

COMMITTEE REPORT

Planning Committee on
Item No
Case Number

17 January, 2018
06
17/3940

SITE INFORMATION

RECEIVED	12 September, 2017
WARD	Tokyngton
PLANNING AREA	Brent Connects Wembley
LOCATION	Oakington Manor Primary School, Oakington Manor Drive, Wembley, HA9 6NF
PROPOSAL	Demolition of parts of the existing school buildings and erection of new part single storey, first and second floor extensions to school to be taken place across a phased five year construction programme
APPLICANT	ICA Projects Ltd c/o Facilities Manager Office
CONTACT	Ian Caudell Architect
PLAN NO'S	Refer to condition 2.
LINK TO DOCUMENTS ASSOCIATED WITH THIS PLANNING APPLICATION	<p><u>When viewing this on an Electronic Device</u></p> <p>Please click on the link below to view ALL document associated to case https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_136226</p> <p><u>When viewing this as an Hard Copy .</u></p> <p>Please use the following steps</p> <ol style="list-style-type: none">1. Please go to pa.brent.gov.uk2. Select Planning and conduct a search tying "17/3940" (i.e. Case Reference) into the search Box3. Click on "View Documents" tab

RECOMMENDATIONS

RECOMMENDATION Resolve to grant planning permission subject to conditions.

That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Time Limit for commencement
2. Approved drawings/documents
3. Develop in accordance with SuDS report – provide blue roof prior to occupation of extension
4. Plant to be installed to prevent transmission of noise and vibration into neighbouring premises
5. Details of materials to be submitted
6. Post-implementation BREEAM and carbon reduction assessment to be submitted
7. Construction Method Statement to be submitted detailing measures to limit dust/emissions during works
8. Details of external lighting to be submitted if any is proposed
9. Training and Employment plan to be submitted and adhered to
10. Details of pv panels on roof
11. Details of relocation of two disabled parking spaces within the existing car park

Informatives

1. Hours of Noisy Works
2. Notify highways before commencing works
3. Fire safety
4. Living Wage

That the Head of Planning is delegated authority to make changes to the wording of the committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the committee nor that such change(s) could reasonably have led to a different decision having been reached by the committee.

That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

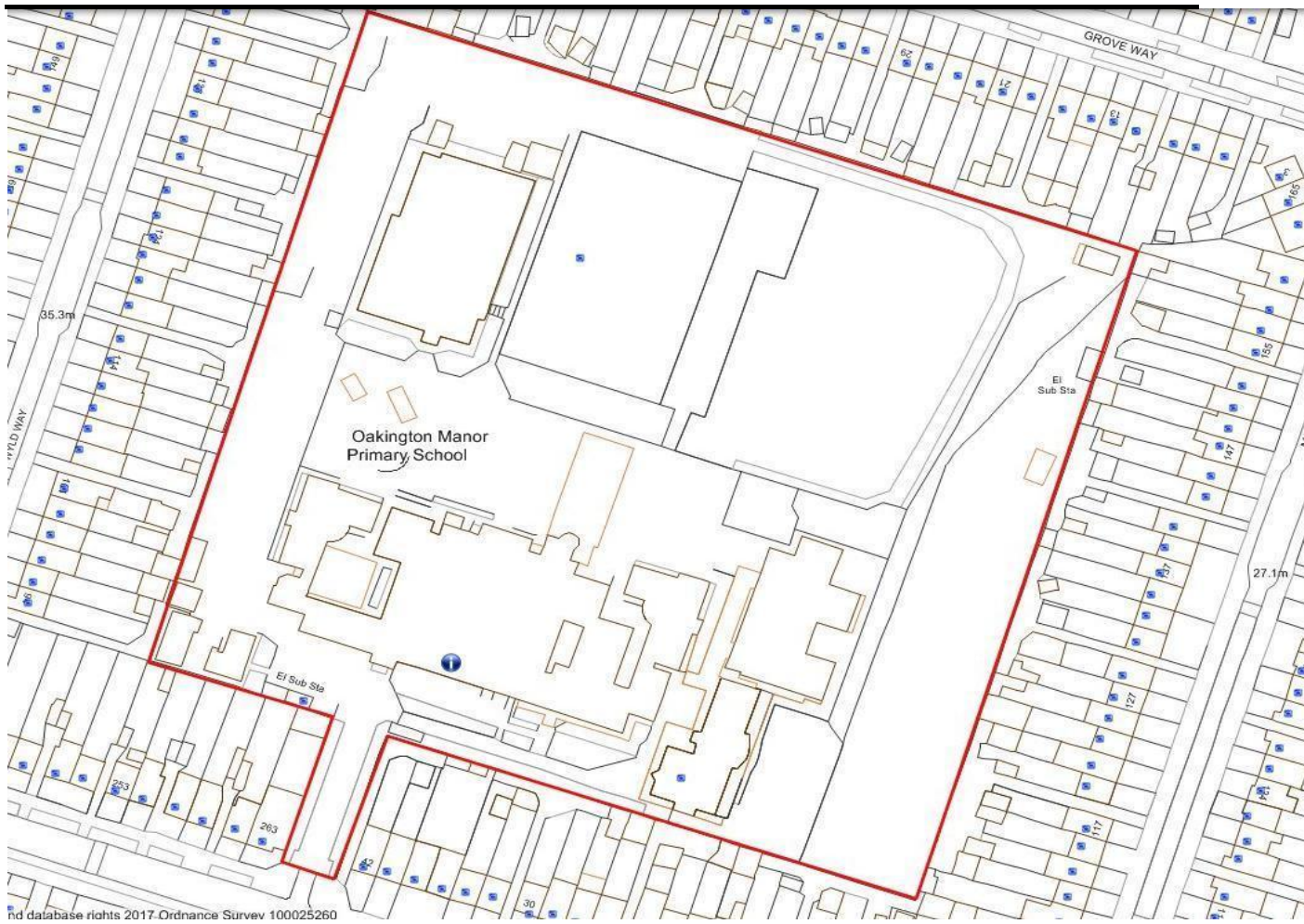
SITE MAP



Planning Committee Map

Site address: Oakington Manor Primary School, Oakington Manor Drive, Wembley, HA9 6NF

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This map is indicative only.

EXISTING

Oakington Manor School is located on the north side of Oakington Manor Drive, at its junction with Chippenham Avenue and Chalfont Avenue. The property is not situated within the Conservation Area nor does it contain a Listed Building.

The school is a 3-form entry primary school (90-pupils/yearly intake) and has Academy trust status with 2 form entry Furness Primary School, Harlesden.

The current pupil roll is 750 children including a 35 place Nursery as part of the Foundation Early Years Stage and a unit for 30 children with special educational needs.

There is also a 60 place private Nursery recently completed, which is located at the east end of the site, off the main pedestrian route to KS1 stage classrooms and playground at the rear of the school.

There are total 145 staff members, including teachers, learning support, nursery, administration, site management, and kitchen and cleaning personnel. A core group of 75 full time staff are present (65 part time) during a typical school day, 41% of which travel to the school by car, and remaining staff by public transport, walk or cycle to work.

SUMMARY OF KEY ISSUES

The key planning issues for Members to consider are set out below. Members will need to balance all of the planning issues and the objectives of relevant planning policies when making a decision on the application:

Principle of development: The principle of extending the school is accepted. Furthermore, it is noted that the extension will not facilitate an increase in staff or pupil numbers.

Design: The visual design of the extension is acceptable, appearing appropriately subservient to the original school building and appropriately integrating with the existing building character.

Amenity Impacts: The extension will not incur any unduly detrimental impacts on the neighbouring premises, being sufficiently far from neighbour boundaries to prevent detrimental impact on outlook or privacy.

Transport: The school will not see a change in its pupil/staff intake and there will be no implication on the transport requirements of the school, subject to continued travel plan updates.

Environmental Health: The development is acceptable in environmental health terms subject to conditions relating to plant noise, dust/emissions and external lighting.

Energy: The development is anticipated to achieve a BREEAM rating of 'Excellent' upon completion and occupation. This is welcomed and a condition will require that a post-occupation BREEAM assessment is submitted to the Council to confirm this.

Surface Drainage and Flooding: The development is providing significant attenuation to improve site drainage in the form of a blue roof and storage tanks to regulate water discharge.

MONITORING

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain (sqm)
Non-residential institutions	4741	4741	0	1460	6201

Monitoring Residential Breakdown

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
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RELEVANT SITE HISTORY

Variations extensions and alterations have been constructed to the school over a number of years. The planning history also includes a certificate of lawfulness for the use of part of the school for wedding receptions

97/0205 – Alterations and single storey extensions in phased development at rear and front of School to provide 9 no. new classroom. Approved.

01/1481 – Erection of new sports hall with ancillary accommodation and 3 new multi-sport all-weather play areas with fencing on part of existing school playing fields with associated landscaping and improved access into school site. Approved.

04/2060 - Erection of single-storey, pitched-roof classroom block comprising 3 reception classrooms with central play activity area, ancillary children's toilet facilities and new nursery unit, covered-walkway link to main school and timber play decks with extensions into wooded area in eastern side of school facing Monks Park. Approved.

10/1400 – Certificate of lawfulness for existing use as Class D2 (functions). Withdrawn.

07/3669 - Erection of a single-storey extension, providing a learning resource centre, ICT learning suite, children's library extension and a new courtyard area. Approved.

13/0244 – Erection of a two storey building extension incorporating classrooms of first floor and open multi-use games area on ground floor and demolition of nursery and music block and replacement with a single storey nursery and new canopy play area and storage enclosure. Approved.

13/0521 – Certificate of lawfulness for existing use of wedding reception (use class D2) within the main hall of school. Approved.

There is also recent planning enforcement history relating to event day parking

E/17/0171 - Without planning permission, the material change of use from a school to a mixed use as a school and a car park (i.e. parking that is not ancillary to the use as a school) – An enforcement Notice was served by the Council on 12 April 2017 requiring the following steps to be carried out:

1. Permanently cease the use of the land/premises as a public car park.
2. Do not use the premises for car parking, except for parking that is ancillary to the use as a school.
3. Remove all vehicles from the premises, except those which are associated with the school.
4. Remove all advertisements and signs associated with the public parking use.
5. Remove all other items associated with its use as a public car park.

The time period for compliance is 1 day.

The enforcement notice is currently being appealed.

CONSULTATIONS

Consultation letters were sent out to 64 properties on the 27/09/2017. The neighbouring properties consulted

are located along Monks Park, Chippenham Avenue and Wyld Way.

No representations have been received.

Tokington Ward Councillors – No comments received to date

Transportation - No transportation objections

Environmental Health – No objections but conditions recommended relating to acoustics, general control over works and noise/vibration emanating from industrial plant, extract ventilation and ducting.

Local Lead Flood Authority – No objections subject to condition to secure the SuDS attenuation measures.

Design – No comments received.

Thames Water – No comments received.

POLICY CONSIDERATIONS

The following planning policy documents and guidance are considered to be of particular relevance to the determination of the current application

National Planning Policy Framework (2012)

London Plan (March 2016)

Key policies include:

3.18 Education facilities

6.9 Cycling

Brent's Core Strategy (2010)

CP18 Protection and Enhancement of Open Space, Sports and Biodiversity

CP19 Brent Strategic Climate Change Mitigation and Adaptation Measures

CP23 Protection of Community Facilities

Brent's Local Plan (2016)

DMP1 Development Management General Policy

DMP9 On site water management and surface water attenuation

DMP12 Parking

DMP13 Movement of goods and materials

Supplementary Planning Guidance

Brent Supplementary Planning Guidance 17

DETAILED CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

1. The proposal involves works to improve the standard of facilities at an existing school. No change of use is proposed. As such, the use of the site as a school is established and the improvement to the facilities is supported in principle, subject to the assessment of other material planning considerations.
2. The application is framed in the context of a 'phased' approach to the development, with a 5 year construction timetable and three separate building phases. Planning consents are only restricted in terms of time insofar as the imposition of a three year time limit within which to commence the development. As such, as long as Phase 1 of the construction begins within 3 years of the consent being granted, the ensuing 5 year implementation period would not contravene any planning requirements. A construction management plan will be required by condition to further confirm the applicant's detailed plan for the

phasing.

SCALE AND DESIGN

3. The school is a 1930s building and, with the exception of the school's central tower feature, is not easily visible from the streetscene as it is enclosed by residential dwellings on all sides.
4. **Phase 1** focusses on the south-western corner of the school building where the existing KS2 toilet block is located. As part of an upgrade to the toilet facilities within this part of the school, a development which comprises the demolition of the courtyard and toilet block and a new build two storey (with a setback third storey) addition in its place is proposed. The works would include the provision of a new access/escape stairway. The complete works are broken down as follows:
 - Demolition of existing single storey toilet block
 - Erection of 2 storey children's toilet block extension including new access/escape stairway
 - Remodelling and extension of the existing admin block, existing floor staffroom and upper 2nd floor specialist rooms
 - Remodelling of the main entrance and upper stair lobbies and installation of 8 person lift
 - New dining room extension in existing courtyard and access corridor to rear of main building
 - New upper floor 1st floor level seminar rooms above dining room extension, including new access corridor with glazed roof light
5. The applicant's design and access statement clarifies that these works will not affect the existing pupil intake or staff numbers or methods of transport to and from the school; however methods of access in and around the school building and site for able bodied and disabled users is to be improved. The extensions will also allow the school to be more fit for purpose, for example the increase in WC numbers is sought to address an existing imbalance of boys to girls WCs and to meet current guidance on toilet requirements for KS2 pupils.
6. The toilet block would not be incongruously tall and would not project forward of the building's principal tower feature. The existing school sees its front façade set about 2m behind the main tower feature and this proposal would bring the built form of the school forward so as to sit flush with this tower. This is considered to be a suitable approach which will suitably retain the character of the original school building.
7. The new 8 person hydraulic lift and enclosure structure to provide access to lower hall and upper floor levels and maintain/increase wheelchair access. The lift shaft would be slightly higher than some of the surrounding school buildings, however, given the lift is enclosed by buildings, hidden behind the tower and set within the school boundary, it would result in a very minor visual impact.
8. Adjacent to the proposed two storey toilet block, would be a two storey courtyard extension with upper corridor roof lights and a glazed bridge link. This extension would comprise a lower dining room and upper seminar rooms.
9. **Phase 2** would extend the building on the ground and first floor forward on the southern main elevation of the school, broadly so that it is flush with the tower, in line with the works proposed under phase 1. Brise Soleil louvered shading is proposed above the windows to provide some protection from the sun.
10. The extensions would not add any new rooms to the school but would see six existing classrooms (three on each floor) in this part of the school increased in size by approx. 12sqm to 15sqm depending on the room. This will allow for additional adaptability and usability.
11. The new paved terrace would be positioned in front of the classroom extension and surrounded by a retaining wall. The paved terrace area would be within the school site in a pedestrian area and would therefore not impact on highway safety.
12. **Phase 3** extends the school at its south-eastern corner. The existing ground floor year 1 classroom block and toilet block would be demolished and a new build two storey, flat roof classroom block erected with a

new toilet block and ancillary rooms across two storeys. As with the extensions under phase 1, the proposed building would wrap around the corner of the school and not extend beyond the proposed extensions on the southern elevation and no higher than the main height of the school.

13. It is considered the proposed extensions, by reason of their scale, size, height and distance from boundaries would be acceptable.

MATERIALS

14. The new extension's external materials will be formed of:

- Red brick to match that of the existing school's palette below the ground floor windows
- Rockpanel cladding of light pink colour above cil level at ground floor
- Rockpanel cladding of cream colour at first floor level
- Standing seam metal cladding panels with Colorcoat Prisma Finish (copprium colour) at second floor of phase 1, trim to first floor windows around the south-western corner of phase 1 extensions, panel cladding used as trim to first floor 1 windows around the south-western corner of phase 1
- White colour coated aluminium framed composite timber window frames
- White colour coated metal column panels to break up window pairs
- Opaque glass spandrel panels between the ground and first floor window rows, only above entrance doors

15. CGI images have been provided to indicate how these materials would look and work together on the extended school. It is considered that the materials generally look suitable and do not detract from the school's character. However, the copprium metal cladding within the top floor of Phase 1 extensions results in a striking appearance which is not necessarily considered to sit comfortably alongside the other features of the school extension. Nonetheless, the parts of the school where copprium metal cladding is to be used are not visible from the streetscene and it is not considered that the LPA can reasonably insist on design alterations where no demonstrated impact would be incurred to the public streetscene. The use of copprium metal cladding is understood in the context that much of the existing school makes use of a similar cladding on its roof elements, and that there is therefore a certain uniformity of building design achieved in making use of this material.

16. A condition will require that further details of the materials, including samples, are submitted to your officers so that they can be assured of a high quality finish. Your officers will consider the use of a different coloured material, if opted for by the applicant, as part of this process.

POTENTIAL IMPACT ON RESIDENTIAL AMENITY

17. The potential impact on the light, outlook and privacy of adjoining residents is considered with regard to the guidance set out within Supplementary Planning Guidance 17 and Draft Supplementary Planning Document 1. This sets out that development should normally be set under a 45 degree line taken at a 2 m height from the boundary with adjoining residential gardens and a 30 degree line take from a 2 m height above floor level from nearby habitable room windows. SPG17 also sets out that a minimum distance from windows of a proposed development and adjoining amenity spaces should be maintained to ensure that a development does not unduly impact the privacy of adjoining occupiers. A 20 m minimum distance between opposing windows (i.e. between the proposed development and those of the nearby houses) is also sought through SPG17.
18. The proposal maintains a distance of approximately 15 m between the windows of the extension and the site boundary, and the proposal therefore accords with this part of the guidance. In addition, plans clearly demonstrate that the school extensions will not breach the 30 degree or 45 degree lines as taken from

the nearest residential premises.

19. The extensions will not facilitate an increase in pupil numbers and there are therefore no concerns raised about noise disturbance to surrounding residential premises, beyond that which may already be present.
20. The proposal is acceptable in terms of amenity impact.

TRANSPORT

21. Car parking allowances for schools are set out in Appendix 1 of the adopted DMP 2016. As the site has poor access to public transport services, this allows up to one car parking space per five staff. A maximum of 29 car parking spaces are therefore allowed for the 145 existing staff and the existing provision of about 120 spaces considerably exceeds this allowance.
22. The proposal seeks to demolish parts of the school amounting to 517m² and to erect new extensions totalling 1474m² over three phases, giving a net increase in floor area of 957m². The internal layout of the school will consequently be amended and facilities improved, but it is not proposed to increase the school roll from the existing 3-form entry (750 pupils) and nursery (60 pupils). As such, the car parking allowance of the site remains unaltered.
23. There are no alterations to the site's parking arrangement, which is acceptable given that there will be no uplift in pupil or staff numbers. It is noted that two disabled bays next to the main entrance of the school will be lost as a result of the extensions but these can be accommodated within the existing car park by widening two spaces. Such details will be conditioned to any forthcoming consent.
24. The London Plan requires at least one bicycle parking space per 8 staff/students, plus a visitor space for every 100 students. This gives a total requirement of 128 spaces. An existing bicycle storage area has been indicated on the existing site plan, but this would only have capacity for about 26 bicycles. Nonetheless, there will be no increase in school/staff numbers and requiring the school's cycle parking standards to be upgraded would not therefore be reasonable.
25. Servicing is proposed to continue to take place from the front of the school building for the main offices and from the car park at the rear for the kitchens, as at present. To avoid conflict with children arriving and leaving the school, deliveries are scheduled to avoid opening, closing and lunch times, with the vehicular entrance gates kept locked at these times.
26. Access arrangements from Oakington Manor Drive remain largely unaltered. However, the pedestrian routes along the front of the building are proposed to be better defined, which is welcomed. Adequate width will be retained for two cars to pass each other with care along the route to the car park.
27. The school is already operating a Travel Plan and the last survey results from 2016 suggest that only 8% of pupils travel to the school by car, which is pleasing. Staff surveys were not undertaken though.
28. With no increase in pupil numbers, there are no concerns regarding wider transport impact, subject to continued operation of the Travel Plan.
29. In summary, there are no objections on transportation grounds to this proposal.

CONSIDERATION OF ENFORCEMENT ISSUES RELATING TO PARKING

30. The existing site sees a substantial overprovision of parking.
31. In the first instance, there does not appear to have been any explicit planning consent granted for the extensive car parking. Plans approved in 2001 (ref: 01/1481) showed only 39 spaces, but historic aerial photographs show that the car parking area was steadily increased in size over the following five years, so that an aerial photograph taken in 2006 (when construction works for a new sports hall were taking place) showed about 140 cars and vans parked within the site. Most of the temporary hardsurfacing provided for those construction works has been retained and has since been described as an 'overflow' car park.
32. The retention of this excessive area of off-street parking is of further concern as it is being used as a charged car park for Wembley Stadium visitors on Stadium event days and amounts to an unlawful

change of use of the site to both a school and a car park (where parking is not ancillary to the school). This is causing complaints from local residents regarding the additional traffic congestion being generated on the surrounding narrow streets and is also undermining Brent Council and Wembley Stadium's efforts to make the Stadium a public transport destination and to minimise the impact of traffic in the area on event days.

33. The Design & Access Statement claims that only 45 spaces are provided, so does not acknowledge the 'overspill' parking area. The existing site plan shows 33 marked spaces (incl. two disabled) and this is reduced to 31 marked spaces on the proposed site layout. However, the 'overspill' parking area is shown retained for vehicles access/parking.
34. A condition is recommended by Brent's highways authority seeking that all further unmarked hardstanding areas to the north of the marked staff car park are removed and replaced with soft landscaping/playing fields. A further condition prohibiting the use of the car park by visitors to Wembley Stadium is also sought.
35. On balance, your officers consider that the above matters, whilst relevant and significant in terms of their implications, do not fall within the remit of this application. This is because this application seeks extensions to the school that do not affect the school's existing parking arrangement or parking standards, since there will be no uplift in staff or pupil numbers or loss of physical parking spaces. It is also acknowledged that an existing enforcement investigation (E/17/0171) is active and seeking to rectify the breach of planning control and that it would therefore be logical for this issue to be addressed through enforcement rather than through this planning consent.

ENERGY

36. A sustainability and energy statement, compiled by EB7 has been submitted. The applicant's energy strategy proposes fabric and efficiency ("be lean") measures together with PV panels ("be green") to achieve a 24.1% carbon reduction improvement on 2013 Building Regulations TER. The improvement in carbon emissions is limited as it is not efficient for the school to implement a combined heat and power (CHP), this is because there is a limited year round heat demand since the school is only occupied throughout a small proportion of each day and experiences numerous periods of closure during school holidays. As such, the use of CHP is not viable for this site. The applicant has considered a number of options in terms of renewable energy features, opting for solar panels that will alone achieve a 21% reduction in the baseline carbon emissions. Other methods were considered but ultimately dismissed, including: wind turbines (too large and unsightly), solar water heating (insufficient hot water demand for this to be efficient), biomass (releases high levels of NO_x emissions to the detriment of the environment), ground source heat pump (minimal space on the ground for a borehole and pump unit and inability to incorporate under floor heating) and air source heat pump (high level of negative visual impact and noise nuisance).
37. The overall carbon savings are welcomed and it is noted that there is no target for carbon savings beyond that required by building regulations within Policy 5.2 of the London Plan. Whilst this proposal falls short of the carbon saving set out in the London Plan for commercial buildings (35% beyond Part L of 2013 Building Regulations) on balance your officers consider that as the proposal will provide improve facilities for the school, the shortfall in carbon reduction is not considered significant to warrant a reason for refusal. A condition will be secured to any forthcoming planning consent requiring the sustainability measures to be implemented.
38. A BREEAM pre-assessment has been submitted which indicates that the development can definitely achieve a BREEAM rating of 70.78 (within the 'excellent' range). This is in compliance with policy CP19 of Brent's Core Strategy. The pre-assessment further suggests that it may be possible for the development to score a maximum of 78.66. The proposed achievement of an 'excellent' score is welcomed and a condition will require that the post-implementation BREEAM assessment is submitted shortly following use of the extension to confirm the BREEAM score that has been achieved.

ENVIRONMENTAL HEALTH CONSIDERATIONS

39. The Council's regulatory services team have reviewed the application and have made comments as

follows:

40. Sound Insulation

Regulatory Services suggest that the school should be designed and constructed so as to meet relevant British Standards for indoor noise levels for schools. These requirements are replicated within approved document E of the building regulations and as such it is not considered necessary to attach a condition relating to this.

41. General Control Over Works

Regulatory Services consider that the works should be carried out in accordance with relevant British Standard Codes of practice and that construction/refurbishment and demolition works and ancillary operations should be limited to the appropriate hours. An informative will remind the applicant of this.

42. Noise/Vibration generation

Regulatory Services consider that any generators, extract ventilation fan shall be installed so as to prevent the transmission of noise and vibration into neighbouring premises. A condition will be applied to require plant noise to be limited to 10dB(A) or greater below the measured background noise level at the nearest noise sensitive premises.

43. Dust/Grit Control

Regulatory Services consider that dust/grit should be appropriately controlled to minimise detrimental impacts to neighbours. A condition can require a construction management plan to be submitted that details measures that will be used to limit the environmental impacts of the construction.

44. Lighting

Regulatory Services consider that any lights installed at the premises should not give rise to light pollution at nearby premises. A condition will require that details of external lighting, if proposed, are submitted and approved by the LPA prior to the use of external lighting.

SURFACE WATER AND FLOOD RISK

45. The planning application has been accompanied by an assessment of flood risk and SuDS, prepared by Nimbus Engineering Consultants. The applicant's energy statement (as referred to above) also includes information about the approach to SuDS. The information has been reviewed by Brent's Local Lead Flood Authority who notes the applicant's proposal is to provide a blue roof for surface water management and to provide storage tanks with a controlled discharge of 5 litres per second into the sewer system. Brent's Flood Authority considers that this approach will reduce flooding in the locality and accepts the approach. One condition has been recommended requiring the blue roof to be constructed in full prior to occupation of the extension.

46. The development is acceptable in terms of surface water discharge and flood risk.

IMPACT ON TREES

47. The application has been reviewed by Brent's tree officer and two clusters of trees have been identified as potentially being affected by this development.

48. It is noted that a very high value cluster of trees is located on the eastern side of the site but that the proposed works are not within close proximity of this cluster and that the proposed extensions and tree cluster are separated by the existing nursery building. As such, there are no concerns that the proposal would be of material detriment to the tree cluster.

49. A less valuable and smaller strip of trees is located along the southern edge of the site, approx. 15m from the southern edge of the proposed extensions. At this distance, there are no concerns that the proposal would be of material detriment to this strip of trees to the south.

50. In summary, there are no concerns about this development in respect of tree impacts.

TRAINING AND EMPLOYMENT

51. Major developments are required to fulfil obligations in respect of training and employment of local residents during construction. A condition will be attached requiring that an employment and training plan is submitted and adhered to during construction.

CONCLUSION

Subject to the conditions specified above officers recommend approval for the application.

CIL DETAILS

This application is not liable to pay the Community Infrastructure Levy (CIL). This is because the application relates to an education use (use class D1) and has zero charge (£0).



Application No: 17/3940

To: Mr Caudell
Ian Caudell Architect
Oakington Manor Primary School
Oakington Manor Drive
Wembley
HA9 6NF

I refer to your application dated **12/09/2017** proposing the following:

Demolition of parts of the existing school buildings and erection of new part single storey, first and second floor extensions to school to be taken place across a phased five year construction programme

and accompanied by plans or documents listed here:
Refer to condition 2.

at **Oakington Manor Primary School, Oakington Manor Drive, Wembley, HA9 6NF**

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

Date: 08/01/2018

Signature:

A handwritten signature in black ink that reads "Alice Lester".

Alice Lester

Head of Planning, Transport and Licensing

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 decision does not purport to convey any approval or consent which may be required under the Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnStdG

SUMMARY OF REASONS FOR APPROVAL

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

The National Planning Policy Framework (NPPF) 2012

Brent Development Management Policies 2016

Brent Core Strategy 2010

SPG17 - Design Guide for New Development

- 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):

(10)00 Rev A

(10)100 Rev A

(10)101 Rev A

(10)102 Rev A

(10)103 Rev A

(10)104 Rev A

(20)00 Rev B

(20)100 Rev D

(20)101 Rev C

(20)102 Rev C

(20)103 Rev C

(20)104 Rev A

(20)105 Rev A

(20)106 Rev A

(20)200/A1 Rev A

(20)200/A2 Rev A

(20)200/A3 Rev D

(20)201/A1 Rev A

(20)201/A2 Rev A

(20)201/A3 Rev C

(20)202/A1 Rev A

(20)203/A1 Rev A

(20)204/A1 Rev A

(20)205/A1 Rev A

(20)206/A1 Rev A

(20)207/A1 Rev A

(20)208/A2 Rev A

(20)209/A3 Rev A

(20)210/A3 Rev A

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

- 3 The surface water runoff / SuDS attenuation measures, as proposed within the applicant's Sustainable Design and Energy Statement (prepared by eb7), dated August 2017), including the use of a blue roof, shall be implemented in full prior to the occupation of the extension hereby approved.

Reason: To ensure the development improves surface water runoff and reduces the likelihood of flooding on site to ensure the development is sustainable.

- 4 Any plant shall be installed, together with any associated ancillary equipment, so as to prevent the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall be 10dB(A) below the measured background noise level when measured at the nearest noise sensitive premises. Such details shall be submitted to and approved in writing by the Local Planning Authority prior to installation of any plant equipment. and thereafter implemented in full accordance with the approved details.

Reason: To protect acceptable local noise levels.

- 5 Details of materials for all external work, including samples which shall be made available for viewing on site, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced (excluding demolition, site clearance and the laying of foundations). 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.

- 6 (a) Prior to the commencement of development a Training & Employment Plan shall be submitted to and approved in writing by the Local Planning Authority which shall include the following:

- (i) The local jobs and apprenticeship target for the construction phase (this requires one job/apprenticeship per 1,000 sq. m);
- (ii) Details of the Training & Employment Co-ordinator;
- (iii) Details of how the local employment target will be met including liaison with Brent Works;
- (iv) Submission of monthly monitoring figures;

The approved Training and Employment Plan shall be implemented throughout the construction phases of the development for the lifetime of the construction of the Development.

(b) Prior to occupation of the development a Training & Employment Verification Report shall be submitted to and approved in writing by the Council. The report shall set out how the measures approved pursuant to part (a) of this condition have been implemented and shall evidence the number of jobs and training opportunities held by Brent Residents during construction.

Reason: In the interest of providing local employment opportunities.

- 7 Prior to the commencement of the development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority outlining measures that will be taken to control dust, noise and other environmental impacts of the development. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of the surrounding premises.

- 8 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior the installation of the lighting. This shall include details of the lighting fixtures, luminance levels within and adjoining the site. The lighting shall not be installed other than in accordance with the approved details.

Reason: In the interests of safety and the amenities of the area.

- 9 Within 2 months of occupation of the new school building, a Energy Assessment Review (to be carried out by an approved independent body) shall be submitted to and approved in writing by the Local Planning Authority that demonstrates that the proposal meets minimum BREEAM 'Excellent' rating.

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 development.

The approved Sustainability and Energy Strategies (or as amended) shall be fully implemented and maintained for the lifetime of the Development unless otherwise agreed in writing with the Council.

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

- 10 Prior to first occupation of the development hereby approved, details of two replacement disabled parking bays within the existing car park, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved plans.

Reason: In the interests of providing inclusive access.

- 11 Details of the roof plan, showing the areas of the proposed photovoltaic panels in accordance with the sustainability measures secured as part of this development, shall be submitted to and approved in writing by the Local Planning Authority, prior to completion of construction work and shall be installed prior to occupation of the development hereby approved.

Reason: To demonstrate these are adequate and suitable to provide the level of carbon offset sought.

INFORMATIVES

- 1 The applicant is advised to review the Council's Code of Construction Practice. Noisy works are permitted:
Mon-Fri 0800-1800
Sat 0800-1300
Audible works should not be carried out at any time on Sundays and Bank Holidays.
- 2 The applicant is advised to notify the Council's Highways and Infrastructure Service of the intention to commence works prior to commencement and include photographs showing the condition of highway along the site boundaries. The Highways and Infrastructure Service will require that any damage to the adopted highway associated with the works is made good at the expense of the developer.
- 3 The Council recommends that the maximum standards for fire safety are achieved within the development.
- 4 Brent Council supports the payment of the London Living Wage to all employees within the Borough. The developer, constructor and end occupiers of the building are strongly encouraged to pay the London Living Wage to all employees associated with the construction and end use of development.

Any person wishing to inspect the above papers should contact Toby Huntingford, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 1903