

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 4 December 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Bayswater	
Subject of Report	College Park School, Garway Road, London, W2 4PH		
Proposal	Installation of play equipment within playground area to south west corner of school site adjacent to Monmouth Road and installation of canopy to the south elevation of rear wing of school building.		
Agent	3BM		
On behalf of	Westminster City Council		
Registered Number	18/06640/COFUL	Date amended/ completed	17 October 2018
Date Application Received	6 August 2018		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		

1. RECOMMENDATION

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

2. SUMMARY

The application proposes the installation of new play equipment within a playground area to south west corner of the school site adjacent to Monmouth Road and the installation of a canopy to the southern elevation of the rear wing of the school building adjacent to the side elevation of No.25 Monmouth Road.

The application site does not include any listed buildings, but the buildings on the opposite side of Monmouth Road facing the part of the site where the play equipment and canopy are proposed are grade II listed. The site is located within the Bayswater Conservation Area.

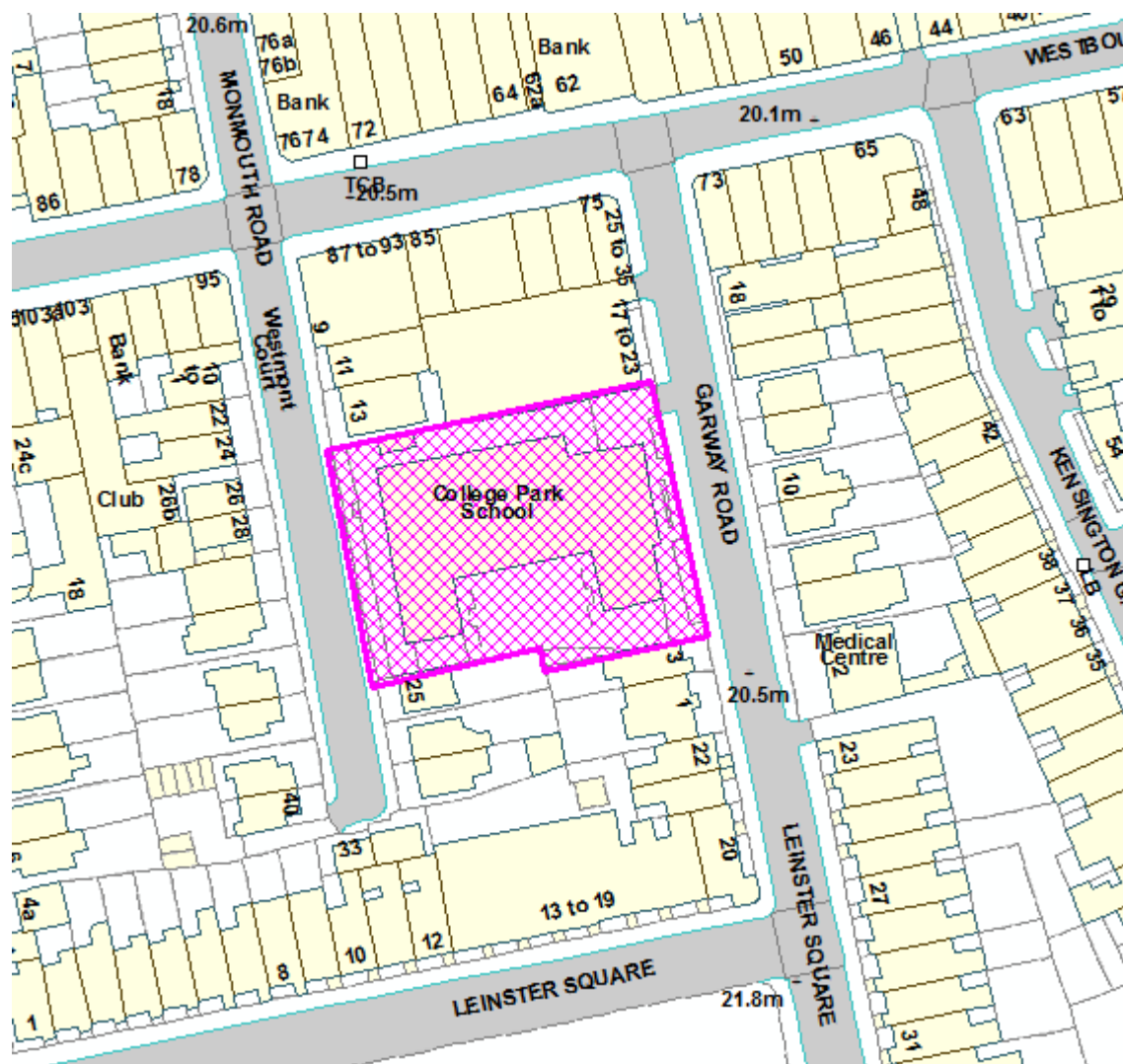
The key issues in this case are:

- The impact on the appearance of the school site.
- The impact on the character and appearance of the Bayswater Conservation Area and the setting of the adjacent listed buildings.

- The impact on the amenity of neighbouring residents.
- The impact on the health and longevity of neighbouring trees located within the Bayswater Conservation Area, along the boundary of the site with Monmouth Road.

For the detailed reasons set out in this report and subject to the recommended conditions, despite the objections raised, the proposed development is considered to be acceptable in design and conservation, amenity and environmental terms. The proposals would accord with the relevant policies in the Unitary Development Plan adopted in January 2007 (the UDP) and in Westminster's City Plan adopted in November 2016 (the City Plan).

3. LOCATION PLAN



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4. PHOTOGRAPHS



View of site from Monmouth Road (top) and view of external teaching area between south elevation of school and No.25 Monmouth Road (bottom).



View of external teaching areas outside school building adjacent to Monmouth Road looking south (top) and looking north (bottom).

5. CONSULTATIONS

BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

ARBORICULTURAL MANAGER

Notes that the trees to the street frontage of the application site in Monmouth Road are of high amenity value and their retention is essential. Concerned that no details of the sub-surface makeup of the artificial grass surface or the precise location and depth of foundations for play equipment have been provided with the application. Regrettable that the submitted arboricultural report is relatively generic. Further details of the foundations and new surface treatment are required before work commences on these elements of the scheme and further details of tree protection supervision should be secured by condition. Tree protection fencing should be secured by condition.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 87.

Total No. of replies: 5.

No. of objections: 3.

No. in support: 0.

Five responses received from three respondents raising objections on all or some of the following grounds:

Design

- Some of the play equipment and the canopy would be visible from the garden of No.25 Monmouth Road.
- Appearance of proposed equipment would be detrimental to the Bayswater Conservation Area and the listed buildings opposite in Monmouth Road.

Amenity

- Increased noise from use of the proposed play equipment.
- Generally supportive of work the school does in teaching children with severe learning difficulties, but increased intake of pupils from 60 to 120 in September 2017 has resulted in more difficulty for teachers to control children and more noise disturbance from shouting and screaming.
- Proposed canopy will create an 'all weather' external play area resulting in continuous use which will increase noise disturbance to neighbouring residents, particularly at No.25 Monmouth Road.
- Noise is transmitted through the flank wall and garden wall of No.25 in to the kitchen/ dining room and garden of the property and ask that the play equipment is located well away from the boundary and that the play area is only used at break times and not continuously.
- Additional play equipment will exacerbate noise disturbance and will not diminish noise as indicated by the Head Teacher.
- Acoustic report/ noise survey should be obtained that advises on noise mitigation measures that could be installed if permission is granted.

- Believe that the noise level of the children using the playground exceeds statutory limit of 55dB at times.
- No mention in application of possible reverberation qualities of noise from the new equipment and canopy.

Other Matters

- Concern that work to install the proposed canopy commenced prior to the determination of the planning application and request that works cease.
- Concern that the consultation letters for the application have not been sent to neighbours and question location of site notice.
- Other recent permissions for raised balconies and terraces in the area (at Nos.7-12 and 13-19 Leinster Square) have increased noise levels.

ADVERTISEMENT/ SITE NOTICE

Yes.

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises College Park School, which was rebuilt in 2011-12 pursuant to the planning permission granted on 5 July 2010, which was subsequently varied by the later permission dated 28 March 2013 (see Section 6.2). A copy of the 28 March 2013 decision letter and the approved ground floor plan are included in the background papers for information.

The school comprises a 'U' shape plan form with a central play area (utilised as a multi-use games area) and a variety of external teaching spaces to the other external areas to the south (adjoining the side boundaries of properties in Garway Road and Monmouth Road) and west (the Monmouth Road frontage) of the site. The external areas to the east (front of the site in Garway Road) and to the north are used as defensible space and parking for mini buses respectively. The school buildings comprise a three storey block to the northern and eastern sides of the site and a two storey block to the western side of the site facing Monmouth Road.

The school is a maintained local authority school for pupils with autism and complex learning difficulties within the moderate range for children and young people between the ages of 4 and 19 years of age. Referrals for admission to the school are made via the Tri-borough SEN department. The school currently has approximately 120 pupils on the school roll, although historically it has catered for a smaller number of pupils and at the time of the planning application for redevelopment of the school in 2010 it catered for up to 80 pupils.

The application site does not include any listed buildings, but the buildings opposite in Monmouth Road are grade II listed. The site is located within the Bayswater Conservation Area and the mature trees to the Monmouth Road side of the site are therefore protected by virtue of their location within the conservation area.

6.2 Recent Relevant History

09/09888/COFUL

Demolition of existing school buildings and street boundary treatments and erection of new part two storey, part three storey school building including classrooms, hall, kitchen, post-16 teaching accommodation and associated facilities with associated external mechanical plant within enclosure, new hard and soft landscaping, removal of two existing trees and planting of five new trees, replacement/ alteration of boundary treatments (including new metal mesh fence to playground boundary), living 'green' roofs, installation of external play equipment within new playground and waste and recycling store to north west corner of site.

Application Permitted 5 July 2010

13/00347/COFUL

Variation of Conditions 6 and 17 of planning permission dated 05 July 2010 (RN: 09/09888); namely, to allow relocation of waste and recycling storage to the existing ground floor undercroft to the north elevation of the school building and to allow waste and recycling to be collected from Garway Road.

Application Permitted 28 March 2013

7. THE PROPOSAL

The application proposes the installation of new play equipment within a playground area to south west corner of the school site adjacent to Monmouth Road and the installation of canopy to the southern elevation of rear wing of school building adjacent to the side elevation of No.25 Monmouth Road.

The proposed canopy would be fixed to four dark grey aluminium support columns located immediately adjacent to the southern elevation of the school. The canopy would be 3 metres in height above ground level and cover an area measuring 8.0m by 3.8m, which comprises most of the existing playground area between the south elevation of the school and the flank elevation of No.25 Monmouth Road. The canopy would not be attached to the side elevation or garden wall of No.25.

The proposed play equipment would be located in the existing external teaching areas to the south and west of the school site. It would be fixed to the ground with foundations, but none of the equipment would be attached to the flank elevation or garden wall of No.25. The tallest piece of equipment (a 'Jungle Tower') would be 3.05 metres in height, with the next highest piece of equipment (a 'Linked Trail') 2.52 metres in height. All of the other equipment would be no more than 1.4 metres in height above ground level. Associated with the installation of the play equipment, it is proposed to remove two existing sub-dividing sets of gates and railings and install a new artificial grass surface.

8. DETAILED CONSIDERATIONS

8.1 Land Use

In land use terms the proposed development does not propose a material change of use. The scheme for redevelopment of the school site that was originally approved in

2010 and subsequently varied in 2013 specifically identified the areas to be altered by the current application as 'external teaching' areas. No conditions were imposed on those permissions in terms of the numbers of pupils that can be accommodated on the school site, or how or during which hours the external teaching areas could be used.

8.2 Townscape and Design

In design terms the lower pieces of play equipment and the replacement surface treatment would be located at low level and would not be readily visible in public or most private views within the Bayswater Conservation Area due to the sunken nature of the site relative to the higher level of the public highway in Monmouth Road.

The uppermost sections of the two higher items of play equipment (the 'Jungle Tower' and 'Linked Trail') would be visible in public and private views from Monmouth Road; however, these would be structures of relatively lightweight appearance, constructed predominantly in timber. As such, when seen in context with the trees along the boundary of the site in the foreground and the much greater bulk of the school building beyond, it is not considered that they would harm the appearance of the school building, the character and appearance of the Bayswater Conservation Area or the setting of the listed buildings opposite.

The proposed canopy to the southern (side) elevation of the school, would predominantly cover the space between the school and No.25 Monmouth Road. Whilst this would have the effect of 'spanning' the gap between the school and No.25, a concern expressed by objectors, the proposal would remove the existing heavy timber and metal gates that already span this gap. Whilst the timber and metal framed gates that are to be removed are marginally lower than the proposed canopy (approximately 2.7m in height), the canopy would have a relatively slender metal frame and would have a clear polycarbonate roof, giving it a more lightweight appearance. As such, in views from Monmouth Road the gap between the school building and No.25 would not be enclosed to a materially greater degree than existing situation.

The proposed canopy would be largely located adjacent to the blank flank elevation of No.25, but would extend beyond the rear elevation of No.25 by 3 metres. To the rear of No.25 there is a boundary wall with the school of approximately 1.75 metres in height, above which is a 1.75 metre high trellis. Where the canopy would project beyond the rear elevation of No.25, the edge of the canopy would be visible from the rear garden of No.25, approximately 0.4 metres below the top of the trellis. However, given it would be partially obscured by the existing trellis located on the boundary and as the canopy would have a clear roof, thereby reducing its apparent bulk, it is not considered that the appearance of the canopy in views from the garden of No.25 would harm the appearance of the school building or the character and appearance of the Bayswater Conservation Area.

A condition is recommended requiring the metal frame of the proposed canopy to be painted dark grey or black to match other metal work found on the school site.

In conclusion, the proposed development is considered to be acceptable subject to the recommended conditions and would accord with Policies DES1, DES9 and DES10 in the UDP and S25 and S28 in the City Plan.

8.3 Residential Amenity

In amenity terms concerns have been raised by three neighbouring residents. Their concerns relate to the noise caused by children using the external play spaces at the school and they are concerned that the proposed development, coupled with recent increases in pupil numbers, will significantly increase noise disturbance for neighbouring residents in Monmouth Road, particularly the occupiers of No.25, which is immediately next to the school and the location of the proposed play equipment and canopy.

The areas of the site to which the current application relates are identified on the ground floor plan approved in 2010 as part of the redevelopment of the school, as 'external teaching' areas. In the 2010 scheme the area the current application relates to is designed as three outside spaces, separated by gates and fences, but all are directly accessible from neighbouring classrooms so as to allow them to be used as external teaching areas for these classrooms and allow for the free flow of pupils in and out of the classrooms. The gates between the spaces could be opened and the three areas could therefore already also be used as a single external teaching area. The clear intention in the 2010 permission is that these areas provide 'free flow' external areas for children within the adjacent classrooms and it is evident that the spaces have been used in this way in the past; albeit using non-fixed, movable play and learning equipment.

In the context set out in the preceding paragraph, the proposed provision of fixed play equipment and the combining of the three areas into one, by removing the subdividing gates and railings/ fences, is not considered to materially increase the use of this part of the school site relative to the existing lawful situation. Indeed, the school could provide a similar arrangement of free-standing play/ learning equipment within this area without the need for planning permission. As such, the proposed play equipment, which would not be physically attached to No.25 Monmouth Road, would not cause a material increase in noise disturbance to neighbouring residents when compared to the existing situation.

The objectors are particularly concerned that the proposed canopy would intensify the use of the external space in 'all weathers', resulting in continuous use, and would serve to increase noise disturbance, particularly to No.25 Monmouth Road. The objectors consider that an acoustic assessment should be carried out to identify noise mitigation measures that could be carried out to limit noise disturbance to neighbours.

The proposed canopy would increase the usability of the external teaching space beneath it during periods of wet weather, but the external space would remain open to the elements at either end and would therefore only improve usability of the external space during intermittent periods of rain. As such, in practice the increase in the usability of the external space relative to the existing situation would be limited and it is not considered that the canopy would therefore result in a significant intensification of the external teaching space between the school and No.25 Monmouth Road. As the canopy structure would not be fully enclosed it would not significantly increase noise disturbance from activity taking place below it.

In terms of the requests by objectors that an acoustic assessment of the noise impact is undertaken, given the spaces to which the application relates are already lawfully in use

as external teaching areas as part of the school use, it is not considered that noise mitigation measures could reasonably be required in this instance. The school does though recognise the concerns of the neighbouring occupiers, which are equally applicable to the noise arising from the use of the external areas of the school in their current configuration, and during the course of the application it has expressed that it is willing to consider introducing noise mitigation measures to the boundary with No.25 Monmouth Road in future. Given this, an informative is recommended to strongly encourage the school to consider the provision of noise mitigation measures on a 'good neighbour' basis.

With regard to loss of light and sense of enclosure, the proposed canopy would be located to the side of No.25 Monmouth Road and would largely be located against its blank flank wall. Similarly, the taller items of equipment would be remote from the rear garden boundary with No.25 and in these locations they would not cause a material loss of daylight or an increased sense of enclosure. The play equipment would be low level adjacent to the rear boundary with No.25, with the taller equipment closer to Monmouth Road. In these positions, the play equipment would be arranged so as to avoid any increase in overlooking to the rear garden of No.25.

For the reasons set out above, the proposed development is considered to be acceptable in amenity terms and would accord with Policies ENV6 and ENV13 in the UDP and Policies S29 and S32 in the City Plan.

8.4 Transportation/Parking

No relevant considerations.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The proposals would not alter access to the school buildings. The refurbished play areas would maintain level access from the adjoining classrooms.

8.7 Other UDP/Westminster Policy Considerations

The mature trees to the street frontage of the application site in Monmouth Road are of high amenity value and therefore it is important that their retention is not jeopardised by the proposed development. The Arboricultural Manager is concerned that no details of the sub-surface makeup of the artificial grass surface or the precise location and depth of foundations for play equipment have been provided with the application. However, she is content that these can be secured by condition and such a condition is included in the draft decision letter appended to this report. Two further conditions are sought by the Arboricultural Manager, one to secure details of tree protection supervision during the course of the construction works and one to ensure the proposed tree protection fencing is installed prior to construction works commencing on the play equipment and new surface and retained for the duration of these works. These conditions are also included in the draft decision letter. Subject to these recommended conditions, the proposed

development would accord with Policies ENV16 and ENV17 in the UDP and Policy S38 in the City Plan.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Informal consultation on the first draft of Westminster's City Plan 2019-2040 started on Monday 12 November 2018 and will close on Friday 21 December 2018. Following this informal consultation, any representations received will be considered and the draft plan will be revised in advance of formal consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012. Given the very early stage of the consultation process and having regard to the tests set out in para. 48 of the NPPF, the policies of the emerging draft City Plan are given little to no weight at the present time.

8.9 Neighbourhood Plans

There are no adopted neighbourhood plans for the area in which the proposed development is located and therefore neighbourhood plans are not relevant to the determination of this application.

8.10 London Plan

The application does not raise any strategic issues.

8.11 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.

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the City Council cannot impose a pre-commencement condition (a condition which must be discharged before works can start on site) on a planning permission without the written agreement of the applicant, unless the applicant fails to provide a substantive response within a 10 day period following notification of the proposed condition, the reason for the condition and justification for the condition by the City Council.

8.12 Planning Obligations

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

8.13 Environmental Impact Assessment

The application is of insufficient scale to require an Environmental Impact Assessment. Where relevant environmental issues have been addressed in the earlier sections of this report.

8.14 Other Issues

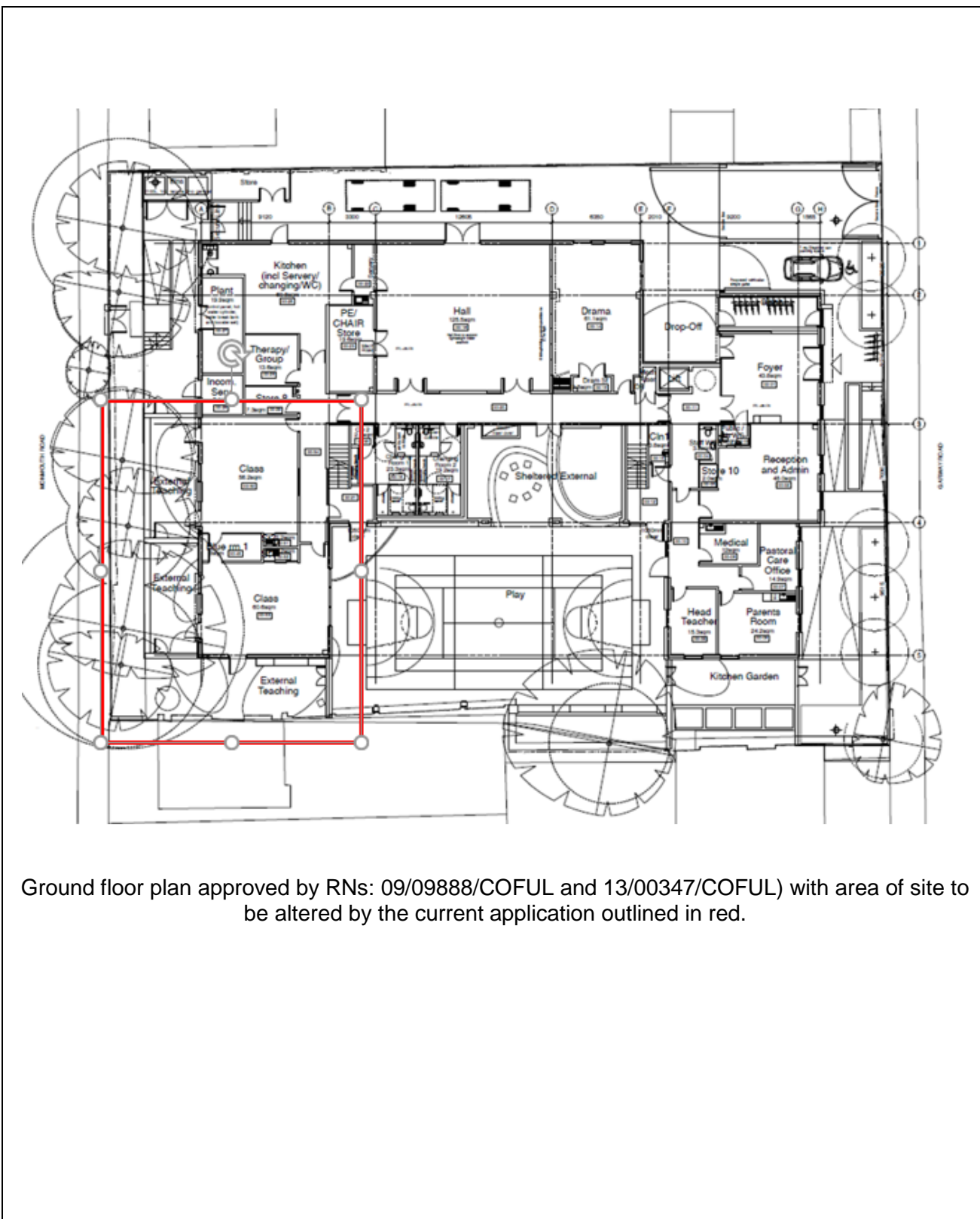
Objection was raised on grounds that the support posts for the proposed canopy were installed on site prior to the determination of the application in mid October 2018. The installation of these parts of the canopy was reported to the Planning Enforcement Team to investigate and the school has ceased work on the canopy pending the outcome of the current planning application. It is understood that the works commenced on the mistaken belief that the canopy was permitted development and did not require the benefit of planning permission.

Concerns were initially expressed regarding the location of the application site notice and that neighbours in Monmouth Road had not been notified of the application. The site notice was erected on 22 October 2018 outside the front of the site in Garway Road. For this reason, on this dual frontage site, where the proposed development relates primarily to the Monmouth Road frontage of the site, 89 neighbour notification letters were sent to neighbouring properties, including to all the properties neighbouring and opposite the school site in Monmouth Road. As such, the consultation exercise carried out accords with the requirements of Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the City Council's Statement of Community Involvement in Planning (June 2014).

(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: OLIVER GIBSON BY EMAIL AT ogibson@westminster.gov.uk.

9. KEY DRAWINGS





DRAFT DECISION LETTER

Address: College Park School, Garway Road, London, W2 4PH

Proposal: Installation of play equipment within playground area to south west corner of school site adjacent to Monmouth Road and installation of canopy to the south elevation of rear wing of school building.

Plan Nos: 010 Rev.01, 100, 101, 110, 111, 802, 803, Arboricultural Method Statement dated June 2018 (ref: edp4972_r001a) and Design and Access Statement by 3BM Spaces.

Case Officer: Oliver Gibson

Direct Tel. No. 020 7641 2680

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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this

permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The frame of the canopy hereby approved shall be painted or otherwise finished in a dark grey or black colour and permanently retained in one of these colours.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must apply to us for approval of details of the following to demonstrate that the foundations and any level changes required would be designed to avoid significant damage to tree roots:

- (a) The design, depth, size, and location and means of installation of foundations.
- (b) Details of any proposed alterations to the existing ground levels or any other works to be undertaken within the Root Protection Area of any tree within the tree survey plan and schedule.
- (c) Treatment of any roots encountered in the course of excavation.

You must not start work on the installation of the play equipment and new ground level surface treatments until we have approved what you have sent us. The foundations and any level changes required must then be carried out in accordance with the details we approve.

Reason:

To protect the trees and the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 6 Prior to work commencing on the installation of play equipment and new ground level surfaces, you must apply to us for our approval of details of an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. The details of such supervision must include:
 - o identification of individual responsibilities and key personnel;
 - o induction and personnel awareness of arboricultural matters;
 - o supervision schedule, indicating frequency and methods of site visiting and record

keeping;

- o procedures for dealing with variations and incidents.

You must not start any demolition, site clearance or building work relating to the installation of play equipment and new ground level surfaces, and you must not take any equipment, machinery or materials for these parts of the development onto the site, until we have approved what you have sent us. You must then adhere to the approved supervision schedule.

You must produce written site supervision reports after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included. You must send copies of each written site supervision record to us within five days of the site visit.

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)

- 7 No demolition, site clearance or building works shall be undertaken in relation to the installation of play equipment and new ground level surfaces, and no equipment, plant, machinery or materials for the purposes of carrying out these parts of the development shall be taken onto the site until protective barriers are installed as set out in paragraphs 5.14-5.17 of the Arboricultural Method Statement dated June 2018 (ref: edp4972_r001a). The tree protection barriers shall be maintained in accordance with paragraphs 5.14-5.17 of the Arboricultural Method Statement until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

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)

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.

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- 2 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)

- 3 In order to be a 'good neighbour', you are encouraged to consider what measures could be introduced along the flank wall and rear boundary wall of No.25 Monmouth Road to mitigate existing and future noise from outside play and learning activities on the school site. It is likely that such proposals would be supported in principle in the event that they require planning permission, subject to assessment of their impact on the appearance of the neighbouring building and the character and appearance of the Bayswater Conservation Area.

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.