition of any approval.

The pre-assessment of Brentfield Primary School has demonstrated the an overall “Very Good” BREEAM Education 2008 rating, and within the higher end of the percentage banding, (67.54%,) when Very Good starts at 55% and Excellent at 70%. The Ecology Assessment findings are discussed in the main body of this report. The achievement of BREEAM “Very good plus” will form a condition of approval, with compensation should it not be delivered. In addition the applicants will be expected to adhere to the Demolition Protocol.

Heating for the school extensions is proposed via two natural gas fired high efficiency boilers that will be weather compensated with 3 zoned circuits, including underfloor heating for the new hall. Hot water will be distributed by thermally insulated pipework within the ceiling voids. In summer the proposed classrooms will be heated and ventilated by inlet dampers, grilles and stack ventilation in addition to openable windows. In winter the vents can be shut and an air handling unit incorporating a heat recovery system can be used. The kitchen will require a mechanical supply and extract system. Lighting will have photocell controls.

The applicants propose that the London Plan requirement to offset 20% of on-site CO2 emissions be met by the use of an expanse of roof-mounted photovoltaic cells. These PV panels will be located on top of the proposed hall, towards the front and west of the site. Offsetting 20% of the site's carbon emissions through onsite renewable generation will be conditioned and if proven to the Council's satisfaction that it is unfeasible, the applicants will be required to provide off-setting off-site through an in-lieu payment to the Council who will provide that level of offset renewable generation.

The applicants have given great consideration to enhancing the existing school's sustainability, and incorporated passive measures to achieve this. They have also considered the learning experience that this may engender. To this end, a brown roof is proposed above the proposed Key Stage 2 classroom wing. This provides an outdoor classroom space and allows the children to see the proposed PV bank, and ventilation stacks close-up. The highway section below explains how the School Travel Plan is proposed to be advanced and on-site car parking provision will be reduced in line with planning policy guidelines.

CONSULTATION

Consultation letters were sent out on the 23/12/10 to 54 properties including properties on Brentfield Road, Homefield Close, Crouch Road, Meadow Garth and Tatam Road,

Site notice: 20/12/10

Press notice 30/12/10

No comments have been received from local residents or adjacent properties.

Environmental Health – no objections, but require conditions on noise insulation, a construction method statement in relation to air quality, environmental management plan and site waste management plan

Landscape Design –no objections but require conditions on drainage and surface water run-off, tree survey and protection measures during construction, green roof construction and maintenance plan, hard & soft landscaping details, boundary treatments, lighting and play areas.

Highways- initially raised objections to the proposal due to the unsatisfactory servicing arrangements proposed, but provided recommendations are undertaken this may be addressed by conditions. An updated School Travel Plan is required by legal agreement.

Environment Agency – No objections subject to compliance with the sustainable drainage system hierarchy on site.

Sport England –raise concerns with building on an already constrained site, but do not raise a formal objection.

REMARKS

Introduction

This application is for the erection of extensions to the existing primary school to provide education places within the Borough. The main planning considerations are as follows:

1. Need for the School (Community facility)
2. Visual size and scale of proposed building and impact upon surroundings including residential amenities, the school grounds, boundaries and pitches
3. Impact on open space and sports provision
4. Impact of the proposed building on the local cultural and ecological environments
5. Transportation matters
6. Flood risk

Demand for Primary Places

Changes in Brent's population has created increasing demand for school places. The number of four year olds on school rolls is expected to rise strongly over the next three to four years.

In 2009-10, Brent Council analysed the increased demand for places and added a further 68 reception places, at Anson Primary School (7) Park Lane (30) Newfield (30) Avigdor Hirsch Torah Temimah (1), providing a total of 3428 reception places. Despite adding new places, there remains a shortfall of reception places in the Borough. As of 29 July 2010, there were 164 children of primary school age without a school place for the 2009/10 academic year. For the 2010-11 academic year beginning next September, temporary provision for 135 additional reception places has been created in the following schools; Brentfield (30) Wykeham (30) Braintcroft (30) Islamia (30) St Robert Southwell (15).

Applications for reception places 2010-11 are up on last year with 3817 applications compared to 3583 for 2009-10. Since the closing date for applications a further 295 have been received, making a total of 4112 applications. More applications will have come in since the start of the academic year.

As of 15 September 2010, after the additional 135 temporary places are taken into account, 208 Reception children are still unplaced, with 40 vacancies overall in schools; this leaves a net shortage of 168 Reception places in the current academic year. New arrivals to Brent continue to seek reception places. Furthermore many places at Brent's faith schools are taken up by children from outside the borough.

There is also a mismatch between where vacancies exist and where unplaced children live. Most parents seek a local school for primary aged children. During 2009-2010 in some cases the LA has had to offer places up to 5 kilometres away from where children live as this was the nearest offer that could be made.

The LA consulted with primary schools in the borough to explore the possibility of increasing the number of school places. It has been evident that the demand for places would be greater than the number of available places. This assessment was based on the number of applications received by LA, the current forecast of student numbers and feedback from schools. Subsequently, the LA reviewed capacity constraints at all primary schools and identified the maximum need for school places in local areas. Discussions have taken place with schools that were suitable and willing for expansion. This was followed by an initial feasibility assessment.

Brentfield Primary School

Brentfield Primary School is a Community school using the admission arrangements set by the Local Authority. It offers non-denominational mixed gender places for students aged 3-11 years. The Local Authority in agreement with the governing body of Brentfield Primary School has proposed to alter the school by adding an additional form of entry from September 2011. The current capacity of the school is 420 and the proposed capacity will be 630.

The accommodation will provide an additional form of entry provision offering 30 new places a year. The extension and expansion has provided the school with an opportunity to rationalise their layout, reconfiguring the existing accommodation to split the children in to younger (Key Stage 1 or KS1) and older (Key Stage 2 or KS2) age groups. The proposals will enable each of the two age groups to have their own dedicated accommodation. The extension is confined to two parts of the site. The design proposals have been carefully developed to ensure there is no significant loss of play space for the school. This has been enabled through the rationalisation of the existing site amenity areas, entrance area and carpark.

The proposed use

The application proposes the erection of extensions to Brentfield Primary School. The use of an existing school site for the provision of education facilities to meet an expanding roll is acceptable and complies in principle with Policies CF8 and CF10. The applicants have demonstrated that they comply with Building Bulletin 99 – Briefing Framework for Primary School Projects.

The proposed siting within the school grounds and implications on pitches

Brent's Core Strategy places great emphasis on the protection of Open Space. Policy CP18 states that "inappropriate development" of open space should be resisted. This is defined as any development harmful to the use or purpose of open-space unless very special circumstances apply. It has been demonstrated that there is a specific local need for an expanded primary school. The applicants have explained in supporting documents that other siting options were explored but were discounted. The applicants consider the siting rationalises the use of the existing school building and grounds, and minimises impact on playspace, playingfields/ pitches.

The existing principal hard surfaced area towards the south of the site will be retained, located by the proposed Key Stage 2 classrooms. So too will the habitat space to the north of the site, the Key Stage 1 play areas to the north and east of the existing building and nursery outdoor space to the east. The supporting documents demonstrate that the current operation of the school will not be harmed by the application and indeed the learning environment and overall school configuration will be enhanced as a result of the proposal.

The proposed hall, expanded kitchen and reception areas are not in an area not currently used for sports or recreation. This part of the building extension projects into an area that is often used for staff and visitor parking and the historic main school reception area. The southern extension wing incorporates classrooms for the Key Stage 2 age group. This building is located on an area of existing hardstanding, which is presently used partly as a car park, and also partly as an existing playground. It is not marked out as a pitch at any time of the year. The "Brent Outdoor Sports Audit" by Ashley Godfrey Associates 2008 did not include Brentfield Primary School, and therefore there is no information recorded regarding pitches on site.

Whilst part of the proposed building footprint is current in use as a playground, the expanded school will continue to comply with guidelines in Building Bulletin 99 in relation to an appropriate ratio of outdoor play areas to indoor building space for a constrained primary school site. The application therefore does not result in the loss of a pitch but nevertheless will take up land that has potential to form a hard-surfaced pitch. In order to comply with PPG17 the applicants would need to demonstrate that the pitch is surplus to requirements. There is a deficient of pitches within the Borough of Brent. This deficient is identified within the Council document "Planning for Sport and Active Recreation Facilities Strategy 2008."

Furthermore Sport England has issued a PPS that prevents building on pitches or playingfields with the potential to form pitches. However, the site is not considered to form part of, or constitutes a playing field as defined in Article 16(1) the Town and Country Planning (Development Management Procedure) (England) Order 2010 in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement. Considering the parameters of the site, Sport England has considered this application in a non-statutory capacity.

Sport England has assessed the application in the light of Sport England's Land Use Planning Policy Statement Planning Policies for Sport. The overall thrust of the statement is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to ensure the sport and recreational needs of local communities are met.

In practice, the area affected is not sufficiently large enough to provide any form of pitch and the majority of the play ground will be retained in the area marked as a Multi Use Games Area (MUGA) on the submitted site plan. Sports England note that the proposed 'MUGA' is not actually a MUGA that meets the standards prescribed within Sport England's Design Guidance for MUGAs. It is clear that the facility will not be fenced as a standard MUGA nor will the surface meet a type 3 quality as would be needed for such a facility on a school site. The hard-surface is essentially a high quality playground.

Sports England is aware that the proposed extensions are to meet a dire need in the Borough to provide education to children currently out of school. Whilst the development does not impact any playing fields it should be noted that an expansion of the school onto very limited outdoor amenity space is not welcomed by Sport England and the children of the expanded school will suffer as a result. The ability to deliver outdoor sports activities will be further eroded by the increase in building footprint. In spite of the above points, Sport England does not wish to raise an objection to this application in the context of the Town and Country Planning Act. Nevertheless the applicant should note that further incursions into the remaining on-site play-space would be resisted.

The new school hall has been designed to exceed the minimum guidelines for a badminton court produced by Sport England. The hall will also be made available for wider community use, with these facilities (along with the pool) capable of being opened to the wider community out of school hours. The facility is situated towards the front of the site, and has been designed to enable direct community access, so that it may be isolated from the rest of the school enabling the rest of the school to remain secure out of hours. As the Council is the applicant, rather than a legal agreement, a condition will require a shared use management plan/ Community Access Plan to secure a timetable and affordable rates for this access.

Design

The proposed extensions are predominately two storey and are situated at the western end of the existing school building, forming a new wing that runs north- south across the site. The northern part forms the extended kitchen and new hall, and the southern section creates an expanded Key Stage 2 wing. The extensions will be a mixture of brickwork, render and timber cladding. The extensions are expected to assimilate with the existing on-site buildings, whilst providing a modern interpretation to the school's future structure in compliance with policies BE9 and CF8.

The hall is to be timber clad, which is interspersed with vertical fins that form part of the timber frame, which is expressed externally and extends up to roof level. These vertical supports serve to break-up the building's visual massing. The hall is linked to the single-storey kitchen extension, which adjoins the proposed classroom building. The classrooms will be orientated east-west and the use of glazing is maximised. Windows help to articulate the building which is predominately render. The southernmost part is treated differently, with a brick base and a timber clad top section. In order to prevent the need for artificial cooling of the rooms, light shelves are proposed to be mounted externally to the glazing to allow ambient light through, whilst preventing unnecessary

heat gain.

The classroom building is to have a brown roof, which will be accessible as a learning environment, allowing the children an outside classroom space, and also helping them examine the proposed PV cell unit on the roof and ventilation intake stacks. A green screen 1.8m high is proposed along the western edge of the roof, to prevent overlooking opportunities of the residential properties adjoining the school site. The provision of this would form a condition of approval. The flat roof of the proposed school hall is to be used to house the main proposed PV panels.

Impact of the proposed building on the local cultural and ecological environments

The applicants have submitted a Cultural Heritage Desk Based Assessment which finds that the site lies within the Church End area of the parish of Willesden, the medieval capital of which last 400m to the east. The canal to the south of the site was created in the 1800s, but the site remained as fields until Gibbons school buildings were erected in 1949, along the southern side of the site. The current main school building dates from the 1980s. There are no significant archaeological remains known in the area, and no excavations works are required in advance of building on site.

The applicants have submitted a Land Use and Ecology Assessment. This score the proposed scheme against BRE Education Guidance 2008, and finds that the development achieves 8/12 credits. The site was assessed to generally have low ecological value as existing, despite the canal along the southern boundary. The report finds that 10 new trees should be planted on site, 5 in general areas and 5 within the wildlife area. The proposal incorporates 17 new trees, but will result in the loss of 8 existing trees. The provision of at least 18 new trees will form a condition of approval, in order to meet this BRE score, but also to help assimilate the proposed extensions into their setting.

The Ecology Assessment incorporates a Site Specific Biodiversity Action Plan, the recommendations of which should be implemented, and will be required as part of the details pursuant to a condition regarding landscaping. For example, native planting should be enhanced across the site, in particular alongside the canal, and 5 habitat boxes should be erected. The detailed Habitat Survey undertaken concludes that no protected species are likely to be affected by the proposals on site. The Ecology Assessment noted the presence of Japanese Knotweed on the eastern boundary. This requires special measures to be eradicated in accordance with the Wildlife and Countryside Act 1981 and Environmental Protection Act 1990, and accordingly this will form a condition of planning approval.

The Environment Agency raise no objections to the proposal as long as there are no reported drainage problems on site, and that the applicants comply with the Sustainable Urban Drainage Systems (SUDs) hierarchy. The applicants have confirmed that there are no drainage problems on site, and SUDs have been considered. Appropriate SUDs on-site will form a condition of approval.

Environmental Health comments that the site is not contaminated, but asks that the developers remain vigilant to signs of contamination.

Impact of the building upon neighbouring residential amenities

The proposed building has been assessed under guidelines within SPG17. It is closest to properties fronting Meadow Garth to the north and Homefield, a cul-de sac to the west of the site. The majority of the development complies with SPG17 in terms of the building massing in relation to neighbouring gardens. However, there is part of the roof overhang of the proposed hall that appears to officers to breach an indicative 45 degree line from the side of the garden of the neighbouring property at 39 Meadow Garth, at a pinch-point between the building corner and the boundary. The applicants have been asked to rectify this, and an update will be provided in the supplementary.

The existing boundary treatment on the western edge of the site, closest to the proposed

extensions, is a hedge in part, with close mesh fencing in places. The applicants have suggested a soft landscaped verge along the boundary that varies in the original submission from 1m wide to 0.3m. This is not considered sufficient to provide a robust separation to the car park and enlarged school building. Your officers have requested that the applicants consider a more substantial boundary treatment and revised plans are expected to expand the soft landscaped buffer along this sensitive boundary.

The proposed 2 storey classroom wing proposes windows that are 15.6m from the western boundary with Homefield Close gardens, and 27m from the rear windows. Although this distance complies with SPG17 guidelines on separation distances, it is considered that the windows will provide an impression of overlooking areas that are currently private gardens. For this reason all west-facing windows within the classrooms above first-floor levels shall be obscure glazed and thereafter retained as such. Furthermore details of a green screen for the roof garden will also be controlled by condition.

Details of the site compound will be conditioned to be approved by the Local Planning Authority to ensure the impact on neighbouring occupiers is minimised. The applicants will be conditioned to join and adhere to the Considerate Contractors scheme to further reduce the impact of building works on neighbouring dwellings.

Any external proposed lights will be restricted by condition to ensure that there is no light back-spill into the residential gardens in accordance with Policy BE8. This ensures that neighbouring amenities are not harmed by the development.

Noise and fumes arising

The proposal will not result in changes to the positioning of existing play-grounds. Indeed, the proposed classroom wing that projects to the south of the site is situated where there is currently no building, and is considered to provide an additional acoustic buffer to the retained KS2 playground to the south of the site.

In order to create satisfactory learning environments, Environmental Health have guided that all proposed buildings should meet the standards of Building Bulletin 93 for internal noise levels and sound insulation. Officers note that this is also a requirement of Building Control Part E, and it will be conditioned.

A condition will restrict any noise-generating equipment such as air conditioning, the proposed ventilation stacks system, the kitchen flues and extraction equipment in order to avoid machinery noise nuisance to neighbouring dwellings in accordance with policies H22 and EP2.

The site is within an Air Quality Management Area (AQMA) as such Environmental Health requires that the applicants develop a construction method statement, environmental management plan and site waste management plan for approval prior to the commencement of works, to safeguard local air quality. They also request that the proposed gas fired boilers are designed to minimise the emission of nitrogen oxide. These details will form conditions of planning approval.

Transportation issues

Parking

According to the application form, the existing number of staff is in the region of 60. Following the proposed development, the staffing level is estimated as "100+". As set out in Parking Standard PS12 of the Unitary Development Plan 2004, a school can provide up to 1 car space per 5 staff, which in this example would mean an increase from twelve to twenty car spaces. The reduction in on-site parking from 29 to 24 no. car spaces is welcomed in this context.

A single disabled parking bay has been included, which complies with standard dimensions. Under PS15 of the UDP-2004 5% of car spaces, with a minimum of 1 space, should be provided for drivers with disabilities. This provision is acceptable therefore.

Cycle parking is provided in the form of a new covered store for 16 no. cycles, which exceeds minimum requirements for a rate of 1 space per 10 staff (PS16; Primary schools), which would mean 6 to 7 cycle spaces in this case.

Travel Plan

The increase in pupil numbers is listed in the Travel Plan Addendum as from 460 to 670 pupils. However, visitor parking for school facilities can be provided according to PS12 at a rate of 20% of the staff parking. The maximum visitor parking would increase from 2.4 spaces to 4.0 spaces. This means that the proposed provision of 24 no. car spaces will exactly match the maximum staff and visitor parking standard, which is welcomed by the Council's Highway Engineers.

According to the baseline data in the submitted Travel Plan 58% of pupils at the school currently walk to school every day, and a further 24% walk to school one or more days each week. This is well above national averages. Likewise 62% of staff at the school walk or use public transport, which is also a good level in comparison with many schools. Targets are set for the halving of car travel to the site by 2016 for both pupils and staff. However given the projected increase in the numbers of pupils and staff this will not have a huge impact in absolute terms, i.e. although the proportion will be lower, the actual number of cars travelling to the site will not reduce dramatically from the baseline figures.

The Travel Plan Amendment has been checked by Highways and Transport Delivery staff through TfL's online assessment tool, "Attribute". In this assessment the Travel Plan passed with a score of 75 out of 87, and could only have been improved by a clearer strategy for marketing the plan to parents etc. The amended Travel Plan will be secured as a condition of approval.

A Transport Assessment has also been submitted with the application. It makes mention of the Breakfast and After-school clubs currently available at the school, as well as the car parking facilities at the nearby Hindu Temple and supermarket sites which allow parents to use during peak pick-up/drop-off times. The data produced does not suggest that there will be any traffic problems caused by the additional traffic to the site in the period between the expansion of the school intake and the effects of the Travel Plan being felt, if targets are met. In addition the existing Controlled Parking Zone will have a mitigating effect on any on-street car parking in the locality.

Waste disposal

Refuse and recycling storage area will remain in a similar location to the existing, which is stored to the side of the main building. The Council's Engineers object to the turning area as submitted which they comment appears to be too small, and a proper turning head for use by an up to 10m rigid refuse truck is essential, to ensure that vehicles can enter the site, turn and leave in a forward gear. This is considered crucial to the safety of pedestrians, especially vulnerable groups such as schoolchildren.

A suggested amendment drawing has been produced by Highways and Transport Delivery, by re-aligning the kerb arrangement, a refuse truck may exceptionally be able to reverse into the site. The bin storage areas will need to be within a maximum carry distance of 10m from the waiting refuse truck and as such further details will need to be agreed by condition. Out of hours the playground and amphitheatre will allow vehicles to manoeuvre and crucially turn within the site.. The tracking of large vehicles through this solution still requires verification by the Council's Engineers.

Flood Risk

The site area is less than a hectare within Flood Zone 1. In accordance with PPS25 on Development and Flood Risk, the development only needs to consider good practice on drainage. The Environment Agency raise no objections to this specific proposal subject to compliance with the Sustainable Urban Drainage System Hierarchy. Details of SUDs will be conditioned.

Environmental Impact Assessment Development

The proposed scheme will be unlikely to have any significant environmental effects by virtue of its nature, scale and location and it is therefore considered that no Environmental Impact Assessment is warranted in this instance.

Conclusion

The proposed extensions are required in order to meet a recognised need to provide education for primary school aged children within the Borough. The proposed extensions are on balance considered acceptable. The applicants have demonstrated that subject to a legal agreement, the proposal will not harm the local highway network and will relate satisfactorily to local amenities. The applicants have demonstrated that the proposal will comply with local and national planning policies, and accordingly approval is recommended.

RECOMMENDATION: Grant Consent subject to Legal agreement

- (1) The proposed development is in general accordance with policies contained in the:-
Planning Policy Guidance 17 – Planning for open space, sport and recreation
Planning Policy Statement 5 – Planning for the Historic Environment
Planning Policy Statement 9 - Biodiversity and Geological Conservation
Planning Policy Statement 25 – Development & Flood Risk
Planning Policy Statement – A sporting future for the playing fields of England

London Plan 2004 as consolidated with amendments

Brent's Unitary Development Plan 2004
Brent's Core Strategy 2010
SPG17 - Design Guide for New Development
SPG12 – Access for disabled people, designing for accessibility

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):
L(PA) 001 P2 - location plan
X(PA) 002 P3 - existing site plan
L(PA) 002 P4 - proposed site plan
X(PA) 003 P3 - existing ground floor plan
L(PA) 003 P3 - proposed ground floor plan
X(PA) 004 P3 - existing first floor plan
L(PA) 004 P3 - proposed first floor plan
XE(PA)005 P2 - existing roof plan
L(PA) 005 P2 - proposed roof plan

XE(PA)001 P2 - existing elevations sheet 1
XE(PA)002 P2 - existing elevations sheet 2
E(PA) 001 P2 - proposed elevations sheet 1
E(PA) 002 P2 - proposed elevations sheet 2
S(PA) 001 P2 - proposed sections sheet 1

BRE Education (2008) Assessment – Section 11 Land Use & Ecology (LE1-LE9)
BREEAM Education 2008 Pre-Assessment Report for Brentfield Primary School
Cultural Heritage Desk Based Assessment
Design & Access Statement
Educational Need Assessment and Site Selection
Energy Statement for Planning
Planning Statement
Sustainable Development Checklist
Transport Assessment
Travel Plan Addendum

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

- (3) The proposed classroom windows above ground floor level on the western face of the extension shall be constructed with obscure glazing and non-opening or with openings at high level only (not less than 1.8m above floor level) and shall be permanently retained and maintained in that condition thereafter unless the prior written consent of the Local Planning Authority is obtained

Reason: To minimise interference with the privacy of the adjoining occupier(s)

- (4) Prior to the occupation of the proposed extensions the following shall be constructed and permanently marked out in accordance with the approved drawings:
- (a) parking spaces;
 - (b) turning areas;
 - (c) footways

These shall be constructed and permanently marked out in accordance with the approved plans. Thereafter they shall be retained and used solely for the specified purposes in connection with the development hereby approved and shall not be obstructed or used for any other purpose/s.

Reason: To ensure a satisfactory design and access to service the development and to enable vehicles using the site to stand clear of the highway so that the proposed development does not prejudice the free-flow of traffic or the conditions of general safety within the site and / or along the neighbouring highways and in the interests of pedestrian safety.

- (5) Prior to the occupation of the extensions the kerb alterations requested by the Council's Highway Engineers should be undertaken by Streetcare

Reason: For highway safety and to enable articulated vehicles to access the site

- (6) No development shall commence unless details of materials for all external work, including samples of the proposed hardwood cladding system, hall glulam frame, render, brickwork, doors, roof and fenestration 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.

- (7) No development shall commence unless details of a Construction Method Statement incorporating:
- a) details of the proposed site compound
 - b) methodologies that ensure air quality on site is safeguarded during construction
 - c) an Environmental Management Plan
 - d) a Site Waste Management Plan
 - e) evidence of compliance with ICE Demolition Protocol
 - f) evidence of membership of the Considerate Contractors scheme
 - g) methodology of protecting trees related to construction (BS:5837 2005) during construction works

is submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works and thereafter the details and methodologies approved shall be complied with

Reason: In order to safeguard local residential amenities, sustainability measures and air quality

- (8) The development hereby approved shall not be occupied unless a review by a BRE approved independent body which verifies that the development has met or exceeded a BREEAM 'very good' rating is 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 shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the extension.

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

- (9) The development hereby approved shall not be occupied unless the applicants submit to the Local Planning Authority evidence that 20% of the CO2 produced on-site is off-set with a renewable technology as defined within the London Plan 2004 as consolidated with amendments, through the installation of PV panels or an equivalent technology on site. If the review specifies that the development has failed to meet the above levels, compensatory measures off-site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the extensions.

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

- (10) The development hereby approved shall not be occupied unless the applicants submit to the Local Planning Authority evidence that they achieve a score of at least 40 on the Sustainable Development Checklist Form TP6. If the review specifies that the development has failed to meet the above levels, compensatory measures shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the extensions.

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

- (11) No development shall commence unless the applicant submits details of
- a) the proposed hall internal dimensions, demonstrating that they meets Sport England's minimum size dimensions for a badminton court in terms of length, width and height.
 - b) a Community Access Management Plan to cover community access to the on-site Sporting Facilities. The plan will include rates of hire (base upon those charged at other public facilities), hours of operation (after-school, not less than 20 hours in term time) and can be reviewed on a yearly basis.

These details shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the extensions and thereafter implemented in accordance with the approved details

Reason: To ensure a satisfactory development which incorporates community access

- (12) No development shall commence unless the applicants submit details of the
- a) any proposed brown roof
 - b) any proposed green roof
 - c) proposed green screens on all the roofs but particularly the western boundary of the classroom roof
 - d) an associated roof landscape maintenance schedule

These details shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the commencement of development and thereafter the details shall be installed in accordance with the details so approved prior to the occupation of the building

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

- (13) No development shall commence unless a landscapae plan is submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/ construction work on the site. Such landscape works shall be completed prior to occupation of building(s) and within 18 months of commencement of the development hereby approved.

Such details shall include:-

- i. Existing contours and levels and any alteration of the ground levels, such as grading, cut and fill, earth mounding and ground modelling.
- ii. Hard surfaces including details of materials and finishes. These should have a permeable construction wherever possible and should make reference to the Sustainable Urban Drainage System hierarchy
- iii. The provisions of a landscaped buffer along the western boundary of the site
- iv. Proposed boundary treatments including walls and fencing, indicating materials and heights.
- v. All planting including location, species, size, density and number

- vi. Any sustainable construction methods which are to be used.
- vii. The provision of additional native planting along the southern edge of the site
- viii. The provision of 18 new trees within the site
- ix. Details of the proposed amphitheatre
- x. A detailed (min 5 year) landscape management plan showing requirements for the ongoing maintenance of hard and soft landscape.

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

- (14) The development hereby approved shall be undertaken strictly in accordance with the findings set out within the approved Biodiversity Action Plan which shall be completed within 1 year of commencement of development on site. This shall include the introduction of more native species along the canal edge and at least 5 habitat boxes on site. Unless otherwise agreed in writing by the Local Planning Authority prior to the occupation of the extension.

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

- (15) Prior to development commencing, a method statement for the lawful elimination of Japanese Knotweed on site shall be submitted to and approved in writing by the Local Planning Authority and thereafter the works shall be undertaken in accordance with these approved details

Reason: Japanese Knotweed is an invasive non-native plant, which is restricted under s14 of the Wildlife and Countryside Act 1981. It is regarded as controlled waste.

- (16) No development shall commence unless further details of:

- a) the proposed refuse and recycling facilities
- b) 16 secure, weatherproof bicycle parking spaces

shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced and the development shall be carried out and completed in all respects in accordance with the details so approved before the buildings are occupied.

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

- (17) Within 6 months of commencement of development, the applicant shall submit details of all proposed external lights to be located on site including the submission of a light

contour map that demonstrates that neighbouring gardens and the canal will not be harmed by the development on site

Reason: To safeguard local amenities and prevent light pollution

- (18)
- a. No development shall commence until 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. Ducts should outlet at least 1m above eaves unless otherwise agreed in writing.
 - b. The noise level from any plant (e.g. refrigeration, air-conditioning, ventilation system, kitchen extraction equipment), together with any associated ducting, shall be maintained at a level 10 dB (A) or greater below the measured background-noise level at the nearest noise-sensitive premises. The method of assessment should be carried out in accordance with BS4142:1997 "Rating industrial noise affecting mixed residential and industrial areas".
 - c. Should the predicted noise levels exceed those specified in this condition, a scheme of insulation works to mitigate the noise shall be submitted to and approved in writing by the Local Planning Authority and shall then be fully implemented.

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

- (19) Prior to occupation of the proposed development the applicants shall submit evidence that the development achieves BB93 for internal noise levels and sound insulation. This shall be submitted to and approved in writing by the LPA and thereafter the development shall be completed in accordance with the details so approved

Reason: To ensure a suitable, learning environment and protect the amenities of future children occupants

- (20) No development shall commence unless the applicants submit details of the proposed
- a) kitchen extraction system and filters
 - b) ventilation equipment
 - c) the gas boiler flue and emissions including considerations to minimise any nitrogen oxide emissions

These details should include an assessment of the their impact on air quality and shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing and thereafter the development shall be completed in accordance with the details so approved

Reason: In order to safeguard local air quality and amenities

- (21) The applicants will comply strictly in accordance with the measures set out within the submitted School Travel Plan, unless otherwise agreed in writing by the Local Planning Authority. The Travel Plan shall be monitored on an annual basis and the results of the ITrace-compliant monitoring incorporated into the submission requirements below:

- a. 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.
- b. 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.
- c. A review of the Travel Plan measures over the first 3 years months 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.
- d. 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.

INFORMATIVES:

- (1) The school site is not on the Council's contaminated land register but surrounding areas are. Therefore it is important that the developers are vigilant for signs of potential contamination in the soil during excavation works. This may include obvious visual or olfactory residues, fuel or oil stains, asbestos, buried drums, buried waste, drains, interceptors, tanks or any other unexpected hazards that may be discovered during site works. If any unforeseen contamination is found during works Environmental Health must be notified immediately. Tel: 020 8937 5252. Fax 020 8937 5150. Email: env.health@brent.gov.uk

REFERENCE DOCUMENTS:

Planning Policy Guidance 17 – Planning for open space, sport and recreation
 Planning Policy Statement 5 – Planning for the Historic Environment
 Planning Policy Statement 9 - Biodiversity and Geological Conservation
 Planning Policy Statement 25 – Development & Flood Risk
 Planning Policy Statement – A sporting future for the playing fields of England

London Plan 2004 as consolidated with amendments

Brent's Unitary Development Plan 2004
 Brent's Core Strategy 2010

SPG17 - Design Guide for New Development
 SPG12 – Access for disabled people, designing for accessibility

Any person wishing to inspect the above papers should contact Amy Wright, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5222



Planning Committee Map

Site address: School Main Building, Brentfield Primary School, Meadow Garth, London, NW10 8HD

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005



London Borough of Brent - Copyright (C)

This map is indicative only.

