

**Location** Saracens High School Corner Mead London NW9 4AS

**Reference:** 23/2189/FUL Received: 17th May 2023

Accepted: 9th June 2023

Ward: Colindale North Expiry 4th August 2023

**Case Officer:** John Sperling

Applicant: Saracens High School

Proposal: Construction of a three storey extension to existing school

### **OFFICER'S RECOMMENDATION**

Approve subject to conditions

AND the Committee grants delegated authority to the Director – Planning and Building Control 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 Chair (or in their absence the Vice-Chair) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

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

SARATL-IWD-XX-ZZ-DR-A-2205 P02  
SARATL-IWD-XX-ZZ-DR-A-2210 P02  
SARATL-IWD-XX-ZZ-DR-A-2400 P01  
SARATL-IWD-XX-ZZ-DR-A-2401 P02  
SARATL-IWD-XX-ZZ-DR-A-2402 P02  
SARATL-IWD-XX-ZZ-DR-A-2505 P02  
SARATL-IWD-XX-ZZ-DR-A-2510 P02  
SARATL-IWD-XX-ZZ-DR-A-2511 P02  
SARATL-IWD-XX-ZZ-DR-A-2512 P02  
SARATL-IWD-XX-ZZ-DR-A-2513 P02  
SARATL-IWD-XX-ZZ-DR-A-2530 P02  
SARATL-IWD-XX-ZZ-DR-A-2535 P02

SARATL-IWD-XX-ZZ-DR-A-2536 P02

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 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 Policy D4 of the London Plan 2021.

- 4 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. 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;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. 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;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of

construction;

x. details of a community liaison contact for the duration of all works associated with the development.

For major sites, the Statement shall be informed by the findings of the assessment of the air quality impacts of construction and demolition phases of the development.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

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 SI 1, SI 7, D14 and T7 of the London Plan 2021.

- 5 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance.

Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: In the interest of good air quality in accordance with Policy DM04 of the Barnet Local Plan Development Management Policies (2012) and Policy SI1 of the London Plan 2021.

- 6 a) No development other than demolition works shall commence on site in connection with the development hereby approved until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has 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 measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2016) and Policies D13 and D14 of the London Plan 2021.

- 7 a) No development shall take place until details of mitigation measures to show how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration has been submitted to and approved in writing by the Local Planning Authority.

This sound insulation shall ensure that the levels of noise generated from the development; as measured within habitable rooms of the development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

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 mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (2016), and Policies D13 and D14 of the London Plan 2021.

- 8 Before development commences, an air quality neutral assessment report shall be written in accordance with the relevant current guidance. This report shall be submitted to and approved 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.

- a) If the report shows that the site does not conform to the air quality neutral benchmark requirements then a scheme of offset measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development.

- b) The approved measures shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and

Construction SPD (adopted October 2016) and Policy GG3 and SI1 of the London Plan 2021.

9 a) Before development commences, a scheme of proposed air pollution mitigation measures shall be submitted to and approved in writing by the Local Planning Authority.

b) The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policy SI1 of the London Plan 2021.

10 Part 1

Before development commences other than for investigative work:

a) 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.

b) 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.

c) 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

d) 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 October 2016).

11 a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation 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 policies DM01 of the Adopted Barnet Development Management Policies DPD (2012); CS14 of the Adopted Barnet Core Strategy DPD (2012); and Policies D6 and SI7 of the London Plan 2021.

12 a) Prior to first occupation of the hereby approved development, a scheme of hard and soft landscaping to the front forecourt area, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, has be submitted to and agreed in writing by the Local Planning Authority.

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 G5, G6 and G7 of the London Plan 2021.

## **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 submitted Construction Method Statement shall include as a minimum details of:
  - o Site hoarding
  - o Wheel washing
  - o Dust suppression methods and kit to be used
  - o Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
  - o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
  - o Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.
  - o Confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.
  - o For major developments only: provide a copy of an asbestos survey; For smaller developments -confirmation that an asbestos survey has been carried out.
  
- 3 The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 35dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;
- 3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);
- 6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

## **OFFICER'S ASSESSMENT**

### **1. Site Description**

The application site is the Saracens High School, situated in the Colindale North Ward. The school is three-storey L-shaped development that is situated on the northern and eastern side of Corner Mead. To the east is the indoor sports facility and the outdoor playground space is placed to the north-east portion of the site, in between the school and nearby residential properties. Car parking spaces are situated to the north of the site.

The site is not situated within a Conservation Area nor in proximity to locally or statutorily listed properties.

### **2. Site History**

Reference: 21/5108/NMA

Address: Saracens High School, Corner Mead, London, NW9 4AS

Decision: Approved



Decision Date: 4 November 2021

Description: Non-material amendments to planning permission reference 18/4698/FUL dated 30/01/2019 for 'Development of a three-storey school building and separate sports block with associated landscaping and car parking at Corner Mead and playing pitches, changing facilities and associated parking at Lanacre Avenue'. Amendments include alteration to wording of condition 14,

Reference: 21/6050/CON

Address: Saracens High School, Corner Mead, London, NW9 4AS

Decision: Approved

Decision Date: 16 December 2021

Description: Submission of details of condition 16 Part 2 (Remediation) and 28 (Secured by Design) pursuant to planning permission 18/4698/FUL dated 30/01/19

Reference: 18/4698/FUL

Address: Saracens High School, Corner Mead, London, NW9 4AS

Decision: Approved, subject to conditions

Decision Date: 30.01.2019

Description: Development of a three-storey school building and separate sports block with associated landscaping and car parking at Corner Mead and playing pitches, changing facilities and associated parking at Lanacre Avenue

Reference: 17/4373/S73

Address: Saracens High School, Corner Mead, London, NW9 4AS

Decision: Approved, subject to conditions

Decision Date: 03.07.2018

Description: Variation of condition 2 (Approved Plans) pursuant to planning permission H/03551/14 dated 06/05/15 for 'Demolition of all existing buildings; redevelopment to provide 396 residential units (266 flats, 56 maisonettes and 74 dwellinghouses) in buildings ranging from 3 to 9 storeys; access from Grahame Park Way and Corner Mead, associated internal street network, open space, landscaping, parking refuse/cycle storage and amenity space provision; provision of 1.6 hectare site for educational use (subject to separate future planning application). Variation to allow for 8 additional residential units through the erection of an additional storey to Block D.

Reference: H/03551/14

Address: Saracens High School, Corner Mead, London, NW9 4AS

Decision: Approved, subject to conditions

Decision Date: 06.05.2015

Description: Demolition of all existing buildings; redevelopment to provide 396 residential units (266 flats, 56 maisonettes and 74 dwellinghouses) in buildings ranging from 3 to 9 storeys; access from Grahame Park Way and Corner Mead; associated internal street network, open space, landscaping, parking refuse/cycle storage and amenity space provision; provision of 1.6 hectare site for educational use (subject to separate future planning application).

### **3. Proposal**

The current application seeks permission for 'Construction of a three storey extension to existing school.'

The extension would be located at the eastern portion of the school and measure a width of 11 metres, depth of 18.7 metres and maximum height of 11.5 metres. The extension would create 621sqm of additional teaching/classroom space.

The proposed extension would be built with materials to match existing including brickwork at ground level and white render on the upper floors. Dark grey aluminium windows and doors to match existing.

The ground floor would provide space for two business classrooms, form reception room and an escape lobby. At first floor, two digital desktop classrooms are proposed. Lastly, the second floor level would provide a classroom, an office area and a health learning space.

The extension would require 10 additional staff to accommodate for the additional teaching space. The proposal would incur an increase of one collection a week for both general and recycling waste - going from two per week to three per week. No changes to the cycle parking provision is proposed due to sufficient on-site capacity.

There are currently 864 pupils in years 7 to 11 at the High School and 117 in Year 12. The Planning Statement states that the maximum capacity of the 6th form, from the T Level bid at a steady state scenario in 2027/28, is 410 pupils.

#### **4. Public Consultation**

Consultation letters were sent to 455 neighbouring properties.

20no objections were received. They may be summarised as follows:

- Increased congestion
- Existing infrastructure in the area insufficient to accommodate an increased number of students.
- Impact on air quality
- Increased littering
- Sound pollution
- Increased number of home-workers affected
- Disruption and safety concerns from construction
- Increasing number of disturbance from playground activities
- The school is aiming to bring pupils from outside the local area

2no letters of support were received. They may be summarised as follows:

- Glad to be creating more classrooms
- Concerns over timing of the project alongside school activities
- Upgrading facilities will result in significant improvements to the local community
- Excellent environment for young children

#### **4.1 Internal Consultation**

Environmental Health: No objections, subject to conditions.

Highways comments: No objections, subject to applicant agreeing to S106 agreement to deny staff of the school the right to purchase CPZ permits, the school agreeing to implement off-site improvement measures and compliance to conditions and informatives.

LBB Schools, Skills and Learning: no comments received.

## 5. Planning Considerations

### 5.1 Policy Context

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 in December 2023. 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 2021

The new London Plan which sets out the Mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd March 2021 and supersedes the previous Plan.

Relevant policies:

S3 - Education and Childcare Facilities

HC1 - Heritage conservation and growth

D4 - Good Design

D5 - Inclusive Design D6 - Housing quality and standards

SI 2 Minimising Greenhouse Gas Emissions

T5 of the London Plan, new development should provide secure, integrated, convenient and accessible cycle parking facilities for both commercial and residential uses

T6 - Residential Car Parking

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 (National Planning Policy Framework - Presumption in favour of sustainable development)

CS1 (Barnet's Place Shaping Strategy - Protection, enhancement and consolidated growth - The three strands approach)

CS5 (Protecting and enhancing Barnet's character to create high quality places)

CS9 (Providing safe, effective and efficient travel)

CS10 (Enabling inclusive and integrated community facilities and uses)

## Relevant Development Management Policies:

- DM01 (Protecting Barnet's character and amenity)
- DM02 (Development standards)
- DM03 (Accessibility and inclusive design)
- DM04 (Environmental considerations for development)
- DM06 (Barnet's heritage and conservation)
- DM13 (Community and education uses)
- DM16 (Biodiversity)
- DM17 (Travel impact and parking standards)

## Barnet's Local Plan (Reg 22) 2021

Barnet's Draft Local Plan - Reg 24: The Reg 22 version of the draft new Local Plan was approved by the Council on 19th October 2021 for submission to the Secretary of State. Following submission, the Local Plan underwent an Examination in Public (Reg 24). The Reg 22 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites.

In order to address issues of legal compliance and deficiencies in soundness the Council has produced Main Modifications to the Local Plan. These Main Modifications were approved by Cabinet on March 12th and will now be subject to a period of formal public consultation commencing in May 2024. Whilst the Council moves forward to formal adoption of the Local Plan (subject to the outcome of the public consultation and the Inspectors Report) the Main Modifications shall be considered, in the interim, a relevant material consideration in the Council's decision making on planning applications.

The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan and the stage that it has reached.

## Supplementary Planning Documents

Residential Design Guidance SPD (October 2016)

Sustainable Design and Construction SPD (October 2016)

## **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- Principle of development;
- Whether harm would be caused to the character and appearance of the application site, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether adequate amenity would be provided for future occupiers;
- Impact on highways;
- Provision of refuse storage

## **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 Barnet's Core Strategy DPD (2012) states that the Council continue to identify opportunities to improve the condition of secondary schools in Barnet and to provide sufficient school places.

The National Planning Policy Framework (December 2023) states in Paragraph 99:

"It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted."

London Plan Policy S3 (C), Education and Childcare Facilities states that,

"Development proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need. Any proposed loss of sport or recreation land (including playing fields) should be considered against the requirements of Part C of Policy S5 Sports and recreation facilities".

Paragraph 5.3.5 of the London Plan states that "the number of places required is projected to increase by 65,000, over the period to 2027/28. This need, particularly for secondary school places, requires a strategic approach to delivery, making it harder to quantify within individual boroughs. Boroughs are encouraged to work together to meet the needs for secondary school places."

Also, Paragraph 11.1.34 of the London Plan states that "there is a growing need for school places in London. Central government provides the majority of the capital funding to create school places and to carry out capital maintenance and repair work to existing school buildings, 192 supplemented by capital contributions from London boroughs. An indicative survey by the GLA across the academic years 2011/12 and 2012/13 suggests that capital funding from Government represented around one third of the funding required. This analysis suggests that London will need in the region of £11 billion to 2050 to fund new primary and secondary school places and an additional £12 billion to undertake renewals on both new and existing school facilities."

6.8.4 of the London Plan , states that "The Mayor will support higher and further education providers and boroughs to identify opportunities to work in partnership to benefit from the development of higher and further education facilities".

Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes. Proposals which result in the net loss of education facilities should be resisted, unless it can be demonstrated that there is no ongoing or future demand.

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

Saracens High School opened in 2018 and currently we have Years 7 to 11. Originally, it was envisaged that the school would offer a maximum of 230 students for the Sixth Form. The Planning Statement states the following:

"Since the school opened in 2018, we have changed local community attitudes to higher education (including T levels) amongst both parents and students, leading to a significantly increased demand for Sixth Form places at Saracens High School. We have already received over 150 applications for Year 12 places split between A levels, T levels and the Pre-Apprenticeship programme. Many of the applications are from students who do not currently attend the school. With careful planning we can accommodate this year group for the 2023/24 academic year, but we will be unable to do so in 2024/25 when we admit a further year group. In steady state, in 2027/28 there will be a Sixth Form of 410 students. In addition, the school building was designed prior to T Levels being launched, and so we have standard classrooms and smaller seminar rooms for Sixth Form teaching, but no larger spaces specifically suited to Digital and Health T Levels. The planned extension will provide six additional teaching spaces, large enough to accommodate the ICT equipment necessary for the Digital course and the specialist equipment, including beds, required for the Health course."

As such, it is clear that the proposed extension would provide needed functional spaces for a projected increase of students.

Therefore, 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.

### **Character and Appearance**

The National Planning Policy Framework (December 2023) 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."

Policy CS5 of Barnet's Core Strategy DPD (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. It also states that developments should be safe, attractive and fully accessible.

Policy DM01 of Barnet's Development Management Policies Document DPD (2012) states that 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.

The existing building, having been constructed recently in its entirety, benefits from an appropriate design and appearance with a clear vision. The proposed extension is considered to appropriately merge with the existing footprint and benefit from the same depth and height as existing to assimilate well into the existing design. In addition, the proposed materials will be consistent with those existing so will create a harmonised appearance across throughout the site.

The proposed extension is acknowledged to be placed in between the main building and the sports hall, which measures a distance of approximately 34 metres. With the proposed extension, the remaining space would be approximately 22 metres with the existing cycle

spaces being retained and a proposed vegetable garden adjacent to the sports hall. Together with the distance from the streetscene (approx. 9.3 metres) the proposed extension is not considered to create a harmful or dominant massing that would deleteriously harm or overpower the character of the streetscene.

Due to the scale of the development relative to the in situ development in the wider area, the scheme is not considered to create an overly large or dominant structure that would conflict with the prevailing pattern of development.

Conditions have been recommended to ensure that the materials used for the extension would match existing. Subject to the conditions recommended, the proposal is found to be acceptable and compliant with development plan policies as they relate to design, character and appearance matters. The proposal would therefore accord with Policy DM01 of Barnet's Local Plan.

#### Impact on the amenities of neighbours

The proposal must not harm the residential amenities of neighbouring occupiers. This includes ensuring adequate light, outlook, privacy and avoiding a sense of overbearing or enclosure to neighbours. This is a requirement of Policy DM01.

Relative to the existing properties to the north, the proposed extension would be situated approximately 50 metres from the closest residential property. In addition, the placement of the extension would be oblique relative to the respective dwellings. Even with the proposed extension being three stories the neighbouring residents are not considered to experience a harmful loss of amenity by reason of loss of outlook, privacy and sense of enclosure or overlooking.

To the south include properties situated along South Mead would be positioned over 60 metres from the proposed extension. There is noted to be a relatively steep level change from Corner Mead to South Mead so the scale of the extension would be visible from the respective dwellings. However, this impact is not considered to be any worse than is already existing so is acceptable.

Also to the south is St James' Catholic High School whose playground space is noted to be close to the site. The main school building is positioned approximately 100 metres from the extension. Accounting for the level change, the proposal is not considered to harmfully impact the function of the playground space or result in a sense of enclosure that would negatively impact the wellbeing of the pupils or staff.

To the west include properties situated on Long Mead which forms part of the Grahame Park Estate. Together with the distance from the proposed extension and the angle of the properties relative to the site, the proposal is not considered to result in a harmful impact.

Overall, the level of impact on neighbouring properties is considered acceptable and in compliance with DM01.

#### **Impact on highways and Parking**

As a result of the expansion of the school, the increased number of students and visitors/staff who travel to and from the function of the school will affect road safety near the school. As such, the Highways wished to apply a School Safety Zone near the school. In addition, the highways department endorsed the writing up of a S106 agreement to deny staff of the

school the right to purchase CPZ permits in order to avoid parking overspill. Lastly, an increased cycle parking spaces were requested by highways officers.

The LPA has reviewed the requests from the highways department and view that a School Safety Zone is not the appropriate means to undertake the works but can be undertaken at their own volition outside this planning application. Furthermore, the agent has confirmed that the Department for Education have agreed to complete the s278 highways improvement works so the school is not required to complete the desired works. The LPA also wishes to reiterate the proposed development relates to an extension to an existing school premises, rather than a fresh application at a brownfield site and so is not reasonable to request these works under this application. This point relates to both s278 and S106 agreement request made by highways officers. Lastly, planning officers view that the existing cycle parking provision is sufficient to accommodate the increased number of pupils at Saracens High School so additional spaces are not required.

#### **5.4 Response to Public Consultation**

The letters of objection are acknowledges by the LPA. The main material considerations are mentioned in the main body of the report. Concerns relating to the behaviour of the pupils is a matter for Saracens High School to control similar to other schools and is not considered to justify the refusal of the planning application. Further to this, the noise and disturbance of the construction process is not material consideration in this instance.

The letters of support are acknowledges by the LPA.

#### **6. Equality and Diversity Issues**

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 site is accessible by various modes of transport, including by foot, bicycle, public transport and private car, thus providing a range of transport choices for all users of the site.

The development includes level, step-free pedestrian approaches to the main entrances to the school building to ensure that all occupiers and visitors of the development can move freely in and around the public and private communal spaces. Dedicated parking spaces for people with a disability are also provided in accordance with Policy.

#### **7. Conclusion**

In conclusion, the scheme is considered acceptable on balance having regard to relevant national, regional and local planning policies and guidance. The principle of the provision of the school is considered acceptable providing much needed additional school places and accords with national, regional and local plan policy guidance.

The proposed detailed design is considered to be high quality with appropriate levels additional schooling facilities.

The amenities of neighbouring residential occupiers are not considered to be unduly impacted by the proposals.



The potential transport impacts of the scheme have been considered and appropriate mitigation proposed in the form of a detailed travel plan as well as improvements to footpaths in the vicinity of the site.

A suitable approach is taken to landscaping and biodiversity with retention of trees where possible as well as enhancement of the biodiversity values within the site with appropriate replacement planting, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Council to determine any application in accordance with the statutory development plan unless material considerations indicate otherwise. All relevant policies contained within the development plan, as well as other relevant guidance and material considerations, have been carefully considered and taken into account by the Local Planning Authority. It is concluded that the proposed development accords with the relevant development plan policies. It is therefore considered that there are material planning considerations which justify the grant of planning permission. Accordingly, APPROVAL is recommended subject to conditions as set out above.

**SITE LOCATION PLAN: Saracens High School Corner Mead London NW9 4AS**

**REFERENCE: 23/2189/FUL**

