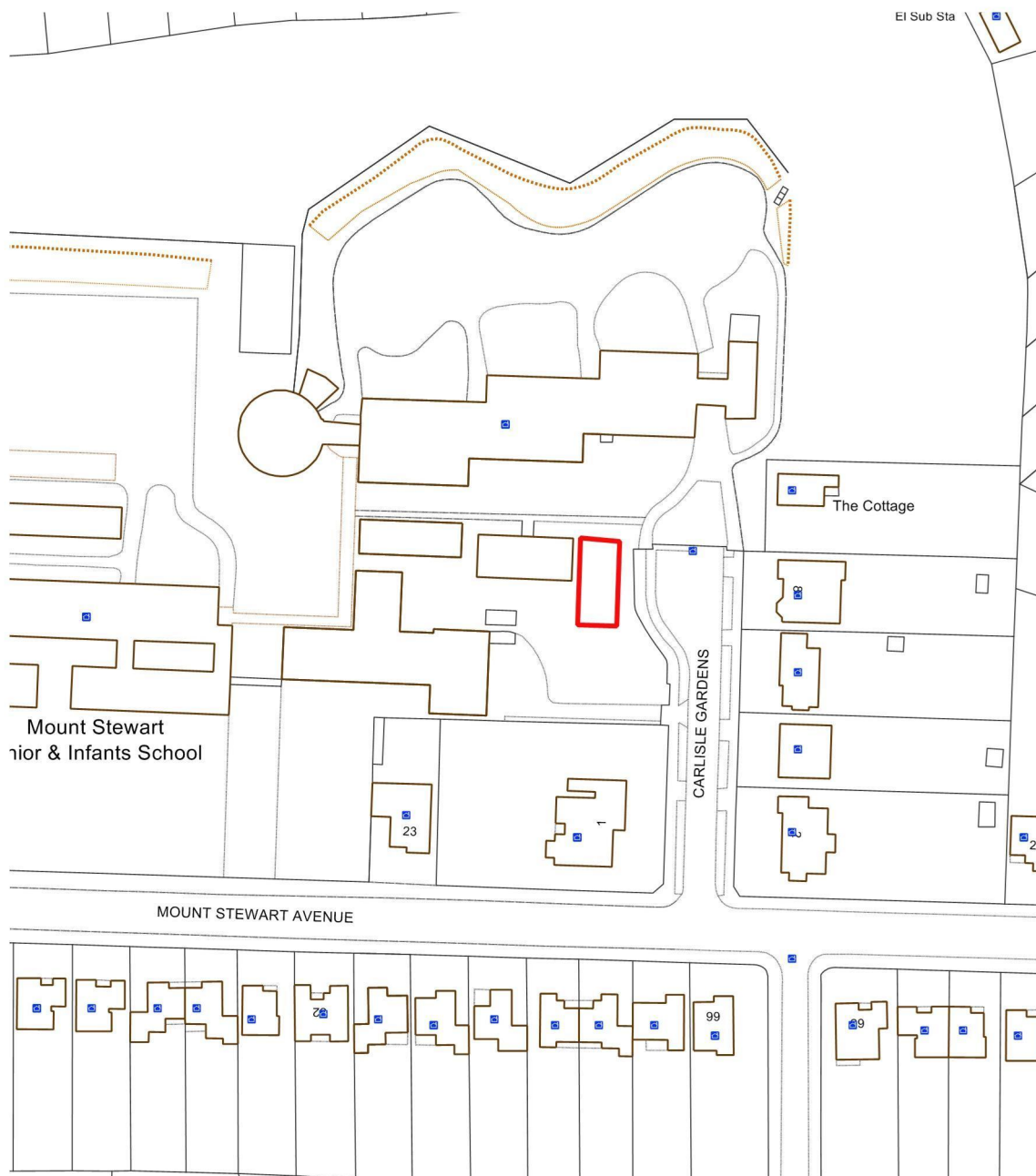




Planning Committee Map

Site address: Mount Stewart Infant School, Carlisle Gardens, Harrow, HA3 0JX

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This map is indicative only.

RECEIVED: 20 July, 2012

WARD: Kenton

PLANNING AREA: Kingsbury & Kenton Consultative Forum

LOCATION: Mount Stewart Infant School, Carlisle Gardens, Harrow, HA3 0JX

PROPOSAL: Erection of temporary classroom within south east of school site between existing modular building and boundary of Carlisle Gardens to accommodate bulge classroom for 30 pupils (maximum three years)

APPLICANT: Brent Council

CONTACT:

PLAN NO'S:
DWG01 Rev B; DWG02; DWG03; DWG04; DWG05.

RECOMMENDATION

To delegate authority to the Head of Area Planning to approve the application subject to consideration of any new substantive objections received.

EXISTING

The subject site is the Mount Stewart Infants School, located to the north of Mount Stewart Avenue and accessed from Carlisle Gardens cul de sac via two entrances to its north and west. The school is within the Mount Stewart Conservation Area.

To the north, east and south of the site the use is predominantly residential. The houses to the south and east of the site are within the Mount Stewart Conservation Area, with the exception of those rear gardens to the north of the playing fields at Woodhill Crescent, which lie just outside it.

To the west of the site is the Mount Stewart Junior school which although linked to the Infant school, is a separate school.

Floorspace Breakdown

USE

Number	Primary Use	Sub Use
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FLOORSPACE in sqm

Number	Existing	Retained	Lost	New	Net gain
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TOTALS in sqm

Totals	Existing	Retained	Lost	New	Net gain
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Mayoril CIL multiplier is £35 per SQM of total net gain floorspace, therefore Amount Payable is £0.00.

PROPOSAL

This application has been submitted to facilitate a temporary bulge classroom for pupil occupation from the beginning of the school year commencing September 2012, to accommodate an additional 30 school places within the Mount Stewart Infant School site.

The temporary classroom, which would take the form of a temporary portacabin building re-located from

another site, would be placed to the south of the school site between the existing modular classrooms to the west, and the northern part of Carlisle Gardens cul de sac to the east.

The temporary classroom would be 7.4m x 17.8m, and would have a footprint of approximately 132 sqm. It would have a maximum height of 3.7m.

HISTORY

09/2173: Details pursuant to condition 3 (external materials) of Full Planning Permission reference 08/3054, dated 29 December 2008, for single-storey side extension to school building, together with alterations to the existing entrance lobby and external alterations (as accompanied by brick samples: Ibstock "Parham Red Stock" ID No. 0708 and Ibstock "Arundel Yellow Multi Stock" ID No. 0713, and sample of timber cladding)- Granted, 29/09/2009.

08/3054: Full Planning Permission sought for single storey side extension to school building together with alterations to the existing entrance lobby and external alterations - Granted, 29/12/2008.

07/3004: Full Planning Permission sought for replacement of existing crittal framed windows and doors to main school building with new aluminium framed windows and doors – Granted, 21/12/2007.

07/1331: Full Planning Permission sought for replacement of existing windows and doors with double glazed powder coated aluminium windows and doors on existing school building – Granted, 04/09/2007.

97/2611: Full Planning Permission sought for erection of single-storey rear extension to provide store room and reception area – Granted, 11/03/1998.

96/0815: Renewal of temporary consent 88/1747 86/1148 and 85/1233 for retention of three temporary classroom units – Granted, 02/07/1996.

92/0840: Renewal of temporary permission (ref 88/1474) for erection of single storey temporary classroom – Granted, 01/07/1992.

92/0841: Renewal of temporary permission (ref 881233) for retention of single storey temporary classroom – Granted, 01/07/1992.

POLICY CONSIDERATIONS

National

National Planning Policy Framework

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

Saved policies from the adopted UDP will have increasingly less weight unless they are in conformity with the NPPF and can be demonstrated to still be relevant. Core Strategy policies will also need to be in conformity with both the London Plan and the NPPF and have considerable weight. The NPPF places great importance on ensuring that sufficient school places are available to meet the needs of existing and new communities. Local planning authorities should take a pro-active, positive and collaborative approach to meeting this requirement and should give great weight to the need to create, expand or alter schools. Core Strategy and UDP saved policies referred to in the report below have been considered in the assessment of the application and the recommendation is considered to comply with the NPPF.

Regional

The development plan for the purposes of S38(6) of the Planning and Compulsory Purchase Act is the Brent Unitary Development Plan 2004, the Brent Core Strategy 2010 and the London Plan 2011.

London Plan 2011

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

Key policies include:

- 3.16 Protection and Enhancement of Social Infrastructure
- 3.18 Education Facilities
- 6.3 Assessing effects of development on transport capacity
- 7.2 An inclusive environment
- 7.4 Local Character
- 7.5 Public realm
- 7.6 Architecture
- 7.21 Trees and woodlands

Local

Brent Unitary Development Plan 2004

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

Built Environment

- BE2 Townscape: Local Context & Character
- BE3 Urban Structure: Space & Movement
- BE4 Access for Disabled People
- BE5 Urban Clarity & Safety
- BE6 Public Realm: Landscape Design
- BE7 Public Realm: Streetscape
- BE9 Architectural Quality
- BE25 Development in Conservation Areas
- BE26 Alterations and Extensions to Buildings in Conservation Area

Transport

- TRN1 Planning applications will be assessed, as appropriate for their transport impact on all transport modes including walking and cycling.
- TRN3 Directs a refusal where an application would cause or worsen an unacceptable environmental impact from traffic, noise, pollution it generates or if it was not easily and safely accessible to cyclists and pedestrians.
- TRN12 Road safety and traffic management
- TRN13 Traffic calming
- TRN22 On parking standards for non-residential developments requires that developments should provide no more parking than the levels listed for that type of development.
- PS12 Car parking standards – Class D1
- PS15 Parking standards for disabled people
- PS16 Cycle parking standards

Open Space, Sport & Recreation

- OS9 Dual Use Open Space

Community Facilities

- CF8 School Extensions
- CF10 Development Within School Grounds

Brent Core Strategy 2010

The following spatial policies are considered relevant to this application:

- CP 6 Design & density in place shaping
Sets out the requirements for appropriate design and density levels for development
- CP 15 Infrastructure to support development
Requires that the infrastructure requirements of new development are met
- CP18 Protection and enhancement of Open Space, Sports & Biodiversity
Protects all open space from inappropriate development. Promotes enhancements to open space, sports and biodiversity, particularly in areas of deficiency and where additional pressure on open space will be created
- CP 23 Protection of existing and provision of new community and cultural facilities
Encourages new accessible community and cultural facilities and protects existing facilities. Sets a standard for the provision of new community facilities

Brent Supplementary Planning Guidance

SPG 17 "Design Guide for New Development" Adopted October 2001

Provides comprehensive and detailed design guidance for new development within the borough. The guidance specifically sets out advice relating to siting, landscaping, parking, design, scale, density and layout.

Mount Stewart Conservation Area Design Guide

The Mount Stewart Conservation Area Design Guide states that the granting permission for the construction of extensions or alterations to properties often represents a compromise or balance between the added benefits and amenities appreciated by the applicant or householder and degree of amenity lost by neighbours and the impact of the development on the street scene. Proposals in the area should not only be well designed in the first place but should also make a contribution towards enhancing the quality of the area.

CONSULTATION

The council consulted 21 neighbours, Kenton Ward Councillors, the Preston Amenities Protection Society and Brent's Landscape and Transportation Departments on 24/07/2012. A site notice was placed in the vicinity of the school site on the junction of Carlisle Gardens and Mount Stewart Avenue on 26/07/2012. Additionally, a press notice was placed in the local paper on 02/08/2012.

No representations have been received in relation to the application to date (09/08/12)

REMARKS

1. Principle of development

Under sections 13 & 14 of the Education Act 1996, as amended by the Education and Inspections Act 2006, a local education authority has a statutory duty to ensure there are sufficient school places available to meet the needs of the population in its area, but it is not obliged to provide a place in a particular (or nearest) school.

The Council's Unitary Development Plan (UDP) and more recent Core Strategy emphasises the importance of providing sufficient social infrastructure to meet demand. Policy CP23 in the Core Strategy and CF8 in the UDP confirms that in principle proposals are supported to enlarge a school size where it is necessary to accommodate the forecast growth in pupil numbers.

Demand for primary school places nationally is forecast to continue to exceed the supply of places. On the basis of GLA projections, a requirement for 21.5 forms of entry are required across the borough by 2020-21, leading to a shortage of 645 reception places over the entire period.

Whilst feasibility studies were completed for the permanent expansion of four schools across the borough towards the end of 2011 to meet this shortfall, these additional places will not provide sufficient capacity nor will they be available for the start of the academic year in September 2012. It has therefore been necessary for the council to find suitable temporary locations to address the school place shortfall for those children starting from September 2012.

A report to the council's Executive Committee, presented and agreed on 12th March 2012, provided a programme of additional primary "bulge" places across Brent primary schools within the five main "catchment areas" in the borough, securing an additional £1.35m from the council's Main Programme Capital Budget to provide places across Brent schools from September 2012 to maximise Reception to Year 4 capacity.

The temporary expansion of schools in the borough were considered based the following criteria:

- The extent of the shortage of school places in a local area;
- The suitability of physical expansion of a school on a temporary basis, where deemed feasible;
- Temporary expansion feasible without commitment to undertake permanent expansion;
- Expression of interest and/or agreement by the school to expand its capacity on a temporary basis;
- Risk associated with the expansion of the specific schools including likelihood of planning consent;
- Availability of funding to expand the school.
-

The additional bulge classroom proposed at the Mount Stewart Infant School would provide an additional form of entry (ultimately creating an additional 30 places) to assist in meeting the identified need for further school places within the Borough as detailed in the reports to Executive. The bulge class would be for a one time intake only, which equates to a 3-year span from Reception through to Year 2. On this basis, the principle of the proposal can be accepted as it is required to meet an identified need.

2. Siting & Design

The existing 1.5ha (approx.) site contains a main staggered classroom block approximately 75m wide and 20m deep located centrally within the site, with the school playground and playing fields to its north and east. To the west is the Mount Stewart Junior School.

To the south of the main school building, there are two separate blocks of temporary modular classrooms both with an approximate footprint of 160sqm and height of 4m. There is an area of parking located to the south of these buildings and to their west, an existing detached classroom block and associated facilities. Between the eastern-most modular classroom and the boundary with the northern part of Carlisle Gardens to the east, there is an area of open space which slopes gently down to the south, containing a semi mature Eucalyptus tree and hedge. This space provides an area of amenity for the school and is not designated for sports or informal play. It is here where the bulge classroom is proposed to be placed, with a footprint of approximately 132 sqm. The proposed bulge classroom would sit on the same northern building line as the existing modular classrooms, maintaining the existing east-west pedestrian route from the entrance to the school at Carlisle Gardens through the site to the west between the main school and the modular buildings.

The temporary classroom would have a width of 7.4m and would be located 1.7m away from the existing modular classroom to the west, and set off the eastern boundary with Carlisle Gardens by 2m. The temporary classroom would have a depth of 17.8m, and would be located 1.4m away from the existing car parking area to the south. The height of the proposed temporary classroom would be 2.9m plus an 800mm plinth, thus having a total maximum height of 3.7m. The building would be accessed through two doors to its south east adjoining Carlisle Gardens via one access ramp. The proposed building would have the visual appearance of a temporary modular building in that it would be grey with a flat roof.

It is important that the proposed extensions do not detract from the character of the Conservation Area, but it is also acknowledged that size and general layout of the extension is determined by educational requirements. Indeed, although the proposed temporary classroom would be close to the existing boundary and street frontage with Carlisle Gardens and would have a height of 3.7m, there is a large hedge approximately 3m in height and two mature silver birch trees between the boundary of the site and Carlisle Gardens cul de sac, and a further buffer is also provided in the form of a further pedestrianised footpath which is bounded by some landscaping and shrubs thus reducing the impact of the modular classroom. It is therefore considered that the proposed extension will have a limited impact on the frontage of Carlisle Gardens and the Conservation Area.

On balance, it is considered that the siting and design of the temporary bulge classroom is acceptable, and suitable screening is provided to screen the views of the building in the Mount Stewart Conservation Area. A condition will be included to ensure that it is retained for a maximum of three years on site.

3. Impact on residential amenity

The Council seeks to protect the amenity of neighbouring occupants to acceptable standards whilst recognising the need for new development. The main impacts on amenity to be considered are: overbearing

impact of the size and scale of the extension; loss of outlook, which is related to overbearing impact; loss of privacy; and loss of sunlight. Following the policies contained within part 3.7 Urban Design Principles of the Built Environment Chapter of the UDP, the council has published Supplementary Planning Guidance No. 17 "Design Guide for New Development" (SPG17) which establishes generally acceptable standards relating to these matters, although site specific characteristics will mean these standards could be tightened or relaxed accordingly.

The location of the proposal is such that the temporary classroom will be located over 15m from the nearest residential dwelling to the south (number 1 Carlisle Gardens) and over 28m from the nearest residential dwelling to the east (number 8 Carlisle Gardens). There are no adjoining residential properties to the north or west.

No. 1 Carlisle Gardens is a two storey detached house located on the western side of Carlisle Gardens, to the south of the proposed site of the temporary bulge classroom. The northern flank elevation of this house, which will adjoin the proposed classroom, contains one rooflight, but no habitable room windows. Given the large distance between the temporary building and site boundary, there will be no loss of light or privacy at this property.

No 8. Carlisle Gardens is a detached two storey property which would be located over 28m from the side elevation of the extension to the east. The frontage would face towards the extension and school towards the west. It is noted that there are two mature silver birch trees and two sets of hedges which restrict views across to the eastern elevation and as such, the proposal is considered not to have any impact on neighbouring amenity.

Although the temporary classroom will be close to the existing temporary modular classroom building to the west, there is only one flank wall window within it adjoining the eastern elevation, and the majority of the light comes from the northern and southern elevations. The temporary building is therefore not considered to adversely impact on the usability of the existing classrooms and will not reduce daylighting to an unacceptable level.

In terms of noise as a result of the use, as this is an existing school site it is not considered that the increase in activity would result in a worsening of existing amenity. Generally the activity within the school grounds is most notable during the school day.

4. Playspace, landscaping and trees

Sport England is required to be consulted on any application which may affect playing pitches. The proposed temporary classroom will be on a grassed area which is not currently used for playspace and it is noted the temporary classroom will not impact upon the usability of the existing playing area to the north. Sport England, therefore, have not been consulted.

The application will result in the loss of one Eucalyptus tree (12-14cm girth) and a shrub. The Council's Tree Protection Officer has considered the proposal and confirmed that this loss is acceptable on the condition that two new replacement *Betula albosinensis* Fascination (Chinese Birch) trees are planted on site, 12-14cm in girth, following completion of the development. The replacement trees should be staked, tied and mulched with 75mm of woodchip bark in a radius of 500mm around the trees and should be planted in reasonably close proximity to the classroom and this will be secured through condition.

There are two existing mature silver birch trees and a boundary hedge in close proximity to the location of the proposed temporary classroom. The case officer has confirmed with the council's Tree Protection Officer that the roots of the trees and hedge will not be affected by the proposal, as its erection does not require the digging of foundations. The hedge and trees, therefore, will not be damaged by the proposal.

Full details of the changes to the soft landscaping will be secured by condition. Overall, the proposals are considered acceptable.

5. Transportation

UDP policy CF8 School Extensions requires proposals to have an acceptable transport impact and schemes will be subject to measures to reduce car usage. Policy TRN1 Transport Assessment ensures applications will be assessed for their transport impact and developments with a potentially significant impact on the transport network should submit a Transport Assessment. Policies TRN2, 3 and 4 relate to testing that impact and measures to make transport impact acceptable. The London Plan 2011 contains a number of

relevant policies including 6.1 Strategic Approach, 6.3 Assessing Effects of Development on Transport Capacity, 6.9 Cycling and 6.13 Parking.

The site is accessed via a single entrance from Carlisle Gardens cul de sac. There is a separate footpath and fence line for both vehicles and pedestrians dividing the road and footpath. The application does not propose changes to the waste management and collection or other servicing.

The Council's parking standards specify a maximum allowance of 1 space per 5 workers plus 20% for visitors. Bicycle parking is required at 1 space per 10 staff.

With regard to parking provision on site, the application does not propose to increase the on-site provision for spaces for staff and visitors. Subject to updating the school's travel plan to reflect the increase in pupil numbers, your officers are satisfied with the transport impacts of the proposal.

Construction

The proposal will involve the removal of an existing temporary modular building within its current location and the re-building of the structure within the school site. In consideration of the nature of the structure, the works will have minimal impact on both the adjoining landscaping and occupiers. An informative will be included to remind the applicant that construction hours are limited to those set out Under the Control of Pollution Act 1974, and that construction activities comply with best practice.

6. Energy & Sustainability

This application proposes to re-locate an existing temporary building to accommodate an additional form of entry for a temporary period of three years. It is therefore unrealistic to expect the existing building to accommodate additional sustainability measures, however it is noted that the proposal will involve the re-use of a redundant building which will reduce the amount of energy produced that would be required to produce a new temporary classroom.

7. Mayoral CIL

As the development relates to the extension of an education facility, the development is exempt from paying CIL.

8. Conclusion

The proposed scheme complies with the relevant policies for schools development at national, regional and local level and in particular with the National Planning Policy Framework which places great importance on ensuring that sufficient school places are available to meet the needs of existing and new communities; accordingly your officers recommend planning permission be granted, subject to a number of conditions.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Core Strategy 2010
Brent Unitary Development Plan 2004
Central Government Guidance
London Plan 2011
Council's Supplementary Planning Guidance

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Environmental Protection: in terms of protecting specific features of the environment and protecting the public
Housing: in terms of protecting residential amenities and guiding new development

Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation

Transport: in terms of sustainability, safety and servicing needs

Community Facilities: in terms of meeting the demand for community services

CONDITIONS/REASONS:

- (1) This permission shall be for a limited period of 3 years only expiring on 31 August 2015 when (unless a further application has been submitted to and approved in writing by the Local Planning Authority) and:-

The use hereby approved shall be discontinued and the building shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason:

The building is of a temporary nature which the Local Planning Authority would not be prepared to approve other than for a limited period, having regard to its construction and/or effect on the visual amenity of the area.

- (2) Within 3 months of the date of this permission, a landscaping plan showing details (size/location/species) of two new 12-14 girth *Betula albosinensis* Fascination (Chinese Birch) trees, to be planted within the vicinity of the temporary modular classroom, shall be submitted to and approved in writing by the local planning authority. The trees shall be staked, tied and mulched with 75mm of woodchip bark in a radius of 500mm. The trees shall be planted in full accordance within the approved details within the next available planting season following the details being approved.

If within a period of 5 years after the tree is planted the tree is removed, dies or becomes seriously damaged or diseased, it shall be replaced in the next available planting season with a tree of similar size and species as that previously approved.

Reasons: To ensure a satisfactory appearance and setting for the development.

- (3) Prior to the occupation of the classroom, an updated school travel plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall reflect the increase in pupil numbers resulting from this development.

Reason: In the interests of encouraging non-car modes of transportation.

INFORMATIVES:

- (1) The applicant is advised that during demolition and construction on site:
- The best practical means available in accordance with British Standard Code of Practice B.S.5228: 1984 shall be employed at all times to minimise the emission of noise from the site
 - The operation of site equipment generating noise and other nuisance-causing activities, audible at the site boundaries or in nearby residential properties, shall only be carried out between the hours of 0800 - 1700 Mondays - Fridays, 0800 - 1300 Saturdays and at no time on Sundays or Bank Holidays
 - Vehicular access to adjoining premises shall not be impeded
 - All vehicles, plant and machinery associated with such works shall at all times be stood and operated within the curtilage of the site only
 - No waste or other material shall be burnt on the application site
 - A barrier shall be constructed around the site, to be erected prior to work commencing
- A suitable and sufficient means of suppressing dust must be provided and maintained

Any person wishing to inspect the above papers should contact Laura Jenkinson, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5276

