

Location **Whitefield School Claremont Road London NW2 1TR**

Reference: **18/7370/FUL** Received: 12th December 2018
Accepted: 19th December 2018

Ward: Golders Green Expiry 13th February 2019

Applicant: Mrs Elizabeth Rymer

Proposal: Erection of single storey SEN (Special Educational Needs) teaching outbuilding following demolition of existing outbuildings/structures. Single storey cycle workshop and cycle covered area. Reinstated security fence. New canopy to courtyard. Associated landscaping including alterations to parking and planting [AMENDED DESCRIPTION]

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 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.

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

2017 11 PL 01 Site Location Plan
2017 11 PL 02A (Site layout and landscape, as revised)
2017 11 PL 03 (Ground Layout GA)
2017 11 PL 04 (Roof layout and elevations)
2017 11 PL 05 (Site Construction Management Plan)
2017 11 PL 06 (Topographical Site Survey)
Correspondence from agent via email dated 15 March 2019

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).

- 3 a) Before works commence on the bicycle workshop and compound hereby approved, 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 works in relation to the bicycle workshop and compound hereby approved 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 2016.

- 4 The development shall be implemented in accordance with the measures detailed within Drawing No. 2017 11 PL 05 (Site Construction Management Plan) and correspondence from the agent via email dated 15 March 2019.

Reason: In the interests of highway safety, noise and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies 5.21, 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

- 5 Before the development hereby permitted is occupied the car parking spaces as shown on Drawing No. 2017 11 PL 02A shall be provided and shall not be used for any purpose other than parking of vehicles in connection with the school.

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 finished floor levels of the teaching building hereby approved shall be set at least 300 mm above the surrounding ground level.

Reason: To mitigate flood risk, in accordance with Policy DM04 of Barnet's Development Management Policies Document DPD (2012) and London Plan Policy 5.12.

- 7 The development shall be implemented in accordance with the materials detailed on the drawings approved under Condition 2 of this consent.

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 2016.

- 8 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 around the development hereby approved, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.
- 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 October 2016) and 7.21 of the London Plan 2016.

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The applicant is advised they should not do any further work to or remove trees without the Local Planning Authorities' agreement beforehand, as this may conflict with the Masterplan for the area.

Officer's Assessment

1. Site Description

The application site is a secondary school with sixth form in Cricklewood. It is south of the A406/North Circular Road and west of A41 Hendon Way.

There are various buildings and structures on site, including hard and soft landscaping, and playing fields.

To the west of the site is Mapledown Primary School. To the north-west of the site is Tilling Road retail park. To the north-east of the site is Hendon Youth Sports Centre and Multi-Use Games Area. To the south are residential properties fronting Prayle Grove, separated by Marble Drive.

The site is not within a conservation area and there are no statutory listed buildings on site.

Clitterhouse stream runs along the north of the site. The area around the stream lies in Flood Zone 1. The whole school site is within a critical drainage area.

The area subject to this application is an open piece of land to the north of the school buildings within the school site. The land is adjacent to the stream and away from any public highways.

The school is in the red line boundary of the Brent Cross Cricklewood regeneration planning permission.

The replacement Whitefield School sits within Phase 2 of the regeneration, shown indicatively as being located on an adjacent Plot (Plot 27) which is situated to the west of the existing school, across Claremont Road.

The most up to date Indicative Construction Program (ICP), as varied under condition 4.4 of the s73 permission (17/3658/CON), lists construction works for the replacement Whitefield School as commencing 31 May 2021 and being completed 31 May 2023.

The existing site in turn is designated for mixed retail and residential uses predominantly, in line with the Zonal Floorspace Schedule within the Revised Development Specification Framework (RDSF).

2. Site History

Reference 18/1221/FUL

Address: School House, Whitefield School, Claremont Road, London, NW2 1TR

Decision: Approved subject to conditions

Decision Date: 26 July 2018

Description: Change of use from residential building (C3 use) to a children's nursery (D1 use) with new decking, play area and cycle storage

Reference 15/05922/FUL

Address: Whitefield School, Claremont Road, London, NW2 1TR

Decision: Approved subject conditions

Decision Date: 24 November 2015

Description: Erection of a canopy following removal of existing canopy

Reference F/03413/14

Address: Whitefield School, Claremont Road, London, NW2 1TR

Decision: Approved subject conditions

Decision Date: 10 November 2014

Description: Replacement Lamp Holders on existing floodlight

Reference C01763N/02

Address: Whitefield School, Claremont Road, London, NW2 1TR

Decision: Approved subject conditions

Decision Date: 04 December 2002

Description: Single storey extension to provide additional special needs/administration space.

Various applications for new classrooms and teaching facilities throughout the 1980s and 1990s.

3. Proposal

The application seeks consent for the erection of a single storey Special Educational Needs (SEN) teaching building following demolition of existing structures.

The teaching building would be 48 metres in width, 15 metres in depth and measure 3.67 metres in height to the maximum ridge height. Part of the building would adjoin the flank of the existing gymnasium. This section of the building would be 4.4 metres in depth and 11.8 metres in width. The building would be clad in vertical natural western red cedar.

The application also proposes a single storey cycle training workshop and cycle covered area to be sited north west of this teaching building, and next to the existing cricket nets. This building would be 8.6 metres in width, 4.6 metres in depth. The covered cycle lock up would extend 7.9 metres in length. Both the cycle store and cover would not exceed 3.7 metres in height. The cycle store would be clad in vertical natural western red cedar like the separate teaching building and the cycle cover would be in galvanised steel.

There will be a reinstated security fence along the stream; new canopy to the courtyard area and associated landscaping including alterations to parking and planting. The canopy would be 9 metres by 6 metres.

2 car parking spaces will be removed to accommodate a 'drop off' area for pupils of the new teaching building and 5 new parking spaces will be provided.

4. Public Consultation

A site notice was erected 03 January 2019.

Consultation letters were sent to 169 neighbouring properties.
0 responses have been received.

Environmental Health: No objection subject to conditions

Highways: No objection subject to conditions

Trees: No objection subject to conditions

Local Lead Flood Authority: No objection subject to conditions
Strategic Planning and Regeneration Team - Brent Cross: No objection
The London Fire Commissioner (fire and rescue authority for London): No objection

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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.

The revised National Planning Policy Framework (NPPF) was published on 19th February 2019. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

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 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

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 London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM03, DM04, DM16, DM17

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as

neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether the principle of development is acceptable
- Whether the proposed development would cause harm on character and appearance of the area
- Whether harm would be caused to the living conditions of neighbouring residents
- Matters regarding trees, biodiversity, flooding and refuse/recycling

5.3 Assessment of proposals

Principle of development

For proposals such as this Core Strategy Policy CS10 identifies that the Council will work with its partners to ensure that community facilities including schools are provided for Barnet's communities.

Paragraph 15.7.6 of the Core Strategy (2012) states that the Council will continue to identify opportunities to improve the condition of secondary schools in Barnet; this includes new and refurbished schools which provide modern learning environments and buildings which meet strict sustainable design criteria.

National policy states that local planning authorities should "give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications" (National Planning Policy Framework 2018: paragraph 94).

London Plan Policy 3.18 (Education Facilities) states that in Point C that "Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes."

Paragraph 3.106 of this policy states: "In order to support educational attainment and adapt to changing work and lifestyle patterns, the needs for facilities for children with special needs and additional pre or after school activities need to be considered."

Policy DM03 of Barnet's Development Management Policies Document DPD (2012) states that development proposals should meet the highest standards of accessible and inclusive design by demonstrating that they: can be used safely, easily and dignity by all regardless of disability and age (amongst others); are convenient and welcoming with no disabling barriers so everyone can use them independently without undue effort, separation or special treatment; are flexible and responsive; and are realistic.

The application seeks consent for a new teaching building. The submission documents state that the new building is a "response to the growing need for teaching provision for specialised accommodation in which to fully integrate and teach pupils with Special Educational Needs (SEN) and in particular children with Autism Spectrum Disorder (ASD). The development is a redress to the under provision of specialist spaces to meet the current need and does not create a change in either staffing or pupil numbers" (Planning Statement, page 4). The cycle workshop area will be used for the teaching of repair and maintenance of bicycles for students.

The area is a piece of open land to the north of the existing gymnasium. A site visit by the Officer confirmed it did not include any sports or recreation facilities, equipment or markings. Furthermore, the area did not appear accessible to members of the public. It is not considered to fall within the definition of 'Open Space' as defined by the NPPF (2018) nor 'playing field' or 'playing pitch' as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015. Therefore no loss of open space or playing fields would occur.

It is clear that national, London and local policy is strongly in favour of improving school facilities, and this is a material consideration in the determination of this planning application.

In such circumstances, Planning Officers find that there is nothing to specifically preclude the development in the broadest sense, subject to the scheme proposed being compliant with the relevant development plan policies.

Impact on character and appearance of the area

Policy CS5 of Barnet's Core Strategy (2012) states that the Council will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design.

Policy DM01 of Barnet's Development Management Policies Document DPD (2012) states that all development should represent high quality design that is based on an understanding of local characteristics, preserves or enhances local character, provides attractive streets and respects the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

The area proposed to site the new teaching building is not visible from the public realm or street scene. The building(s) would appear subordinate in scale, and in keeping with, the existing school buildings on site. The choice of materials is considered acceptable.

Impact on amenity of neighbouring occupiers

Policy DM01 of Barnet's Development Management Policies Document DPD (2012) states that development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

The proposed teaching building and cycle building is not close to any residential properties. There will be no increase in student numbers as a result of the proposal. As such, no harm would arise to the amenity of neighbouring properties .

Impact on trees

Policy DM01 of Barnet's Development Management Policies Document DPD (2012) states that trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate.

There are no Tree Preservation Orders on site. The Tree Officer has assessed the application and concluded that the proposed teaching building will not impact on trees growing nearby as they are fenced out of the construction zone.

Upon revisions, the applicant has proposed for the cycle building to be located outside of 6 metre rootzone of the closest trees. The applicant proposes screwpile or other non-intrusive foundation system for the lightweight timber building. A free draining gravel paving in a cell net structure has also been proposed to minimise root damage. These methods and measures are considered acceptable, subject to conditions of the submission of a tree protection plan and arboricultural method statement before development commences on this element of the development. The agent has agreed to this condition, in accordance with Section 100ZA of the Town and Country Planning Act 1990.

The Planning Officer has noted that vegetation and trees in the adjacent nature area and stream have been removed post pre-application meeting/advice and before the submission of this planning application. These trees were not covered under a TPO.

The Tree Officer has recommended a landscaping condition for new tree planting to soften the visual impact of the built form and enhance the nature/stream area. However, the Planning Officer notes that outline planning permission F/04687/13 (dated 23 July 2014) approved an indicative tree plan that the area of trees to the north west of the school land, which is where the Clitterhouse Stream runs, are shown both as being removed and retained. These trees and the stream will be located in a new park within the masterplan called the Eastern Park.

It is therefore not considered appropriate to attach a condition regarding landscaping and expect the School to re-plant trees as these may not fit within the longer-term vision and aims of the regeneration area.

Impact on ecology

Policy DM16 of Barnet's Development Management Policies Document DPD (2012) states when considering development proposals the council will seek the retention and enhancement, or the creation of biodiversity.

The stream and nature area adjacent to the school is non-designated. As abovementioned, some trees and vegetation have been removed before the submission of this application. The structures proposed to be removed are shed-type buildings which are unlikely to have protected species roosting. The existing gymnasium roof will not be affected by the proposals. As such, it is not considered the proposals would harm ecology.

Impact on flooding

The proposed teaching building will be sited adjacent to a stream. Educational establishments are permitted in Flood Zone 1, in accordance with Planning Practice Guidance. The school site is located in a Critical Drainage Area.

The Sustainable Drainage Officer advises that the school appears to be located above the predicted flood level including the site for the proposed teaching building. However, the

proposed development is close to the existing watercourse and without detailed hydraulic modelling, it is not possible to establish the flood zones associated with this watercourse.

Nonetheless, given the temporary nature of this building (as the whole school will be re-provided at an adjacent site under the regeneration plans), in order for the flood risk to be mitigated, it is recommended that the floor levels of the building are set at least 300mm above surrounding ground. The agent has confirmed this is the case.

Refuse and recycling

The agent advises that there is no requirement to create additional refuse storage for the proposed teaching building due to the low occupancy for number of pupils. Refuse and waste from the classrooms will be collected in the normal manner as per the rest of the school and follow the current arrangement the school has. This is acceptable.

Conditions

A condition has been attached specifying the relevant drawings and documents and to require that the development be carried out in accordance with them as this provides certainty. The standard time limit condition has been attached. A condition to ensure materials are implemented as per the drawings submitted has been attached to provide clarity.

The Site Management Layout Plan and accompanying correspondence from the agent has been deemed acceptable by the Council's Highways and Environmental Health team. This has been conditioned to ensure measures are implemented and adhered to throughout the demolition and construction process. A condition has been attached to ensure proposed car parking spaces are provided and retained in perpetuity on site.

A pre-commencement condition regarding the cycle store's impact on trees has been attached, as discussed. It is noted that the proposed site layout plan submitted shows new planting around the proposed teaching building. A pre-commencement condition has been attached to secure details of the size, species etc.

A condition has been attached to ensure the floor levels of the building are set at least 300 mm above the surrounding ground level, for flood mitigation reasons.

Environmental Health have recommended conditions regarding air pollution and noise mitigation measures. However, as the agent states, the development would not increase pupil numbers and provides additional space for existing pupils. It is an environmental build and is electrically heated using an efficient carbon neutral MVHR (Mechanical Ventilation Heat Recovery) system, which provides fresh filtered air into a building and is not dependent on opening windows. The proposed building is sited away from the main roads, which are the greatest noise sources. As such, it is not considered necessary to attach these conditions in this instance, particularly given the future regeneration proposals.

5.4 Response to Public Consultation

None.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. The development is found acceptable in regards to trees, flooding and ecology. This application is therefore recommended for approval.

