

Location Oak Lodge School, Heath View, London, N2
0QY

Reference: F/00422/14 Received: 18.07.2014
Accepted: 31st July 2014

Ward: East Finchley Expiry 30th October 2014

Applicant: Alison Dawes

Proposal: Demolition of the caretakers bungalow and construction of a new part single, part two storey stand- alone teaching block to accommodate 35 additional students including the reconfiguration of the school to improve facilities, increased car-parking and associated landscaping.

RECOMMENDATION

Approve subject to the following conditions

CONDITIONS

- 1. The development hereby permitted shall be carried out in accordance with the following approved plans:**

**L01 rev P03 General Arrangement
L02 rev P03 Tree Felling and Protection
L03 rev P03 Planting Proposals
L05 rev P03 Cross Sections
L08 rev P02 Detailed Cross Sections,
OL-CS-ZZ-000-3DM-AR-060001_P05
OL-CS-ZZ-G00-DFP-AR-061001_P07
OL-CS-ZZ-R01-DFP-AR-061003_P06
OL-CS-ZZ-ZZZ-DEL-AR-062001_P07
OL-CS-ZZ-ZZZ-DSC-AR-063001_P05
OL-CS-ZZ-ZZZ-DSC-AR-063002_P03
OL-CS-ZZ-ZZZ-DSC-AR-063003_P03
OL-CS-ZZ-U01-DFP-AR-061002_P06
Design and Access Statement**

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

2. This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3. a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

4. a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

5. Before the development hereby permitted is occupied the proposed parking spaces within the parking area as shown on submitted drawings shall be provided and the access to the parking spaces will be maintained hereinafter.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and

highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

6. The existing Oak Lodge School Travel Plan shall be updated and submitted for approval at least 3 months prior to occupation. The School Travel Plan shall be updated and submitted for approval annually for at least 5 years after occupation. The school shall achieve at least Bronze level STARS (Sustainable Travel; Active, Responsible, Safe) accreditation or equivalent for at least 5 years after occupation. School Travel Plan annual reviews should incorporate the increased number of staff and pupils. The documents shall set out the school's transport policy to incorporate measures to reduce trips to school by the private car and encourage non car modes such as walking, cycling and public transport where appropriate.

Reason: To encourage the use of sustainable forms of transport to the site in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

7. The number of pupils attending the school and nursery shall not exceed 200, and the number of staff shall not exceed 110.

Reason: To ensure the Local Planning Authority has control of the number of children on site, in the interests of neighbouring amenity.

8. a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.
b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

9. a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.
- b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
- c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2011.

10. a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.
- b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of

the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2011.

11.a) No development other than demolition works shall take place until details of all extraction and ventilation equipment to be installed as part of the development have been submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The development shall be implemented in accordance with details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy CS14 of the Local Plan Core Strategy (adopted September 2012).

12. No construction work in relation to the development hereby approved shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority. Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policies DM01 and DM04 of the Barnet Local Plan. Prior to the commencement of the development hereby approved a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full accordance with the approved plan. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:

- Details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;**
- site preparation and construction stages of the development;**
- a Site Waste Management Plan and details of provisions to be made for recycling of materials.**
- The provision on site of a storage/delivery area for all plant, site huts, site facilities, waste and materials.**

- details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- noise mitigation measures for all plant and processors;
- details of contractors compound and car parking arrangements;
- details of interim car parking management arrangements for the duration of construction; and
- details of a community liaison contact for the duration of all works associated with the development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety a sustainable waste management in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14 and 7.15 of the London Plan.

- 13.** No temporary or permanent external lighting, floodlighting or other means of external illumination shall be erected in connection with the development hereby approved except in accordance with a detailed External Lighting Scheme that been previously submitted to the Local Planning Authority and approved in writing.

Reason: To enable the local planning authority to retain control external lighting in the interests of the amenities of the adjoining properties and biodiversity in accordance with policy DM01 of the Barnet Local Plan.

- 14.a)** No development other than demolition works shall take place until a scheme indicating the provision to be made for disabled people to gain access to the development has been submitted to and approved in writing by the Local Planning Authority.

b) The scheme approved under this condition shall be implemented in its entirety before the first occupation of the development or commencement of the use and retained as such thereafter.

Reason: To ensure adequate access levels within the development in accordance with Policy DM03 of the Development Management Policies DPD (adopted September 2012) and Policy 7.2 of the London Plan 2011.

- 15. a) No site works or works in connection with the development hereby approved shall be commenced until details of the protective measures to be implemented for the wildlife species protected by law and details of any mitigation measures including the timing of development works and special techniques has been submitted to and approved in writing by the Local Planning Authority.**
- b) The development shall be implemented and thereafter maintained in accordance with the approved details.**

Reason: To ensure that any protected species present are not adversely affected by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 16. a) Before the development hereby permitted is first occupied, details of privacy screen to the terrace to be installed shall be submitted to and approved in writing by the Local Planning Authority.**
- b) The screens shall be installed in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.**

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted April 2013) and the Sustainable Design and Construction SPD (adopted April 2013).

- 17. No construction associated with drainage works on this development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme submitted shall demonstrate that the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The**

drainage scheme shall be implemented in accordance with the approved details before the development is completed. The surface water drainage scheme submitted shall include details of the proposed bio-retention area.

Reason:

To prevent the increased risk of on and off site flooding in accordance with Local Plan policy DM04.

18. The development hereby approved shall be implemented to achieve not less than a standard of 'Very Good' using the BREEAM assessment of sustainability for development (or an equivalent standard in such measure of sustainability which may replace that scheme). The development shall not be occupied until formal certification has been issued confirming that not less than a standard of BREEAM 'Very Good' has been achieved and this certification has been submitted to the Local Planning Authority.

Reason:

To ensure that the development is sustainable and in accordance with policy DM02 of the Barnet Local Plan 2012 and policy 5.3 of the London Plan 2011.

19. Before the development hereby permitted commences full details of the proposed photovoltaic panels and solar thermal technology to be installed as part of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved photovoltaic and solar thermal systems and technologies shall be installed in the development in accordance with the approved details and be fully operational prior to the occupation of the building and thereafter permanently maintained in accordance with the approved details.

Reason:

To ensure that the development represents a sustainable form of development in accordance with policy DM04 of the Barnet Local Plan and policies 5.2 and 5.7 of the London Plan.

20. Notwithstanding the details submitted with the application, before the development hereby permitted is brought into use or occupied details of the:

- Enclosures, screened facilities and/or internal areas of the proposed buildings to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable;
- satisfactory points of collection; and
- details of the refuse and recycling collection arrangements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and the refuse and recycling facilities provided fully in accordance

with the approved details before the development is occupied and the development shall be managed in accordance with the approved details.

Reason:

To ensure a satisfactory refuse and recycling facilities are provided at the development in accordance with policy DM01 of the Barnet Local Plan.

21. The development hereby permitted shall only be occupied or in use between the hours of 7.30am and 6pm on a Monday, Tuesday, Wednesday, Thursday or Friday and at no time on a Saturday, Sunday or Bank Holiday.

Reason:

To protect the amenities of occupiers of neighbouring residential properties in accordance with policies DM01 and DM04 of the Barnet Local Plan.

Part 1

22. Before development commences other than for investigative work:

A desktop study (Preliminary Risk Assessment) shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 5.21 of the London Plan 2011.

23. Before the building hereby permitted is first occupied the proposed window(s) in the south-west elevation facing shall be glazed with obscure glass only to a height of 1.7m from ground level and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

24. The proposed doors on the south-west elevation facing towards Heath View shall be used for emergency access only.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

INFORMATIVES

- 1. The plans accompanying this application are: Desk Study, Arboricultural Method Statement Consultation Statement, Eco-BREEAM Report , Stage 3 Acoustic Design Report,, Bat Survey, Planning Statement, Energy Sustainability Statement.**
- 2. Any and all works carried out in pursuance of this planning permission will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.**

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework:

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

National planning policies are set out in the National Planning Policy Framework (NPPF). This 65 page document was published on 27 March 2012 and it replaces 44 documents, including Planning Policy Guidance Notes, Planning Policy Statements and a range of other national planning guidance. The NPPF is a key part of reforms to make the planning system less complex and more accessible.

The London Plan is recognised in the NPPF as part of the development plan.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document includes a 'presumption in favour of sustainable development'. This is taken to mean approving applications, such as this proposal, which are considered to accord with the development plan.

The Mayor's London Plan July 2011:

Policies 3.1, 3.2, 3.16, 3.17, 3.18, 3.19, 5.2, 6.13, 7.1, 7.4

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

The Mayor for London has introduced a Community Infrastructure Levy. This applied from 1 April 2012 to most developments in London where the application is determined by the Local Planning Authority. The provision of educational floorspace is exempted from the requirements of CIL.

Barnet's Local Plan (Adopted) September 2012:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD).

Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS7, CS8, CS10, CS11, CS13

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy.

Relevant Development Management Policies: DM01, DM02, DM03, DM04, DM06, DM07, DM13, DM15, DM16, DM17

Relevant Planning History:

Site Address: Oak Lodge Heath View Off East End Road N2 0QY
Application Number: C/03819/K/05
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 30/03/2005
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Construction of multi-use games area with associated surrounding wire mesh fencing. Additional plans showing elevations and a cross section of the proposed development.

Site Address: Oak Lodge Heath View Off East End Road N2 0QY
Application Number: C/03819/M/06
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 22/12/2006
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: 2 No. single storey classroom extensions (44m² and 49m²). Reuse existing external UPVC sections.

Site Address: Oak Lodge Heath View Off East End Road N2 0QY
Application Number: F/01900/09
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 08/07/2009
Appeal Decision: No Appeal Decision Applies

Appeal Decision Date: No Appeal Decision Date exists
Proposal: Single storey rear infill extension to courtyard providing one additional classroom.

Site Address: Oak Lodge Heath View Off East End Road N2 0QY
Application Number: F/02124/08
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 31/07/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Extension to the existing main entrance area relocating school offices and the provision of a 'Community Room' and internal reconfiguration of existing staff facilities. In filling of a courtyard area providing an additional classroom space and a flexible teaching space.

Site Address: Oak Lodge Heath View Off East End Road N2 0QY
Application Number: C03819Q/07
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 01/11/2007
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Installation of demountable classroom to rear of school.
(Renewal of planning permission C03819H/02 dated 29-08-2002).
Case Officer: Fabien Gaudin

Site Address: Oaklodge School Heath View Off East End Road London N2 0QY
Application Number: C03819P/07
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 04/06/2007
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Single storey UPVC changing room.
Case Officer: Fabien Gaudin

Site Address: Oak Lodge School Heathview N12
Application Number: C03819B
Application Type: Full Application
Decision: Not yet decided
Decision Date: 06/07/1978
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Erection of a single-storey building for use as a work preparation unit.

Site Address: Oak Lodge School Heath View N2
Application Number: C03819D

Application Type: Full Application
Decision: Approve with conditions
Decision Date: 24/09/1980
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Construction of covered swimming pool

Site Address: Oak Lodge Special School, Heath View off East End Road N2
Application Number: C03819E
Application Type:
Decision: Approve
Decision Date: 07/07/1982
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Single-storey front extension for use as an Autistic Centre.

Consultations and Views Expressed:

Neighbours Consulted: 298 Replies: 29
Neighbours Wishing To Speak 2

25 objections were raised to the original consultation.

The objections raised may be summarised as follows:

- Application refers to 35 additional students but plans could accommodate 60 pupils.
- The red line has been reduced on the site so the applicant does not have to submit a Flood Risk Assessment.
- Overlooking and loss of privacy.
- The proposed extension would be better located on the other side of the site adjacent to Nazareth House.
- The bulk scale and mass is out of character.
- The land drops away in the area of the proposed extension which will make the building appear even bigger and increase its impact
- The 'break out' area for noisy students is adjacent to residential properties and will lead to an increase in noise and disturbance.
- Loss of view.
- Proposal is out of character in the streetscene.
- Loss of trees will adversely effect local wildlife and contribute to a further risk of flooding.
- Road is heavily parked with a sharp bend which currently causes problems for vehicle users the proposal will exacerbate this situation with further mini buses accessing the site.
- A full transport assessment should be undertaken as such the traffic and highway safety issues have not been properly considered..
- Applicant should have engaged with residents sooner to enable the building to be positioned on the northern side of the site away from Heath View and reduce the risk of flooding.

- Applicants engagement with local residents has not been acceptable.
- Delivery trucks to the school currently block adjoining residents drives.
- Proposal is contrary to Barnet's adopted planning policies.
- Planning permission was refused for a balcony opposite the site on the basis that it was visually dominant the current proposal will be more so.
- Proposal will be higher than suggested and will therefore be overbearing, disproportionate and completely inappropriate.
- Loss of trees and vegetation along the boundary.
- Height of building will result in an unacceptable sense of enclosure to neighbouring gardens.
- Area suffers from flooding and proposal will exacerbate it. Area is a site of an old pond with underground water.
- Proposal requires screen planting. The school has failed to maintain current screen planting so can they be trusted to maintain the proposed screen planting.
- Existing buildings at the site are single storey which are in keeping with the surrounding area.
- Visibility for vehicles entering and exiting the site is very poor and risks pedestrian safety.
- With cars parked on both sides of the road at the upper end of Heath View
- towards East End Road, the curve in the road makes for a very dangerous situation for vehicles travelling in both directions. This problem will be compounded in the winter as the gradient of Heath View at this point is such that vehicles coming up the hill often get stuck here when the road is icy.
- Alternative areas of the site have not been fully considered.
- Changes to the boundary fence will enable students to walk directly behind residents gardens.
- Potential subsidence when trees are removed.
- Loss of light and overshadowing of adjoining gardens.
- Concern about potential impact of security lighting that may be located on the new building.
- Building could be used outside of school hours which would lead to additional noise and disturbance.
- Concern about noise and disturbance from extractors, air conditioning/heating units if they are located on the boundary.
- Proposal would result in overdevelopment of the site.
- The application is for an extension to the existing school and as such the whole site should be red lined.
- Current building is substandard, even with the extension it will still be below the minimum standards set by the Design Bulletin and will decrease the available external space.
- The new accommodation could be accommodated by locating a second storey over the existing buildings on the northern part of the site which could provide 4-5 classrooms and remove the need to build so high on the southern boundary.
- Concerned that the school can and will be used for other purposes than as a school, other than during school hours and school terms.

- Loss of wildlife
- Subsidence

The Heath Heights Action Group (HHAG) advise that they represent the residents of Hempstead Heights, Heath View, Heath View Close and Maya Road and whilst they are extremely supportive of the work of Oak Lodge School raised concerns that are reflected in the comments above.

Further consultation was undertaken as amended plans were received. Additional letters were sent to all residents initially consulted.

A further 16 objections have been received on the amended consultation.

The further comments can be described as follows:

- Description of development: The Council states that the development will accommodate 35 additional students. However in reality the 8 additional classrooms in the application would be able to accommodate up to 60 additional students.
- Location Plan: The red line plan has been amended during the course of the application to lessen the area of the development site to below 1 hectare, which enables the applicant to avoid being required to submit a site specific flood risk assessment. No amended red line site plan has been submitted in this amended application, which thus makes the implicit assumption that the restricted boundary is correct. No evidence has been submitted to justify this, and I do not believe that the assumption is reasonable.
- Flood risk: No proper assessment of the potential flood risk caused by the proposed development has been made. This is linked to the change in the location plan, which lessens the development site to below 1 hectare, avoiding the requirement for a site specific flood risk assessment.
- Engagement with local residents: The Council has failed to adequately engage with me and local residents as its local community in developing the designs for the school. Failure to engage with our, and indeed my, perspective has resulted in an ill-conceived and damaging development, dividing the school from those of us in the local community.
- Impact on amenity levels: The size, location, design, mass, bulk and height of the proposed building leads to significant issues of overbearing, overshadowing, loss of light, a sense of enclosure, overlooking, loss of privacy and noise and disturbance for my flat, garden and environment, and is contrary to Policy DM01 of the DMP.
- Impact on the character of the surrounding area: The design, height, mass, bulk and size of the proposed new building fail to take account of the existing character of my building and of the surrounding residential area. It would be inappropriate to its context, and is contrary to Core Strategy Policy CS5 and DMP Policy DM01.
- Traffic: Given the size of the proposed development a full Transport Assessment should have been submitted with the application in line

with the Council's policies (notably Policy DM17(d) of the DMP (Development Management Policies)) and Government guidance (Appendix B of Guidance on Transport Assessment (Department of Transport 2007). Consequently the traffic and highway safety issues of the development – which notably affect that part of the road outside my home as well as my access to and from the road - have not properly been considered.

- Trees & Biodiversity: The current proposals would entail (and indeed has already entailed, even before any building work has begun) the removal of several trees and shrubs, which provide habitat for a range of birds and wildlife, contrary to DMP Policy DM01.

1 Letter of support has been received.

2 Letters of comment has been received on the following:

- There is potential for loss of trees during construction works and these should be retained
- The School Travel Plan only has 'current facilities' and no impact report. There is no analysis of the impact of increased student and staff numbers - particularly of interest to Elmshurst Crescent which already suffers from overparking/busy roads during the day and night.
- There is no Design and Access Statement provided. The D&A attached is actually a landscape strategy. There is no information on the detail design of the proposals - the D&A Landscape proposals do not indicate the proposed building (Pg6). There is no detail information on façade materials etc (drawings show 'curtain walling', 'facing brickwork'. There is no description - in what would be expected in a full D&A - to details of this. What curtain walling? Colour/texture of brick?

No information is provided on Construction access and egress; the proposals are located in a residential area, with large areas of elderly bungalows to the north east. What are the arrangements proposed to minimise disruption and ensure local resident safety?

- Fully accept that additional special school places are required.

A further response has been received from the Heath Heights Action Group and this reflects the objections already made in the section above.

Internal /Other Consultations:

Traffic & Development - No objection, subject to conditions

Environmental Health - ADD (on current info no objection subject to conditions)

Children's Service - Support the application

Environment Agency - No objection

Date of Site Notice: 07 August 2014

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site is Oak Lodge Special School. It is a special school maintained by the London Borough of Barnet that offers places for up to 165 students aged 11-19 with a range of learning difficulties.

The school is sited on the south-east side of Heath View. It is located opposite the Hampstead Garden Suburb Conservation Area.

The existing buildings on site are largely confined to the north of the site, with the south largely open including playing fields.

To the north of the site is Nazareth House, with residential properties to the west on Hampstead Height, to the south Heath View, to the east on Pulham Avenue. In this way there are residential properties in close proximity.

Proposal:

The proposals are for the demolition of the existing caretakers bungalow and construction of a new part single, part two storey stand- alone teaching block to accommodate 35 additional students including the reconfiguration of the school to improve facilities, increased car-parking and associated landscaping.

The proposals would involve an additional 12 members of staff.

The plans involve the modification of the existing forecourt to Heath View to provide minibus dropping of area and parking for staff and visitors.

In terms of landscaping, a terraced garden area and courtyard are proposed.

Initially an outdoor reflection space was proposed but this has been removed in order to prevent noise escape to neighbouring residents.

The original plans have been amended to alter the proposed pitched roof of the proposed building to a flat roof.

The proposals represent an increase of 1,585 square metres in floor area to the school.

Planning Considerations:

The main issues are considered to be:

- Procedural Issues
- The principle of expanding the school in planning policy terms
- The loss of a dwelling (caretakers bungalow)
- Whether the proposed development would harm the character and appearance of the street scene or general locality

- Whether the proposal would harm neighbouring amenity
- Whether the proposal would harm trees of special amenity value
- Whether the proposal would harm highway or pedestrian safety
- Whether the proposal would harmfully increase local flood risk
- Whether the proposal would have an acceptable impact on biodiversity
- Whether the proposal would be acceptable in sustainability terms
- Whether the standard of accommodation is acceptable?

1.0 Procedural Issues

1.1 Whether the site plan is appropriate

The General Development Management Procedure Order states that planning applications must be accompanied by a plan which identifies the land to which the application relates and that any plans or drawings required to be provided shall be drawn to an identified scale and, in the case of plans, shall show the direction of North. In this way, the site plan accompanying the application is considered adequate.

1.2 National and Local Requirements

Under National List Requirements the following information is required.

1. Completed application forms
2. Ownership certificate A, B, C or D plus copy of Notice if required
3. Appropriate fee
4. Design and Access Statement
5. An Ordnance Survey location plan
 - Showing the property in relation to its surroundings
 - Showing the boundaries of the property marked by a red line
 - Other land owned by the applicant marked by a blue line
 - Scaled at 1:1250
 - Showing road names and direction of north
6. A site (block) plan
 - At identified metric scale (1:200 or 1:500 advised)
 - Showing the development in relation to site boundaries and other buildings on site
 - Showing buildings, roads, footpaths on land adjoining the site, trees, public rights of way, hard boundary treatment
7. 3 copies of plans, drawings and information necessary to describe the development

All national and local requirements have been met.

Turning to the London Borough of Barnet's Local Requirements, these state that for small scale major development the following are required:

1. 6 copies of plans and documents may be required for larger or more complex applications. Alternatively 3 copies plus 3 CDs may be submitted

These accompany the application.

2. Completed Community Infrastructure Levy (CIL) additional Information form

This accompanies the application.

3. Drawings to show the development proposals:
 - with scale bar indicating a minimum length of 0 to 5 or 0 to 10 metres
 - showing trees within 15m of extension
 - Each sheet must have a drawing reference number and include the site address
 - At a scale of : 50 or 1:100
 - Original floor plans required for applications for extensions to or replacement of buildings in the green belt

These accompany the application

4. Existing and proposed floor plans
5. Existing and proposed front, side and rear elevations
6. Existing and proposed roof plan
7. Existing and proposed sections
8. Existing and proposed finished floor levels and site levels

Details of all the above have been provided.

9. Details of internal alterations at 1:1, 1:10 or 1:20

These details are not required for this sort of planning application.

10. Planning Statement

A planning statement accompanies the application.

11. Heritage Statement

The site is not within a conservation area nor is it a listed building or located within an area of archaeological significance. A Heritage Statement is not required.

12. Tree survey and arboricultural statement

A tree survey and arboricultural statement accompany the application.

13. Open Space and landscaping

Details of landscaping are shown on the plans submitted.

14. Photographs and photomontages

Photographs are provided within the documentation.

15. Affordable Housing Statement

This is not applicable as the scheme is not for a residential development.

16. Transport Assessment

Applications generating significant traffic movements eg schools, certain community uses and all large-scale major developments

A Transport Statement accompanies the application. This contains the level of information that would be expected within a Transport Assessment. As such, this has been considered adequate to consider the highways issues.

17. Travel Plan

A School Travel Plan accompanies the application.

18. Sustainability Statement to include Energy Statement to show how the development meets all the standards specified in the Council's 'Sustainable Design and Construction' Supplementary Planning Document (SPD)

An Energy & Sustainability Statement accompanies the application.

19. Noise Impact Assessment

The site is not itself sensitive to noise, but an acoustic report has been submitted with the application.

20. Air Quality Assessment

The site is not located within an area of poor air quality and therefore this is not required.

21. Foul Sewerage and Utilities Assessment

A statement of connection to existing utilities required for all redevelopments.

22. Ventilation and Extraction Details

Details including acoustic design report have been provided.

23. Refuse disposal details and recycling

Details are shown on the plans submitted.

24. Flood Risk Assessment (FRA)/ Drainage Strategy

The site is located within Flood Zone 1 and is under 1 hectare in size. The site is not within 20m of the top of a bank of the main river. The development does not involve culverting or control of flow of a stream. A Flood Risk Assessment has not been provided with the application and under the local requirements one is not required.

Residents have raised the issue of localised drainage issues which are dealt with under the main report.

25. Economic Statement

This is not relevant as the site does not relate to an employment use or a regeneration area.

26. Town Centre Use Assessment

This is not applicable as the site does not relate to a town centre use.

27. Details of lighting

This is required for all applications involving floodlighting schemes and development within or adjacent to rural areas or near the Mill Hill Observatory. In this case the lighting impacts of the development are localised and can be assessed as part of the application.

28. Land contamination assessment

This is required for developments where site is on or near known or suspected contaminated land or where required due to the historical use of the land. A Preliminary Sources (Desk) Study (PSS) accompanies the application. This is considered appropriate in order to comply with the local requirements.

29. Ecological Assessment

An ecological statement is required which should identify how protection of biodiversity and habitat quality will be achieved and where enhancement to biodiversity can be made. Appropriate assessments are required for all developments near known or reasonable likelihood of habitats of a protected species and also required for developments affecting sensitive areas (including for example, open landscape, sites of nature conservation importance) and to include proposals for long term maintenance and management.

In the case of the site, this is located 250m from the nearest Site of Local Importance for Nature conservation. Given the possibility of bats on site within

the existing buildings a bat survey has been provided. This is considered appropriate in order to comply with the local requirements.

30. Sunlight and Daylight Assessment

Barnet's Local requirements state that this is required where development may have significant impacts on neighbouring properties. It is considered that the proposed impacts can be adequately assessed from the information submitted without the need for a specific sunlight and day light assessment.

31. Environmental Statement (ES)

The Town and Country Planning (EIA) Regulations 2011 designate certain forms of development as requiring Environmental Impact Assessment. The extension of a school is considered an urban development project. An ES is required for 'urban development projects' on sites over 0.5ha as this falls under Schedule 2 of these regulations. In this case the development does not fall within this requirement as the site is below 0.375 hectares and any environmental impacts are not considered to warrant an Environmental Statement. Furthermore the site is not located within as sensitive area as defined within the regulations.

32. Statement of Community Involvement

A Statement of Community Involvement is not formally required for this sort of planning application. However, the applicant has engaged with residents on the proposal in terms of holding pre-application consultation events and inviting residents to attend.

As such, the proposals are considered to fully comply with Barnet's Local Requirements.

1.3 Whether adequate consultation has been undertaken

The Local Planning Authority has complied in all respects with the General Development Management Procedure Order.

Consultation with residents over an area with a 100 metre radius measured from the perimeter of the site has taken place in accordance with Barnet's Statement of Community Involvement.

Site and press notices have been advertised.

2. The principle of expanding the school in planning policy terms

The Government issued the 'Planning for schools development' policy statement in August 2011. In this statement the Government pledged its

support for the development of schools stating that the creation and development of state funded schools is strongly in the national interest and that planning-decision makers can and should support the objective, in a manner consistent with their statutory obligations.

The statement outlines the Government's belief that the planning system should operate in a positive manner to schools. The statement requires Local Authorities to apply a presumption in favour of development of state-funded schools. This is further reinforced by para 72 of the NPPF which states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It tasks Local Planning Authorities to take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen the choice in education. Specifically it states that Local Authorities should:

Give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.

The NPPF outlines that suitable infrastructure and services are needed in order to support new and existing economic development and to promote strong, stable and productive economies. In addition both the London Plan and the Local Plan recognise that the provision of education facilities are required in order to accommodate growth in a sustainable manner.

The London Plan advocates that the Mayor is committed to ensuring equal life chances for all Londoner's. Meeting the needs and expanding opportunities for all Londoner's - and where appropriate addressing the barriers to meeting the needs of particular groups and communities (Policy 3.1). Furthermore Policy 3.18 states that the Mayor strongly supports the establishment of new schools and steps to enable local people and communities to do this. The London Plan highlights the need to safeguard sports facilities and that new sites need to be identified to meet additional demands and changes in provision for education.

Policy 3.18 of the London Plan states:

Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or changes of use to educational purposes.

In particular, proposals for new schools should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the appropriate use of planning conditions or obligations.

Development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged.

A key guiding principle of the adopted London Plan and the Boroughs corporate plan is to sustain the boroughs communities. Policy CS10 of the Local plan states that 'the council will work with our partners to ensure that community facilities including schools and community meeting places and facilities for younger and older people are provided for Barnet's communities'.

The proposals therefore would result in the provision of new education facilities to cater for the needs of current and future populations which is consistent with adopted policy which seeks to ensure that an adequate supply of buildings are available for educational facilities to meet the needs of the residents in the borough.

The proposals would not involve the loss of any playing field areas.

In this case, the school in question is a special educational needs school that operates for children a range of learning difficulties. The applicant advises that *'Currently Barnet's specialist places are full and in recent years, there has been a growth of over £1 million per annum in the budget for placements in out of borough and independent special schools. Given the considerable and rising demand for specialist placements in Barnet, the borough is currently undertaking a fundamental review to plan for future SEN requirements so that additional places can be provided in the most effective and efficient way. The proposal will result in Barnet being able to provide SEN education within the borough for all SEN students without the need to send individuals outside the borough to receive their education. This is considered to be a more sustainable approach, reducing the need to travel outside the borough and will result in less travel times.'*

The benefits of the additional school accommodation would need to be given substantial weight in the consideration of this planning application.

3.0 The loss of a dwelling (caretakers bungalow)

It is noted that the proposals would result in the loss of caretakers bungalow. Policy DM07 advises that loss of residential accommodation will not be permitted unless the proposed use is for a local facility (children's nursery, educational or health use) provided that it is not detrimental to residential amenity. In this case, the proposals would involve the expansion of an existing school and it is considered that the proposals are therefore the loss of the bungalow is acceptable under policy DM07.

4.0 Whether the proposed development would harm the character and appearance of the streetscene and general locality

Policy DM01 states that *'All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation. Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces*

and streets. Development proposals should ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest, particularly at street level and avoid blank walls.'

4.1 Scale & Massing

The proposals consist of a part single, part two storey teaching block.

It is recognised that levels across the site decrease to the south. In this way, the massing of the building is an important consideration as the building will appear taller as viewed from the south.

It is considered that the proposed two storey teaching block would be in keeping with the character of the existing buildings on site. Whilst the building would add additional massing and bulk, its massing and form is considered consistent with other buildings on site.

The proposed building would be approximately 9.2m high above the boundary with Heath View – this is due partly to the increase levels as a result of the proposed works. Whilst this would result in a building of some presence it would be sited a distance of 8.5m from the boundary. This would be further mitigated by the presence of a mature landscaping strip between the boundary and the proposed school building.

The surrounding area is mixed in building designs, but buildings are predominantly two storey in scale, including the detached dwellinghouses opposite the site with mono-pitched roofs, as well as those to the south on Heath View to the south which are more traditional two storey buildings with pitched roofs. The applicant has amended the proposals to try to address concerns expressed by local residents. This has included replacing the pitched roof with a flat roof. This was principally to reduce the bulk of the original proposed building and address amenity concerns. It is acknowledged that the predominant feature of surrounding buildings are pitched roofs but within the site there are a number of flat roofed buildings.

The footprint of the caretaker's house would become part of the forecourt with the new building set back significantly further from the road than the current front line of the caretaker's house. This helps ensure that the building relates appropriately to neighbouring buildings to the south of Heath View.

The character of the existing school buildings is primarily of low quality single storey buildings.

The front building would line up with the current school facade at Hampstead Heights retaining the school's setback along the street frontage. Perimeter planting to the south is to be reinstated where lost due to development.

It is therefore considered that the scale, height bulk and massing of the building are acceptable in character and appearance terms.

4.2 External Appearance

The proposed materials include:

- Red-brown brick to spine of building.
- Traditional horizontal timber cladding to classrooms
- Rodeca polycarbonate cladding to office areas

The proposed building would include timber cladding and red brick. These materials both take reference from the existing buildings as well as neighbouring residential development.

The use of materials and a design that complements the existing building would ensure that the building fits in within the surrounding area appropriately.

It is considered important that in the event of approval a condition is attached ensuring details of final materials are submitted to the council before approval.

5.0 Whether the proposals would harm neighbouring amenity

Policy DM01 states that Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

5.1 Loss of light

The proposed new building would be sited approximately 8.5m from the boundary with the nearest property to the south-west at 1&3 Heath View. The site is located to the north-east of these properties. This relationship is maintained along the southern boundary of the site.

The proposed building would be sited approximately 34m from the nearest building opposite at no.2 Heath View Close.

It is not considered that a daylight/sunlight report needed to be submitted as part of the application because it is not considered possible for the proposal to result in a significant degree of overshadowing (loss of light and sunlight) of neighbouring gardens given the orientation of the proposed building and the distance between the proposed building and the boundary with neighbouring properties.

Furthermore, the retained tree screen would provide a degree of screening to the boundary which would further reduce any potential impact from any overshadowing caused by the development.

5.2 Loss of outlook

The proposals would involve the creation of a building a distance of approximately 8.5m from the boundaries with properties on Heath View. The relationship to properties on Heath View changes from east to west, in that

no.1-11 Heath View is has its outlook west-east, and 13-45 Heath View have their outlook North-South.

The proposals show an increase in height to the land of approximately 1.4m maximum (1.2m under the building). In this way, the height of the building would 9.2m above the level of the land adjoining the boundary with Heath View.

The length of the houses at 13-45 Heath View varies however these are generally relatively long, at 20m-30m.

The proposals will result in a building of increased scale and massing in closer proximity to the boundary. The spacing of 8.5m between the building and the boundary with residential properties will allow some scope for planting to help soften the impact of the building. However, it should also be noted that there is a significant drop in levels from the site to the south that will make any development appear more visually dominating than would normally be the case. The majority of existing trees shall be retained between the boundary and additional planting be provided to mitigate the loss of any during the works. A condition is suggested to ensure that mature tree screening is provided.

5.3 Visual Appearance

The palette of building materials used would be consistent with prevailing materials in the area and this would help the proposed building to fit in with the surrounding area. Nevertheless, the building will have some impact as perceived from neighbouring residents given the additional height and this needs to be given weight.

5.4 Overlooking

The proposed new classroom block would be sited approximately 8.5m from the south-west boundary. It would be sited at right angles to the rear outlook of no.1 and 3 Heath View. In this way, any views from the school would be into the rear part of the gardens of these properties. The proposals make provision for mature landscaping would help prevent views into the gardens of these properties.

The proposed terrace area would be screened to prevent overlooking into neighbouring gardens.

5.5 Noise and disturbance.

It is recognised that the expansion of the school to provide an additional teaching block for 35 pupils is likely to increase the general activity on site and create potential for additional noise. However, it needs to be considered that the existing area to the boundary is at present used as a pedestrian/cycle access which already generates a degree of noise and disturbance. In this way, the new school building will provide a partial barrier for noise from the

existing playground to residents in Heath View. Noise escape from the new building would be limited as the windows would only be partially openable by a fanlight opening.

Furthermore following concerns from residents the scheme has been designed so that the areas immediately to the south would not be used as break-out areas by pupils.

The proposed terrace would be sited sufficient distance from the boundary to prevent harmful noise and disturbance to neighbouring occupiers. The terrace would be used as spaces for informal small group work and as spaces for individuals to withdraw to for relaxation and fresh air.

A condition is suggested to ensure that the buildings are not used at anti-social hours and that the proposals do not prejudice residents' enjoyment of their properties.

6.0 Whether the proposals would harm trees of special amenity value

There are a number of mature trees located in proximity to the boundary between the school and Heath View rear gardens.

Tree T12 (Scots Pine) is particularly notable within the streetscene and has a high contribution to local visual amenity. It has therefore been recommended that a tree preservation order is issued to designate the Scots Pine tree to the front of the site. However, the scheme has been designed in a way to ensure that this tree can be retained in full health

It is acknowledged that some damage to trees may result from the works. It is suggested that suitable conditions are attached to ensure that there is adequate replacement planting in this event. Nevertheless there would be likely to be some loss in screening in comparison to the current situation. Trees T1 (Birch), T2 (Oak), T3 (Hornbeam) and T10 (Field Maple) are proposed to be removed as part of the works. Whilst these trees themselves do offer some amenity value, the loss of these and any other trees damaged by the works will need to be weighed against the benefits of the scheme. It is also considered that trees on the boundary between Heath View gardens and the site provide a high level of amenity value in terms of providing a screen to the boundary as a group. It has been recommended that an area tree preservation order is made on trees within both the site and the gardens of properties on Heath View but trees shown on the plans to be removed would be allowed to be removed if permission is granted.

7.0 Whether the proposals would harm highway or pedestrian safety

Oak Lodge School is a community special school with capacity for 165 students with learning difficulty aged between 11 and 19. The school currently has 98 (85 full time and 13 part time) staff members.

The site is located in Hampstead Heights which is a local road, approximately 7 metres in width. Hampstead Height connects to the north to East End Road in the form of a priority junction. To the south, Hampstead Heights continues into Heath View cul-de-sac.

East End Road connects A 598 Regent Park Road to the A1000 High Road East Finchley which leads to the A1 Archway Road and central London.

The Public Transport Accessibility Levels (PTAL) is graded from 1 for poor accessibility to 5/6 for excellent accessibility. The PTAL Score for the site is calculated using Transport for London model as 1 which is a low accessibility level.

7.1 Access

The main access to the site is via two vehicle accesses at Hampstead Heights providing access to a forecourt used for car parking, mini bus parking and minibus drop off and pick up, which currently operates on an unofficial one-way system basis.

A third vehicle access , which is the northernmost access on Hampstead Heights provides access to staff car parking, delivery vehicles and a service yard further into the site used for mini bus parking.

A further vehicle access is available at the rear of the site from Pulham Avenue and is only used at the beginning and at the end of the day for three mini buses and occasionally for staff vehicles for staff working in the adjacent building.

All vehicle accesses are gated.

The new proposed vehicle access arrangement consists of retaining the existing Northern access in Heath View with no alterations and re positioning the southern access. The proposed new access will be subject to submission of a Section 184 application for a new vehicle access and all works will be carried out at the applicant's expense including re instatement of the existing redundant crossover to footway level and any associated necessary works on the public highways including re location of street furniture.

On the proposed access arrangements drawings shows the gates at the exit access opening outwards and appear to open onto the public highways. It is not acceptable for gates to open onto the public highways and these arrangements should be revised.

The applicant has requested introduction of new yellow line parking restrictions opposite the vehicle accesses in Heath View (on the opposite side of the road) to facilitate larger vehicles manoeuvring in and out of the site. This is requested for both the existing vehicle access and the proposed new access.

As part of the Section 184 application, Highways officers will carry out a detailed assessment of the proposed vehicle access including any requirements for waiting restrictions. All costs for necessary associated highways works, including modifications to traffic orders, road marking and signage will be funded by the applicant if implemented as part of Section 184 works for construction of new vehicle access and associated highways works. Therefore the applicant is advised that waiting restrictions may differ from the proposed details on submitted drawing No OL-CS-ZZ-Z-DSP-CE-950001-Rev P01 - 'Proposed Road Markings/ Prohibition of Waiting.

7.2 Parking Provision

The school provides three areas of car parking. The main car park is accessed via the main entrance in Hampstead Heights and accommodates eight parking spaces (four for staff and four for visitors), three mini bus spaces for pupils pick up and one delivery drop off space. This car park is accessed via 2 vehicle accesses from Hampstead Heights, a third vehicle access in Hampstead Heights provides access to a secondary car park.

A secondary car park accessed via the third vehicle access in Hampstead Height, which is the northernmost access, provides access to a car park which accommodates 10 staff car parking spaces. A service yard further into the site is also available from this access point and is used for mini buses.

The current parking provision as illustrated on Figure 3.2 of the Transport Statement consists of 14 staff parking spaces, 3 mini bus parking bays and 13 mini bus bays. The proposed parking provision will include retaining the existing 14 staff parking bays, 13 mini bus bays and 1 delivery drop off bay as well as the following proposed additional provision:

- 7 allocated to staff and visitors,
- new mini bus parking bays,
- proposed mini bus drop off bays and
- DDA compliant bays

Therefore the total provision results in an increase of five parking spaces (from 18 to 26), three mini bus parking spaces and six mini bus drop off spaces.

The Travel to School surveys from the school's Travel Plan indicates the mode split for pupils and staff. Based on this mode share the proposed extension is expected to generate a maximum of four additional mini bus trips (28 additional student journeys by school bus) and approximately 6 additional staff car trips per day.

The proposed parking provision is considered acceptable as the increase in number of spaces and mini bus spaces is considered appropriate for the expected additional parking demand at this location. In addition site visits during school hours, indicate that there is on street parking availability within

walking distance from the site to accommodate the demand which could result from this proposal.

7.3 Trip Generation

Details of expected additional trip generation are shown on table 5.2 of the submitted Transport Statement. The expected additional trip generation from 35 additional students, who travel to school mainly by mini bus and 12 new members of staff, is not significant and no detrimental impact on the public highways is expected.

7.4 Pedestrian Access

The main pedestrian access into the school is via a gate at Hampstead Heights. Pedestrian access is also available via the rear gate on Pulham Avenue. Access for pedestrians is segregated from the access for vehicles. These pedestrian accesses will be maintained.

7.5 Travel Plan:

As the school will be adding approx. 35 pupils and as most pupils travel by SEN minibus, the School Travel Plan is to be updated prior to occupation and be updated and submitted for approval annually for at least 5 years and for at least Bronze level STARS (Sustainable Travel, Active, Responsible, Safe) accreditation (or equivalent) to be achieved for at least 5 years. A condition is suggested to ensure that the travel plan is updated.

8.0 Whether the proposals would harmfully increase flood risk

Policy CS13 of the Core Strategy states that 'We will make Barnet a water efficient borough and minimise the potential for fluvial and surface flooding by ensuring development does not cause harm to the water environment, water quality and drainage systems. Development should utilise Sustainable Urban Drainage Systems (SUDS) in order to reduce surface water run-off and ensure such run-off is managed as close to its source as possible subject to local geology and ground water levels.'

The site is located within Flood Zone 1 which is the area of lowest risk. Whilst the site is not located within an area of identified flood risk, residents have expressed concerns regarding the impact of the proposals. Specifically, concerns have been expressed regarding the potential reduction in the capacity of the surrounding land to absorb run-off.

The area is not in an area at risk of river flooding, however, it does occasionally suffer from some surface water flooding. The applicant has looked to address this through surface water management on the site which will incorporate a bio-retention area. The bio-retention area will collect

surface water during periods of heavy rainfall and will help prevent any flooding to neighbouring residential properties.

Environment Agency guidance states that “For events with a return-period in excess of 30 years, surface flooding of open spaces such as landscaped areas or car parks is acceptable for short periods, but the layout and landscaping of the site should aim to route water away from any vulnerable property, and avoid creating hazards to access and egress routes (further guidance in CIRIA publication C635 Designing for exceedence in urban drainage - good practice).”

It is suggested that an appropriate drainage strategy can be secured by a planning condition. Conditions are suggested to ensure that the proposals are followed through. In this way new boundary drainage has been specifically included as part of the proposals to deal with ground water run-off.

The Environment Agency has been consulted on the proposals and has expressed no objection.

It is not considered that the proposals would harmfully increase flood risk on the site or cause harmful impacts to neighbouring occupiers.

The applicant is proposing to rehabilitate and extend the existing land drain along the southern boundary of the Oak Lodge site and at the foot of the embankment. The applicant advises that an existing land drain has been silted up and no longer performing its function and possibly contributing to the run-off into the back gardens of the neighbouring properties. The applicant anticipates that this will help intercept these flows some improvement will be provided in that groundwater flows to a depth of 1m will be intercepted and routed away.

9.0 Whether the proposals would have an acceptable impact on biodiversity

The site has been subject to an Ecological survey including a bat survey. The report concludes that the site is of low ecological value.

In assessing the application it is necessary to consider whether there are protected species on the site. Protected species are protected under the Wildlife and Countryside Act 1981 and the European Habitats Directive. The applicant has considered the possibility of whether bats are on site given the nature of the existing buildings.

It is considered highly unlikely that any other protected species would be present on the site. A bat survey accompanies the application and provides emergence survey and dawn returning survey.

These found that there is evidence that the caretakers lodge and school site are used for commuting/foraging and possibly as a night/satellite roost by a low number of common pipistrelle bat/s, possibly lone males.

The ecological value of the caretakers lodge to bats is low as a roost site and there are a large number of buildings on site that offer similar alternative roosting opportunities for bats which are similar to those provided by the caretakers lodge.

It is suggested that adequate mitigation should be provided during demolition in order to protect bats and as such an appropriate condition will be imposed.

10.0 Whether the development would be acceptable in sustainability terms

The Supplementary Planning Document on Sustainable Design and Construction states that for new major developments proposed developments should provide an Energy Statement which demonstrates compliance with the London Plan energy hierarchy, the London Plan carbon dioxide requirements and where relevant decentralised energy.

London Plan Policy 5.2 states that *'Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy. The Mayor will seek to ensure that developments meet the following target for CO₂ emissions, which is expressed as year improvements on the 2010 Building Regulations. Major development proposals should include a comprehensive and appropriately detailed energy assessment to demonstrate how these targets are to be met within the framework of the energy hierarchy (Be lean, be clean, be green).'*

The applicant's Energy and Sustainability statement states that it is proposed to minimise carbon dioxide emissions from the overall development by improving and maximising the energy efficiency of both the building fabric and the building services and that the improvement of the building fabric and building services will assist in reducing the energy consumption of the development and therefore the associated carbon dioxide (CO₂) emissions.

The report advises that the development will require:

- Improved U-values beyond minimum requirements of Part 'L' of the Building Regulations
- Improved Glazing properties
- Improved Air Permeability rating
- Installation of Solar PV panels

A condition is suggested in order to ensure that these are followed through.

It is considered that the proposals would be acceptable in sustainability terms.

11.0 Whether the standard of accommodation is acceptable

The proposals would provide a new classroom block for an existing school. The design of the school has taken into account guidance published by the Government on primary and secondary school design.

In relation to SEN schools the document states that *'All pupils, including those with special educational needs (SEN) and disabilities, should be able to access the full curriculum and be provided with appropriate support and intervention when necessary. Some of the issues to consider when designing a special school - or specially resourced provision at a mainstream school'*

It goes on to states that account must be taken of accessibility issues, medical and therapy support, Sensory needs, Flexibility and adaptability, Health and well-being, and safety and security.

The existing building has narrow corridors, small classrooms and low ceilings, and the proposals offer scope to provide improved accommodation for teachers and pupils.

It is considered that the proposed building would provide an acceptable level of additional school accommodation. The proposed building design would allow for adequate glazing and outlook for users of the building. Conditions are attached ensuring suitable disabled access.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The comments made by residents and the Heath Heights Action Group are addressed within the main report. Notwithstanding this the following additional matters are addressed below.

Application refers to 35 additional students but plans could accommodate 60 pupils. – *A condition is attached which restricts the use to no more than 35 pupils*

The red line has been reduced on the site so the applicant does not have to submit a Flood Risk Assessment. – *There are no guidelines that the entire Oak Lodge School site has to be shown within the red line plan, only the land to which the applicant relates.*

The proposed extension would be better located on the other side of the site adjacent to Nazareth House. – *The Local Planning Authority can only consider the development before it.*

Loss of view. – *This is not a material planning consideration.*

Applicants engagement with local residents has not been acceptable. – *The applicant has complied with the requirements for consultation.*

Delivery trucks to the school currently block adjoining residents drives. – *Such issues should be reported as a police matter.*

Planning permission was refused for a balcony opposite the site on the basis that it was visually dominant the current proposal will be more so. – *As a*

principle all planning applications are assessed on their own merits. The development in question varies substantially from the proposal.

Changes to the boundary fence will enable students to walk directly behind residents gardens. – *Details of any changes to the boundary fence would be secured by condition and would need to ensure adequate security.*

Concern about potential impact of security lighting that may be located on the new building. – *This will be addressed by planning condition to ensure that resident's amenities are not harmed.*

Concern about noise and disturbance from extractors, air conditioning/heating units if they are located on the boundary. – *Officers are satisfied that this could be dealt with by a planning condition.*

Proposal would result in overdevelopment of the site. – *It is not considered that the proposals would be overdevelopment.*

The new accommodation could be accommodated by locating a second storey over the existing buildings on the northern part of the site which could provide 4-5 classrooms and remove the need to build so high on the southern boundary. – *The Local Planning Authority can only assess the proposals before it.*

Concerned that the school can and will be used for other purposes than as a school, other than during school hours and school terms. – *A condition is suggested to address this issue.*

Subsidence – *This is principally a building regulations issue. Issues of flooding are looked at in the main report.*

What guarantee does the Council offer that the additional Students will not exceed the 35 as proposed for this development. – *A condition is attached to ensure that this is not exceeded*

4. EQUALITIES AND DIVERSITY ISSUES

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- “(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”*

For the purposes of this obligation the term “protected characteristic” includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council's statutory duty under this important legislation.

The proposed development would provide additional accommodation for children with special needs. In this way, it would provide additional educational facilities which are likely to improve the opportunities for children many of whom will have disabilities.

In terms of likely negative impacts, the application has attempted to address these through amendments to the scheme. It is suggested that the majority of these can be mitigated through conditions and that any impacts are unlikely to disproportionately affect any one group with a protected characteristic. Whilst it is recognised that disabled and elderly road users are more likely to be affected by proposals which result in an intensification of use it is considered that these impacts are adequately mitigated by the proposals.

With the conditions recommended the proposal is found to accord with development plan policies as they relate to the relevant equalities and diversity matters by providing a high quality inclusive design approach which creates an environment that is accessible to all and would continue to be over the lifetime of the development. The development would therefore have a positive effect in terms of equalities and diversity matters.

It is considered by officers that the submission adequately demonstrates that the design of the development and the approach of the applicant are acceptable with regard to equalities and diversity matters. The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The following needs to be considered in reaching a conclusion:

- The proposals would provide new school accommodation for which government guidance states should be given substantial weight in any planning application. It would provide modern accommodation that would improve upon the accommodation within the existing school.

- The loss of the existing bungalow is justified in accordance with policy DM07 as the development is for new school accommodation
- The proposed development is considered to fit acceptably in design terms with the character and appearance of the streetscene and area.
- The development would cause some harm in terms of visual impact but any harm would be reduced by the retention of trees at the boundary which would be subject to tree preservation order.
- The proposals would generate some additional activity. The effects of this will largely be mitigated by the layout of the new building
- The proposals would result in the loss of some trees of amenity value to the boundary between the school and residential gardens on Heath View.
- The development takes into account localised flood issues and conditions are suggested that will ensure that these are not exacerbated.
- The development is considered acceptable on highway, sustainability and ecology grounds

It is considered that the benefits of providing additional special school accommodation within the borough outweigh any harm caused in terms of loss of amenity and damage to trees of amenity value. Taking all relevant factors into account on balance, the application is recommended for **APPROVAL**.

