

Location **Eve Pavilion University College School Sports Ground Ranulf Road
London NW2 2BS**

Reference: **20/1389/CON** Received: 13th March 2020
Accepted: 13th March 2020

Ward: Childs Hill Expiry 8th May 2020

Applicant: University College School

Proposal: Submission of details of condition 10 (Outdoor Storage of Plant, Equipment
and Materials) pursuant to planning permission 17/2655/S73 dated 01/05/18

Recommendation: Approve

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)

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. 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 plans accompanying this application are:

 Drawing 593 /002a C7 [Uploaded 07 July 2020]

- 3 In light of this decision, details reserved by Condition 6 (Hard and Soft Landscaping) pursuant to 17/2655/S73 dated 01/05/18 will be required to be re-submitted and approved in writing by the Local Planning Authority.

Officer's Assessment

1. Application site

The application site relates to Eve Pavilion, University College Sports Ground.

The site is accessed via a narrow road from Ranulf Road. There is a secondary access at the junction of Farm Avenue and Hocroft Road.

This particular application relates to the 'maintenance yard', which is located near the junction of Farm Avenue and Hocroft Road, adjacent to No. 50 Farm Avenue.

A footpath leading to Menelik Road runs adjacent to the 'maintenance yard' to the west.

2. Planning History

Reference: F/00002/14

Address: Eve Pavilion, University College School Sports Ground, Ranulf Road, London, NW2 2BS

Decision: Refused

Decision Date: 30 July 2014

Description: Replacement of existing building to provide a new sport pavilion, maintenance facilities and associated works, including landscaping and car parking. Alterations to existing vehicular access from Hocroft Road/ Farm Avenue.

Appeal Reference: APP/N5090/W/15/30044

Appeal Decision: Allowed

Appeal Decision Date: 04 January 2016

Reference: 17/0650/CON

Address: Eve Pavilion, University College School Sports Ground, Ranulf Road, London, NW2 2BS

Decision: Approved

Decision Date: 3 April 2017

Description: Submission of discharge of condition 4 (Demolition and Construction Method Statement) pursuant to appeal APP/N5090/W/15/3003044 dated 04/01/16 and planning ref F/00002/14

Reference: 17/1135/CON

Address: Eve Pavilion, University College School Sports Ground, Ranulf Road, London, NW2 2BS

Decision: Approved

Decision Date: 6 April 2017

Description: Submission of discharge of condition 8 (Tree Protection) pursuant to appeal APP/N5090/W/15/3003044 dated 04/01/16 and planning ref F/00002/14

Reference: 17/1824/CON

Address: Eve Pavilion, University College School Sports Ground, Ranulf Road, London, NW2 2BS

Decision: Approved

Decision Date: 2 June 2017

Description: Submission of details of conditions 5 (Materials) 6 (Landscaping) 9 (Refuse) 11, 15 and 16 (Noise) 20 (Bat Boxes) pursuant to appeal APP/N5090/W/15/3003044 dated 04/01/16 and planning ref F/00002/14

Reference: 17/7559/S73

Address: Eve Pavilion, University College School Sports Ground, Ranulf Road, London, NW2 2BS

Decision: Withdrawn

Decision Date: 1 March 2018

Description: Variation to condition 1 (Plan Numbers) pursuant to appeal APP/N5090/W/15/3003044 dated 04/01/16 and planning ref F/00002/14 for `Replacement of existing building to provide a new sport pavilion, maintenance facilities and associated works, including landscaping and car parking. Alterations to existing vehicular access from Hocroft Road/ Farm Avenue.` Amendments include addition of rooflight to upper floor of the building, reinstatement of doors on south side and change of roofline

Reference: 17/2655/S73

Address: Eve Pavilion, University College School Sports Ground, Ranulf Road, London, NW2 2BS

Decision: Approved following legal agreement

Decision Date: 1 May 2018

Description: Variation to condition 1 (Plan Numbers) pursuant to appeal APP/N5090/W/15/3003044 dated 04/01/16 and planning ref F/00002/14 for `Replacement of existing building to provide a new sport pavilion, maintenance facilities and associated works, including landscaping and car parking. Alterations to existing vehicular access from Hocroft Road/ Farm Avenue.` Amendments include reduction of the east building footprint to match first floor above, elevated walkway along the wade field to be replaced by a stair, alterations to fenestration, alterations to the angle of the roof, omission of door to vehicle store on south side of the grounds maintenance building, installation of tank and pump station, block paving and changes to hard landscape finishes

Reference: 18/2933/NMA

Address: Eve Pavilion, University College School Sports Ground, Ranulf Road, London, NW2 2BS

Decision: Approved

Decision Date: 14 June 2018

Description: Non material amendment to planning appeal APP/N5090/W/15/3003044 dated 04/01/16 and planning ref F/00002/14 for `Replacement of existing building to provide a new sport pavilion, maintenance facilities and associated works, including landscaping.` Amendments include change of roofline on the north side of the pavilion and the grounds maintenance building

Reference: 18/4230/NMA

Address: Eve Pavilion, University College School Sports Ground, Ranulf Road, London, NW2 2BS

Decision: Approved

Decision Date: 27 July 2018

Description: Non material amendment to planning appeal APP/N5090/W/15/3003044 dated 04/01/16 and planning ref F/00002/14 for `Replacement of existing building to provide a new sport pavilion, maintenance facilities and associated works, including landscaping.` Amendments include increase of the size of the water tank footprint

Reference: 18/4135/CON

Address: Eve Pavilion, University College School Sports Ground, Ranulf Road, London, NW2 2BS

Decision: Approved

Decision Date: 24 September 2018

Description: Submission of details of conditions 18 (Electric vehicle charging points) and 22 (Noise) pursuant to planning permission 17/2655/S73 for a new sports pavillion and associated works (being a variation of appeal APP/N5090/W/15/3003044 dated 04/01/16 with planning ref. F/00002/14).

Reference: 18/5946/CON

Address: Eve Pavilion, University College School Sports Ground, Ranulf Road, London, NW2 2BS

Decision: Approved

Decision Date: 14 November 2018

Description: Submission of details of conditions 17 (Cycle Parking) 19 (Energy Statement) 24 (Noise Management) pursuant to planning permission 17/2655/S73 for a new sports pavillion and associated works (being a variation of appeal APP/N5090/W/15/3003044 dated 04/01/16 with planning ref. F/00002/14).

3. Public responses

Approval of details reserved by planning condition are not subject to public consultation but the application has received a total of 9 objections.

The comments can be summarised as follows:

- Residents were concerned with the visual aspect of the groundsman's area being so close to the street and that outdoor storage of plant, equipment and materials would be unsightly and not in keeping with the neighbourhood. The applicant has flouted the condition, attached to the appeal decision.
- Currently unsightly, and the applicant should introduce effective and attractive screening so it is not visible from the street
- Concerns with traffic and road safety
- Odd that the Council are being now asked to withdraw a condition that it imposed to prevent 'ugliness'
- I am not persuaded that the school cannot, if it tried, to store everything within the barn-like structure (constructed on site)
- If the Council are to accede to the school's request, might I ask that it be a condition (this time to be rigorously enforced) that the school plant a hedge of sufficient height and thickness to screen the area in question. This would help to ameliorate the ugliness and restore a semblance of rural ambience.

4. Policy Context

Relevant Development Plan Policies:

- London Plan (2016)
- Relevant Core Strategy DPD (2012)
- Relevant Development Management DPD (2012): Policies DM01

5. Assessment of proposal

Condition 10

The applicant seeks to approve details reserved by Condition 10 pursuant to planning permission 17/2655/S73, decision dated 01/05/18, which stated:

"There shall be no outdoor storage of plant, equipment or materials within the maintenance yard unless details of such storage is first submitted to and approved in writing by the Local Planning Authority."

This condition was applied by the Planning Inspectorate to the appeal decision (appeal reference: APP/N5090/W/15/30044). Paragraph 60 of the appeal decision stated that the condition should be attached in the interests of the character and appearance of the area.

The reason for the condition given under 17/2655/S73 was to ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties.

The elements for storage in the groundsmen area are as follows:

- Loose sand and soil, which are required for ongoing maintenance of the playing fields
- A trailer
- A skip

Section 6 of the application form referred to two field irrigation units and loose stone. However, these elements can now be removed from the application, as the irrigation units have been deployed on the field and will remain so over the summer and put away in the winter. The stone is only temporary to catch water drain runs; an operation which would be complete by mid-summer.

The maintenance yard provides secure storage for these materials/tools/equipment. Storing these elements elsewhere on the site, such as the fields, would give rise to health and safety issues, and would kill/spoil the grass beneath.

The agent has advised that there is no internal space available for the trailer within the Grounds Maintenance Building and internal storage is not suitable for the loose materials.

During the assessment of this application, a revised site plan has been provided (Drawing 593 /002a C7).

Following discussions between the Planning Officer and the agent, the school's groundsman has agreed to park the trailer on the wash pad overnight.

The skip has been located to the west side of the Grounds Maintenance Yard. This is considered the most appropriate and practical location, as it is set back from the road, whilst avoiding the vehicle route to the field (indicated by green dotted lines on Drawing 593 /002a C7).

To screen the view of the skip, the applicant proposes to plant a new 1.8 metre high instant privet hedge along the front of the maintenance yard, to the rear of the railings, facing Farm Avenue/Hocroft Avenue, and along the side, set behind the railings, running adjacent to the public footpath.

To screen the view of the loose sand and soil, a timber sleeper on the south side of the pond has been proposed. There will be ivy planting on the north side of the sleeper so that is to grow over the sleepers, softening the view.

Planning Officers are satisfied that the proposed solutions would sufficiently screen and limit views of the materials/tools/equipment within the Ground Maintenance Yard. The proposals have also been deemed acceptable by the Tree Officer.

6. Response to public responses

Objections have been addressed with the proposed solutions to screen and limit views of the materials/tools/equipment from the street scene.

Concerns regarding traffic and road safety are not a matter of consideration for this condition application.

7. Recommendation

In light of the above, it is considered that the proposals would preserve the character and appearance of the street scene and surrounding area, and would not detrimentally impact the visual and residential amenities of neighbouring occupiers.

Officers are therefore recommending APPROVAL of the details secured by Condition 10 pursuant to planning permission 17/2655/S73, decision dated 01/05/18.

