

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 March 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Maida Vale	
Subject of Report	St Georges Rc Secondary School, Lanark Road, London, W9 1RA,		
Proposal	Demolition of single storey front extension along Lanark Road and the erection of replacement 3 storey extension, plus erection of roof extension to main building; providing additional facilities for up to 150 additional students. Creation of third floor external break out spaces with associated installation of rooftop canopies, including covering of existing roof top sports pitch. Installation of plant equipment at third floor plus solar PV panels to roof of main building (Council's Own Development)		
Agent	Mr Thaddaeus Jackson-Browne		
On behalf of	3BM Education Partners		
Registered Number	16/10916/COFUL	Date amended/ completed	13 December 2016
Date Application Received	15 November 2016		
Historic Building Grade	Unlisted		
Conservation Area	None		

1. RECOMMENDATION

Grant conditional permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992.

2. SUMMARY

St George's Catholic School is an independent academy school. The site lies outside a conservation area, although the Maida Vale Conservation Area lies immediately to the west; and the St John's Wood Conservation Area lies to the east. Several grade II listed buildings are located opposite the site on Maida Vale.

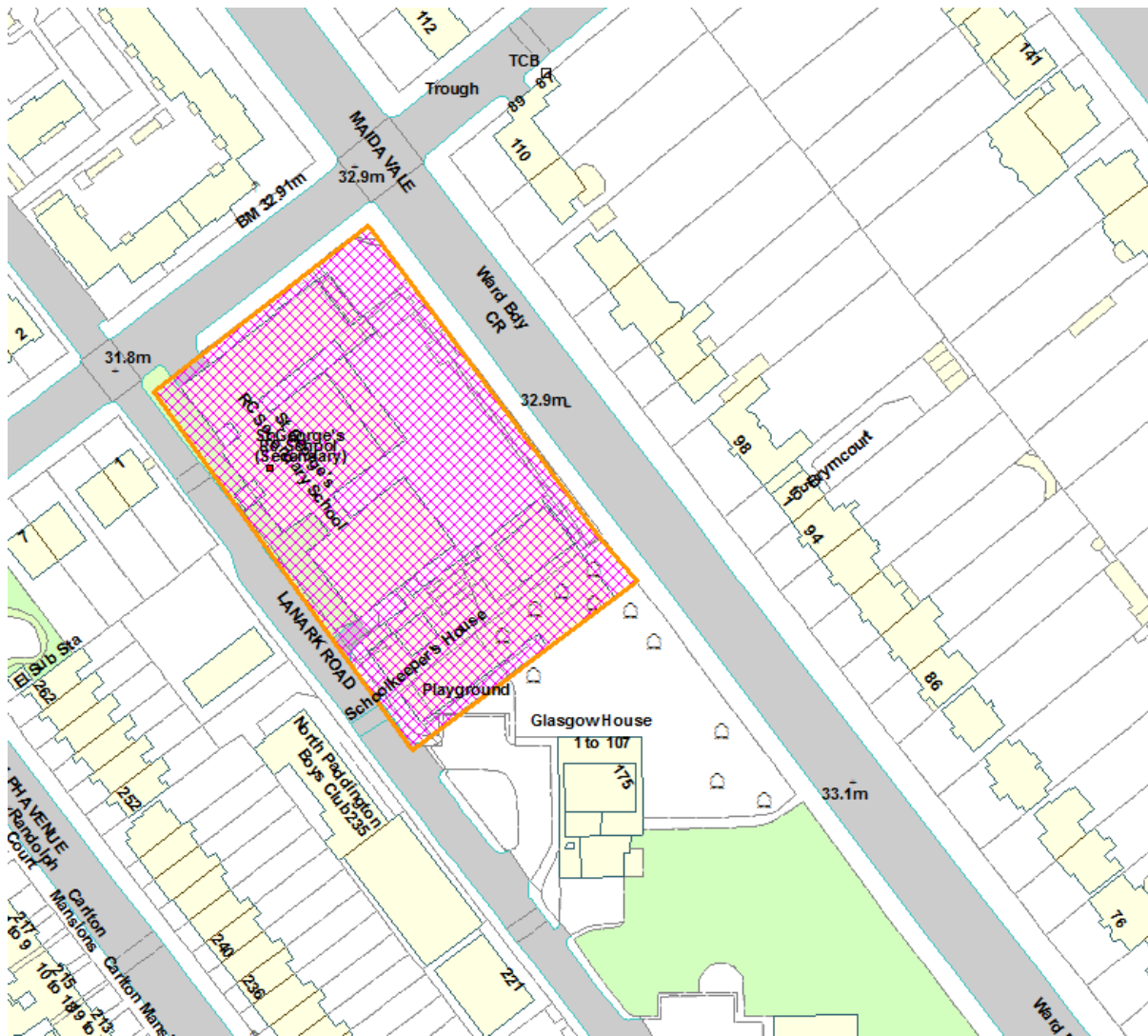
The applicant proposes demolition of a single storey front extension along Lanark Road and the erection of a three storey extension, plus erection of roof extension to main building. The extensions would provide additional facilities for up to 150 additional students. The creation of third floor external break out spaces with associated installation of rooftop canopies, including covering of existing roof top sports pitch, is also proposed. Installation of plant equipment at third floor plus solar PV panels to the roof of the main building is also proposed.

The main considerations relate to;

- The principle of extending this school;
- The impact of the proposed development on the character of the locality and on the adjacent Maida Vale and St Johns Wood Conservation Areas;
- The impact of the proposed development on the amenity of neighbouring residential properties; and
- The impact of the proposed development on highways

Subject to the recommended conditions, the proposal is considered to comply with the Council's policies in relation to design and amenity as set out in Westminster's City Plan and the Unitary Development Plan (UDP) and is accordingly recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

View looking north west up Lanark Road



View looking south east up Lanark Road from Carlton Vale



5. CONSULTATIONS

COUNCILLOR PRENDERGAST

Expressed concerns regarding the break out areas on the roof and their proximity to windows within Glasgow House.

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY

Support proposals. Take residents views in to consideration.

THAMES WATER UTILITIES LTD

Any response to be reported verbally.

CLEANSING - DEVELOPMENT PLANNING

Additional details of refuse to be secured by way of planning condition.

CHILDREN'S SERVICES

Any response to be reported verbally

HIGHWAYS PLANNING - DEVELOPMENT PLANNING

No objections, subject to details of cycle parking.

Recommends omission of flank walls to improve visibility for vehicles reversing from frontage parking.

Lack of improvement to pedestrian interface with street disappointing.

ARBORICULTURAL SECTION - DEVELOPMENT PLANNING

No objections subject to conditions to secure hard and soft landscaping and tree protection.

BUILDING CONTROL

Comments relating to compliance with Part B of the Building Regulations.

PLANT AND EQUIPMENT

No objections.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 691

Total No. of replies: 1

No. of objections: 0

No. in support: 0

Single comment relates to impact of additional storey upon natural light reaching flat within Didbin House facing the development from Carlton Vale. Highlights no study provided to explain impact and requests this is provided.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

St George's Catholic School is an independent academy school. Its main entrance is on Lanark Road, but the site is also bounded by Carlton Vale to the north and Maida Vale to the east. The site lies outside a conservation area, although the Maida Vale Conservation Area lies immediately to the west and the St John's Wood Conservation Area lies immediately to the east with its boundary running along the east side of Maida Vale. Many of the villas fronting the eastern side of Maida Vale at this point are grade II listed buildings.

6.2 Recent Relevant History

08/10426/FULL

Erection of three storey extension to south of school comprising sports hall, changing facilities and teaching space including mixed use games area and outdoor play area to the roof. Two storey extension to north of school to provide an activity hall and additional dining facilities, associated works. Removal of a number of existing trees and planting of new replacement trees, all in connection with expansion of school from four to five form entry (600 to 750 pupils).

Granted - 10.02.2009

16/11193/COFUL

Re-use of existing portable cabins currently located on adjacent site to the school, (opposite side of Lanark Road), relocated onto the main school site within the boundary wall running alongside Maida Vale.

Under consideration.

7. THE PROPOSAL

Permission is sought for demolition of a single storey front extension along Lanark Road and the erection of a replacement three storey extension, plus erection of roof extension to main building. The extensions would provide facilities for up to 150 additional students. The applicant also proposes creation of a third floor external break out space with associated installation of rooftop canopies, including covering of the existing roof top sports pitch. The applicant also proposes installation of plant equipment at third floor plus solar PV panels to roof of main building.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The extensions proposed would provide an additional 10 classrooms, a sixth form common room and additional staff and student facilities amounting to an uplift of circa 885sqm (Gross Internal Area), used to accommodate an additional 150 student places and 10 additional members of staff. The intake of additional students is expected to start from the 2017/18 academic year. The new rooftop spaces provide an additional 600sqm of external play and recreation space.

In landuse terms, the enlargement and improvement of existing school is welcome and consistent with paragraph 72 of the National Planning Policy Framework, policy S34 of the City Plan and policies SOC1 and SOC3 of the UDP.

8.2 Townscape and Design

The townscape in the immediate vicinity of the school is primarily residential, although varied in terms of its age, style and scale, ranging from the 3 and 4 storey villa style houses from the mid-nineteenth century which face onto parts of Carlton Vale and on the eastern side of Maida Vale; through to the 6 storey Dibdin House from the 1930s on the opposite side of Carlton Vale; to the 18 storey post-war 'Scottish Towers', which lie immediately to the south of the school.

The school itself is of post-war date and comprises a series of blocks primarily of three storey height but exhibiting a wide variety of styles and materials, reflecting its piecemeal expansion. Overall the building has very limited architectural merit and lacks overall design coherence.

The main extension occurs on the Lanark Road façade, where in place of the existing single storey projecting bay, with undulating canopy roof, a new 4 storey extension would be added. This extension would be cantilevered over the ground floor to enable existing parking spaces at the front of the building to be retained. This new extension would provide an improved and more accessible entrance and reception area, as well as additional rooms on each floor. The top (third floor) of the extension would be set back from the façade and is effectively a roof extension above the existing structure. The set-back nature of this storey would allow the creation of a roof terrace at this level, facing onto Lanark Road, which would be associated with a new sixth form common room.

This new extension would modify the building line and bring the currently recessed central entrance block (Block B) forward by 7.1m so that it becomes a projecting bay, sitting beyond the building lines of the blocks to the north and south by just over 3m.

The extension would be clad in brick slips and would feature narrow punched slot windows. The windows will be set into reveals and further relief will be added to the facades through the cladding panel and window arrangements framed in a thin metal box profile set proud of the brick finish. A series of dark red cladding panels will tie in with the window alignments providing visual interest and façade contrast. The side returns of the extension would be similarly treated whilst the extensions to the existing stairwells, to access the new third floor, would also be clad in the same brick slips.

Additional rooftop alterations include a plant enclosure above Block C and the creation of rooftop playspaces above Blocks B and C, which will be covered by canopy structures formed by a lightweight steel structure with valley roofs, which are clad in a mixture of translucent and opaque polycarbonate panels. The parapets around these spaces will also be raised and appear as an extrusion of the existing facades.

The existing rooftop playspace to Block D, which is the most recent block added at the south side of the site is also proposed to be covered. In this case a clear span must be maintained therefore the design proposal is a series of deep lattice beam structures

spanning the width of the building and mounted on a ring beam. These would then support a roof covering of polycarbonate panels. The new roof structure will sit 1.5m above the height of the existing perimeter walls of the block.

The proposal is considered acceptable in design terms with no adverse impacts upon the existing building or upon the wider townscape. In the case of the Lanark Road extension to Block B, while this will break forward of the existing building line, there is not considered to be a well established building line on this side and in this part of Lanark Road. As such, the presence of projecting and recessed elements is not considered to have an adverse impact. Indeed the projection of the main entrance block ensures a primacy to the entrance, which is both logical and legible.

The height of the projecting element of the new extension would be similar to the height of the curved roof to Block A (at north end of site) and thus would sit relatively comfortably in terms of height. The additional third floor, including the plant area and the canopy-covered playspaces, will mean that this central part of the school complex will become the tallest element of the site. However, given the set-back nature of this central area and in the context of a varied townscape (in terms of height), this is not considered to be harmful.

The choice of a brick cladding material for the main extension is considered appropriate given the townscape context and the proposed articulation and detailing of the façade is considered to be an enhancement over the current prosaic appearance.

The addition of a roof covering to Block D and the relatively utilitarian design and materials for the canopies is somewhat regrettable, but given the limited visual impact and the need to work within existing structural constraints, these items are not considered to be of such concern as to merit refusal or significant re-design.

In conclusion the proposal is considered to be acceptable in design terms with no adverse impact on the immediate townscape, including the setting of nearby designated heritage assets. As such the proposal would accord with design policies S25 and S28 of our City Plan; and DES 1, DES 5, DES 6, DES 9 and DES 10 of our UDP.

8.3 Residential Amenity

The nearest residential property is 1 Carlton Vale, whose rear garden boundary wall runs along the back of pavement opposite the proposed extension on Lanark Road. The impact of the extension in terms of losses of light and increased sense of enclosure to this property is unlikely to be significant. No. 1 Carlton Vale has a perpendicular orientation to the proposed extension whilst the extension itself would be comparable to the existing school building. Coupled with the relatively large separation distance between the extension and 1 Carlton Vale (approximately 11m), it is not anticipated that the proposal would result in significant loss of light or increased sense of enclosure to that property.

A comment from an occupier of Didbin House has also been received. This objector notes that a daylight/sunlight assessment has not been provided. However, the proposed roof extension adds only a single set back storey that is confined to the main roof, with the roof of the school building facing Carlton Vale remaining unchanged. Given

this and the modest increase in height proposed, would not be reasonable to require a daylight and sunlight study. As all other residential properties are located either further from the proposed development or screened from it by surrounding development, it is not expected that the proposed development would result in unacceptable loss of light or increased sense of enclosure for these other properties.

The proposals involve the conversion of the current inaccessible flat roof to the main school building to a series of semi enclosed breakout space for students, with the roof of the proposed front extension proposed as an external terrace. Councillor Prendergast has expressed concerns regarding the impact of the proposed breakout spaces upon the residential environment of nearby residential properties, in particular the residents of Glasgow House to the south east of the site next to the existing raised sports pitch.

The nearest residential locations to the proposed roof terraces are. 1 Carlton Vale to the south west, Glasgow House to the South east, the villa style houses to the north east across Maida Vale and Didbin House to the north west across Carlton Vale. Maida Vale Villa style properties and Didbin House are a substantial distance from the terraces so the impact would be negligible.

For those closer properties, at No. 1 Carlton Vale and Glasgow house, in terms of overlooking, privacy and potential noise arising from the proposed roof terraces, the school use would operate principally during core school hours so would have limited impact upon these residential buildings which are typically occupied during the evenings and weekends. In addition, given the distance and angle between the proposed front extension and associated roof terrace and the boundary with No. 1 Carlton Vale as noted above, and the separation between the sports pitch and the flank facade of Glasgow House to the south east, with activity on this part of the roof an existing feature, the impact with regards to additional audible activity and overlooking would be minimal.

Notwithstanding this, in the absence of proposed hours of use of the terraces and covered sports pitch, it is considered necessary to restrict the hours of use to core school hours only, to safeguard the amenity of nearby residents. This will be secured through planning condition.

As such the proposals would accord with the amenity policies S29 of our City Plan; and ENV 13 of our UDP.

8.4 Transportation/Parking

The Transport Assessment indicates that the site currently has 26 car parking spaces and the proposal will result in a reduction to 23 spaces only. The development proposals do not change the situation significantly with respect to prioritising the pedestrian and school interface with the road which is currently car dominated. This is disappointing given the conflict these spaces create with pedestrians walking around the site – including students. Notwithstanding this, given the reduction on onsite parking consistent with UDP policy and that works are limited to within the site curtilage only and facilitate greater wheelchair access to the building, the proposals are not objectionable on these grounds.

In terms of wider impacts upon parking, the school site is within a Controlled Parking Zone which will ensure that any change in parking arrangements would not have a significantly detrimental impact on vehicle parking.

The City Councils Highways Planning Manager has identified that the two flank wall structures, proposed either side of the proposed cantilevered front extension on Lanark Road shown on drawing A-3-120, will potentially obstruct the visibility of reversing vehicles. Given the potential for high levels of pedestrians in this location, an amending condition is recommended to facilitate their removal. The Highways Planning Manager also identify potential lack of clearance where the building over sails the front of the site. This however remains within the application curtilage so is an issue for the school to consider to protect the building from high vehicles rather than a highways issue.

In terms of cycle parking, London Plan policy 6.9 requires 1 space per 8 staff and 1 space per 8 students. No cycle parking is indicated as part of this proposal. 150 additional students and 10 additional staff would require a minimum of 20 cycle parking spaces.

Presently secure cycle parking is provided within the east side of the playground adjoining Maida Vale. The proposed plans do not show this nor any alterations to it. A condition is recommended to secure cycle parking details.

As such, the proposals accord with the policies TRANS22 of our UDP and 6.9 of the London Plan.

8.5 Economic Considerations

Improvements to the school facility are beneficial to the local economy by way of accommodating new and improved facilities for the school with additional job generation.

8.6 Access

In terms of interim access during the construction works, an application for a new temporary visitors entrance provided on the Maida Vale side of the school site has been submitted. This involves the re-use of portable cabins situated opposite the site which up until recently provided ancillary space for the school. This application is currently under consideration.

Following the completion of the expansion works, the temporary entrances and accommodation will be removed from site and access will be provided through the new secure entrance on Lanark Road. A new access ramp and steps will provide Part M compliant access suitable for all users. The new entrance doors will have power-assisted opening with push pads to assist wheelchair users.

Once into the main school building, the current circulation routes, horizontally and vertically, are retained. The new third floor is accessed via an extension to the existing stairwells and a new proprietary platform lift from the second floor.

These arrangements are acceptable.

8.7 Other UDP/Westminster Policy Considerations

Arboricultural Issues

The application included a Tree Report and Arboricultural Impact Assessment. This has been reviewed by the Arboricultural Manager who raises no objections subject to recommended conditions to secure details of tree protection and landscaping.

Plant

Roof top plant within a proposed enclosure is proposed in connection with the new build areas and the plant requiring relocation from the existing roof. The submission provides a noise and acoustic report which has been assessed by the City Councils Environmental Health Officers, who are satisfied it will adhere with the Councils standard noise and vibration conditions, with respect to nearest audible properties.

Refuse /Recycling

Presently refuse and recycling storage is located within the site curtilage adjacent to Carlton Vale. The plans do not include details of existing or proposed refuse and a condition is recommended to secure this.

Sustainability

Policy S28 of the City Plan requires applicants to demonstrate how their scheme incorporates elements of sustainable design,. The scheme is not a major development given the additional floor area falls below 1000sqm. Notwithstanding this, the application is accompanied by an energy statement that evaluates the feasibility of measures to reduce carbon omissions, through an 'Energy Hierarchy', pursuant to London Plan policy 5.1 which requires major developments reduce their Carbon emissions by at least 35% in relation to Building Regulations Part L levels. The statement supports the provision of new Photovoltaic (PV) Cells covering 140sqm of rooftop space atop of Block B, capable of provide 35% reductions so is considered acceptable.

8.8 London Plan

The London Plan 2015 (consolidated with alterations since 2011) is the strategic plan for Greater London, setting out an integrated, economic, environmental, transport and social framework for the development of London over the next 20-25 years.

Policy 3.18 'Education Facilities' under the heading 'Strategic' confirms that the Mayor will support provision of secondary school facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice.

The proposals adhere with these objectives.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

The increase in floor area is liable to pay Westminster's and the Mayor's Community Infrastructure Levy (CIL). However given the use is a school, the development is eligible for relief in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) which will have to be applied for following the granting of planning permission.

9. BACKGROUND PAPERS

1. Application form
2. Response from Paddington Waterways and Maida Vale Society dated 17 January 2016
3. Letter from Maida Vale Ward Councillor Prendergast, dated 18 January 2017
4. Response from Building Control - Development Planning, dated 9 January 2017
5. Response from Highways Planning, dated 22 December 2016
6. Response from Highways Planning – Waste, dated 21 December 2016
7. Response from Plant And Equipment, dated 4 January 2017
8. Response from Arboricultural Officer, dated 25 January 2017
9. Letter from occupier of 27 Didbin House, Maida Vale, Dated 7 March 2017

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: NATHAN BARRETT BY EMAIL AT NBARRETT@WESTMINSTER.GOV.UK

10. KEY DRAWINGS

Visual of proposed extension on Lanark Road and below aerial view showing wider roof canopies proposed.



Proposed canopy facing Lanark Road and below wider view of proposed roof canopies from Maida Vale.



DRAFT DECISION LETTER

Address: St Georges Rc Secondary School, Lanark Road, London, W9 1RA

Proposal: Demolition of single storey front extension along Lanark Road and the erection of replacement 3 storey extension, plus erection of roof extension to main building; providing additional facilities for up to 150 additional students. Creation of third floor external break out spaces with associated installation of rooftop canopies, including covering of existing roof top sports pitch. Installation of plant equipment at third floor plus solar PV panels to roof of main building (Council's Own Development)

Plan Nos: Location plan, P060_A-3-000, P060_A-3-001, P060_A-3-002, P060_A-3-003, P060_A-3-004, P060_A-3-051, P060_A-3-052-FF, P060_A-3-053-SF, P060_A-3-100, P060_A-3-101_C, P060_A-3-102_B, P060_A-3-103_B, P060_A-3-104_B, P060_A-3-105, P060_A-3-106, P060_A-3-120, P060_A-3-122, P060_A-3-123, P060_A-3-130, P060_A-3-131, P060_A-3-132, P060_A-3-133, P060_A-3-140, P060_A-3-141, P060_A-3-142, P060_A-3-143, P060_A-3-200 A, P060_A-3-201, P060_A-3-202, P060_A-3-203, P060_A-3-204 A, P060_A-3-205 A, P060_A-3-206, P060_A-3-207, P060_A-3-208, P060_A-3-209, P060_A-3-300 A, P060_A-3-301 A, P060_A-3-302 A, P060_3-900-SPEC, P060_3-903-FSCH, 15400/M/501 (Mechanical Plant room layout), A-3-054 (roof demolition plan)

Visuals (PROPOSED VIEWS OF NORTHERN ELEVATION FROM MAIDA VALE), Visuals (PROPOSED VIEWS OF SOUTHERN ELEVATION FROM LANARK ROAD), Design and Access Statement dated 14 June 2016, Flood Risk Assessment dated August 2016, Desk Study for Potential Unexploded Ordnance Contamination dated October 2015, Noise assessment dated April 2016, Plant noise assessment dated May 2016 and technical specification sheet, Daylight Assessment dated 25 November 2015, PHASE 1 PRELIMINARY RISK ASSESSMENT prepared by RPS dated September 2015, Sustainability Statement for Planning dated 10 June 2016, Planning statement dated June 2016, Trees and Construction BS5837 Tree Survey Assessment 16057/A1_Rev.A, Trees and Construction BS5837 Tree Survey, Arboricultural Implications Assessment & Method Statement 'considerations' 16057/A1_AIA, Transport Assessment dated August 2016, Absorption requirements schedule dated 22 April 2016, Acoustic Design Specification dated May 2016, Extended Phase 1 Habitat Survey and Daytime Bat Inspection dated March 2016

Case Officer: Samuel Gerstein

Direct Tel. No. 020 7641 4273

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must apply to us for approval of full details of the following parts of the development:
- i) The new windows and framing components to the Block B extension;
 - ii) Soffit to the oversailing element of the Block B extension;
 - iii) Entrance ramp railings;
 - iv) PV panels;
 - v) External appearance of riser in new extension.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 5 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 6 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme;

- Revised proposed floor plan (drawing No. A-3-120) showing the removal of two ground floor flank structures located either side of the cantilevered extension on Lanark Road.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

Given the continued proposed presence of vehicle parked in front of the proposed extension, the two flank structures would obstruct the visibility of reversing vehicles. Their removal therefore is in the interests of public safety as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007.

- 7 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the school. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 8 You must apply to us for approval of details of secure cycle storage (minimum 20 cycle parking spaces within the development site) for the school. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation of the extension. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 9 Before you begin to use the new school buildings, you must apply to us for approval of a Travel Plan. The Travel Plan must include details of:
- A comprehensive survey of all users of the school;
 - Details of local resident involvement in the adoption and implementation of the Travel Plan;
 - Targets set in the Plan to reduce car journeys to the school;
 - Details of how the Travel Plan will be regularly monitored and amended, if necessary, if targets identified in the Plan are not being met over a period of 5 years from the date the new school buildings are occupied.

At the end of the first and third years of the life of the Travel Plan, you must apply to us for approval of reports monitoring the effectiveness of the Travel Plan and setting out any changes you propose to make to the Plan to overcome any identified problems.

Reason:

In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007. (R45AB)

- 10 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- A schedule of all plant and equipment that formed part of this application;
 - Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
 - Manufacturer specifications of sound emissions in octave or third octave detail;
 - The location of most affected noise sensitive receptor location and the most affected window

of it;

(e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;

(f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;

(g) The lowest existing L A90, 15 mins measurement recorded under (f) above;

(h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;

(i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 11 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 12 (1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

(2) The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

(3) Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason:

As set out in S32 of Westminster's City Plan (November 2016) and ENV 7 (B) of our Unitary Development Plan that we adopted in January 2007. Emergency and auxiliary energy generation plant is generally noisy, so a maximum noise level is required to ensure that any disturbance caused by it is kept to a minimum and to ensure testing and other non-emergency

use is carried out for limited periods during defined daytime weekday hours only, to prevent disturbance to residents and those working nearby.

- 13 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within first available planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within five years of planting them, you must replace them with trees of a similar size and species.
(C30CB)

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

- 14 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

- 15 You must apply to us for our approval of any work you want to carry out on any trees. You must not start any work until we have approved what you have sent to us. The tree work must be carried out according to the approved details. (C31NA)

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 16 The proposed external terraces and covered rooftop sports pitch shall only be used between the hours of 08:00 and 18:00 Monday to Friday.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply.

The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk.

If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

- 3 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point.

If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)

- 4 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 5 The term 'clearly mark' in condition 7 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 6 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold

levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

- 7 The School Travel Plan required by condition 9 should consider the following:
 - a) The schools will carry out regular surveys of students and staff at least every 2 years so no survey data is more than 2 years old. If the data currently submitted in the STP is more than 2 years old then a survey will be carried out within 3 months.
 - b) The schools will circulate details of all proposed soft and hard measures to local residents. This information can be in the form of a circular or other suitable method.
 - c) From the recent surveys of travel behaviour at the school a set of revised targets will be produced within 3 months of the survey data.
 - d) Each school will supply a detailed and up to date action plan and identify how they will deal with not achieving annual targets. This will require annual monitoring. Each Action Plan will look forward for at least 5 years.

- 8 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

- 9 In order to improve the Lanark Road frontage it is envisaged that it will be possible to plant strategic trees, shrubs and climbing plants along the building frontage between the car parking spaces (in line with existing pavement bollards), in front of the new access ramp and against the building in appropriate places.

Furthermore the existing planters on the Maida Vale boundary that are removed for the temporary buildings were planted in response to a condition for landscaping for a previous development. This was meant to be permanent landscaping and not temporary planters. This area should be re-landscaped with permanent landscaping in the ground when the temporary buildings are removed.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.