

John Lyon School – Applications and Appeals Structure Diagram – November 2022

Planning application/appeal for redevelopment

Oldfield House Redevelopment

The “s78 Redevelopment Planning Appeal”

Seeking consent to demolish the existing Oldfield House to provide a new building delivering modern teaching accommodation to meet an identified and urgent need.

- Planning Application (Harrow ref: P/1813/19)
Submitted May 2019, refused 24 November 2020
- s.78 Appeal (PINS ref: APP/M5450/W/21/3275231)
Submitted 17 May 2021

If the appeal is allowed, and accordingly found to be in accordance with planning policy by the Secretary of State, it would not be possible to implement the planning permission as there are wide-ranging restrictions on development imposed by a s.106 agreement affecting the John Lyon School estate (first signed in 1995, but since modified, and referred to as the “JLS s.106 agreement”).

As such, in order to deliver the Oldfield House improvements, this s.106 agreement either needs to be:

- As a minimum, modified to allow for the proposals, or
- Ideally from the School’s perspective, discharged entirely (with any restrictions to be retained migrated to conditions relating to Oldfield House)

Associated s.106A applications/s.106B appeals

Modification of 1996 JLS s.106 agreement

The “s106A Modification Application”/”s106B Modification Appeal”. Necessary as a bare minimum to allow for the lawful redevelopment of Oldfield House, as the replacement building lies outside the building envelope permitted by the s.106 agreement.

- s.106A Application (Harrow ref: P/2504/19)
Submitted May 2019, refused 25 May 2021
- s.106B Appeal (PINS ref: APP/M5450/W/21/3281359)
Submitted August 2021

Discharge of 1996 JLS s.106 agreement

The “s106A Discharge Application”/”s106B Discharge Appeal”. Sought by John Lyon School for a number of reasons, not least that it places unreasonable and unjustified restrictions on development, and it does not meet statutory and policy tests.

It is proposed that the obligation limiting the school roll to 600 pupils be migrated to a condition on the any decision granting planning permission for the redevelopment of Oldfield House

- s.106A Application (Harrow ref: P/2092/21)
Submitted 10 May 2021, undetermined after 8 weeks of submission
- s.106B Appeal (PINS ref: APP/M5450/W/21/3281360)
Submitted August 2021