

## Agenda Item 05

### Supplementary Information

**Planning Committee on 10 June, 2020**

Case No.

19/2804

---

Location	Chancel House, Neasden Lane, London, NW10
Description	Demolition of existing buildings and construction of a secondary school with sixth-form arranged in a 5 storey building incorporating a multi-use games area (MUGA) at roof level and incidental works to include landscaping, play-areas, means of enclosure, access and car and cycle parking (Departure from Local Plan, however site allocated for education use in emerging Brent Local Plan 2019 – BSSA19)

#### Agenda Page Number: 103 - 130

Since the publication of the agenda an objection has been received from a local resident. This resident previously commented on the application and raised objection to the development on the basis of increased noise, traffic, air pollution, nuisance and anti-social behaviour. These issues have already been addressed in the main report.

#### Air Quality

The site falls within an AQMA a recent publication by Wembley Matters raised concern with allowing a new school in an area with poor air quality, particularly an open roof MUGA. As discussed in the main body of the report, the application site has been identified as being one of the ones in the borough suitable to accommodate a school.

The London Plan places great emphasis on the importance of tackling air pollution and improving air quality. It therefore states that development proposals should minimise exposure to existing poor air quality and make provision to address local problems of air quality such as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes.

The development makes a particular contribution through promoting greater use of sustainable transport modes. The existing Chancel House site currently benefits from a large car parking area with 189 car parking spaces. Under the proposed scheme only 11 spaces are to be retained. To further discourage car use to the site a travel plan is to be secured via the s106 agreement to promote walking and cycling to the site. Sustainable transport modes are also promoted through on site cycle parking provision and the contribution to TfL for local bus services.

As required by the London Plan, the application has been accompanied by an Air Quality Assessment and an Air Quality Neutral Assessment. The submitted Air Quality Assessment concludes that air quality levels would not exceed air quality objectives when the site is operational, with the Air Quality Neutral Assessment confirming that the development is better than air quality neutral in terms of both transport and building emissions. The submission therefore demonstrates that air quality in the area will not have an adverse impact on the proposed school, and that the proposed development will not worsen air quality.

#### Conditions

Errors were identified on some of the revision numbers to the approved drawings. Condition 2 has therefore been updated to read

*The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:*

10010 Rev P01  
10100 Rev P01  
10101 Rev P01  
10102 Rev P01  
10103 Rev P01

*Document Imaged*

10104 Rev P01  
10105 Rev P01  
10110 Rev P01  
10200 Rev P02  
10300 Rev P01  
19-407-TLP-PA01 Rev A  
19407-TLP-CP06  
10601 Rev P02  
10600 Rev P02  
19407-TLP-PA06  
19407-TLP-PA05  
3220-1100-T-021  
FS0616-BMD-ZZ-00-DR-D-59000-P03

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

The arboricultural report referenced in condition 4 is incorrect and this condition has been updated to read:

*The works shall be carried out in full accordance with the measures specified in the submitted Arboricultural Method Statement and Tree Protection Plan (AIA AMS The Landscape Partnership 01/08/19')*

*Reason: In order to ensure that nearby trees are safeguarded during the works.'*

**Recommendation: Recommendation remains approval subject to conditions**

DocSuppF