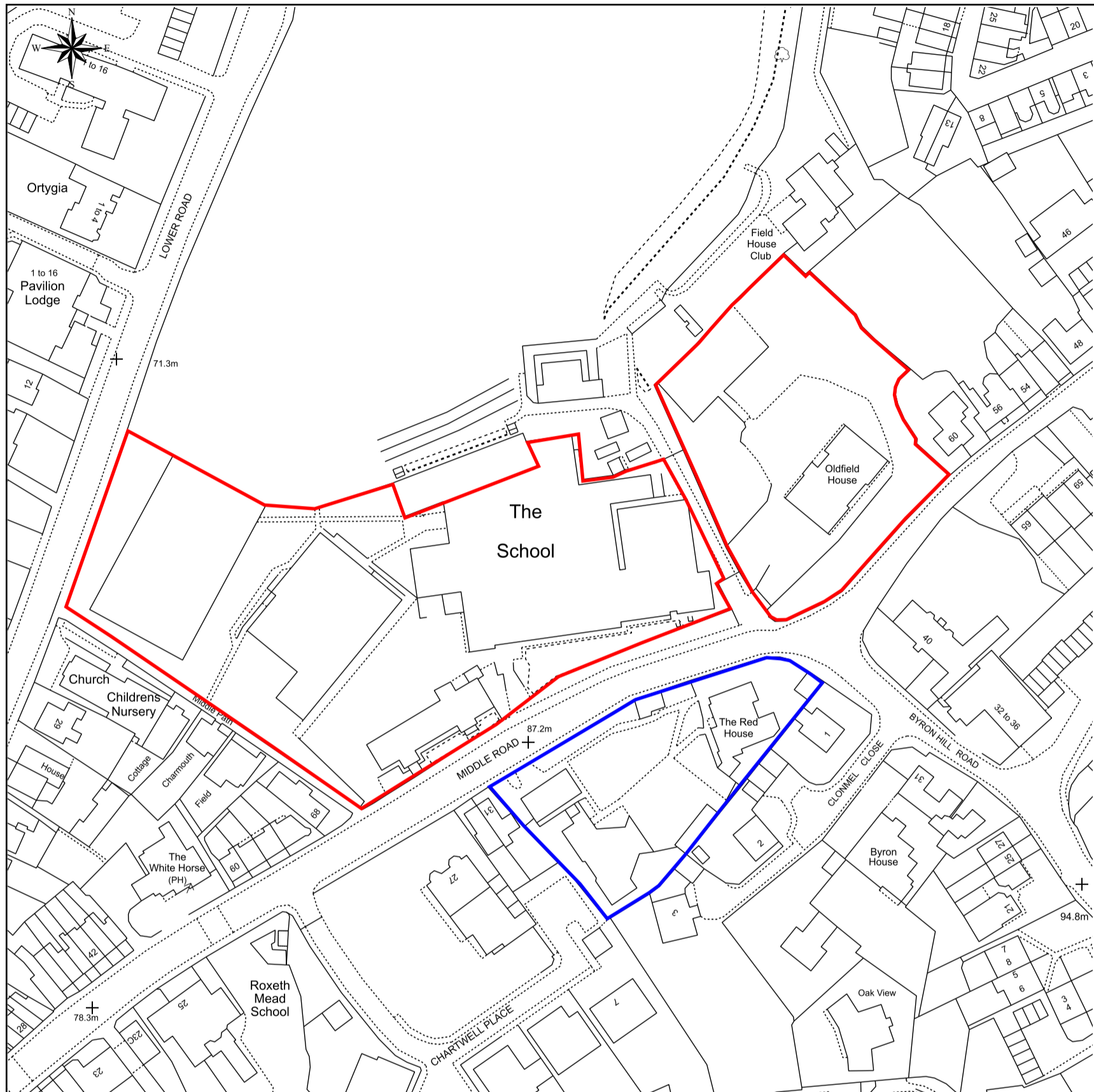
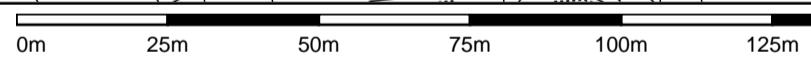


Appendix 1 – Application Site Location Plan

John Lyon School Location Plan



This Plan includes the following Licensed Data: OS MasterMap Black and White PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2019. Ordnance Survey 0100031673



Scale: 1:1250, paper size: A3

Drawing Number 8871_01

Site Location Plan

12 April 2019

Appendix 2 – Appeal Site Plan

OLDFIELD HOUSE, HARROW
Planning Appeal Statement - Appendix 2
Appeal Site Plan



Appendix 3 – John Lyon School Planning History Schedule

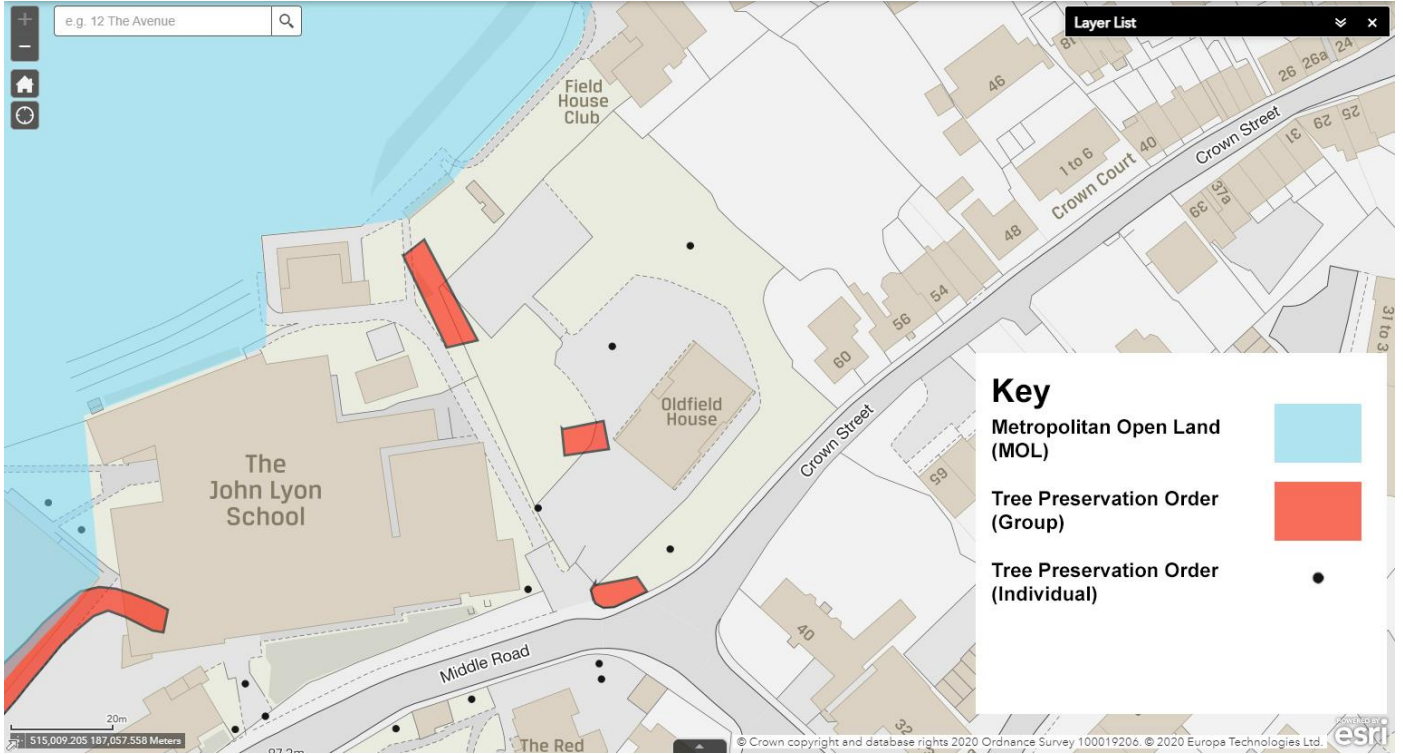
JOHN LYON SCHOOL - S.106A APPLICATION TO DISCHARGE PLANNING OBLIGATIONS
 Planning Applications since 1994
 27 April 2021

Reference	Description of Development	Decision	Date
WEST/754/93/FUL	Side extension to provide additional laboratories	Granted	26/05/94
WEST/560/02/FUL	Two windows in science block	Granted	19/08/02
P/782/04/DFU	Alterations to Art Building	Granted	20/05/04
P/3420/06	Three storey side/rear extension to provide additional classrooms	Granted	16/10/07
P/3612/06	Alterations to wall and fence	Granted	28/02/07
P/0202/07	Replacement sports pitch with semi-underground car park (Sudbury Hill Fields)	Refused	28/07/07
P/0415/07	Music school and extensions to form dining hall	Withdrawn	10/04/07
P/0417/07	Elements of a music school	Withdrawn	10/04/07
P/1936/07	Retention of Temporary Classroom	Granted	23/11/07
P/2160/10	Two storey extension to provide dining room, alterations to form sixth form centre	Granted	02/03/11
P/2168/12	Steps and railings to Middle Road	Granted	23/01/12
P/1502/15	MUGA (Sudbury Hill Fields)	Granted	17/07/15
P/4254/15	Timber structure (Sudbury Hill Fields)	Granted	23/11/18
P/1813/19	Redevelopment to provide four storey teaching block (at Oldfield House)	Refused	24/11/20

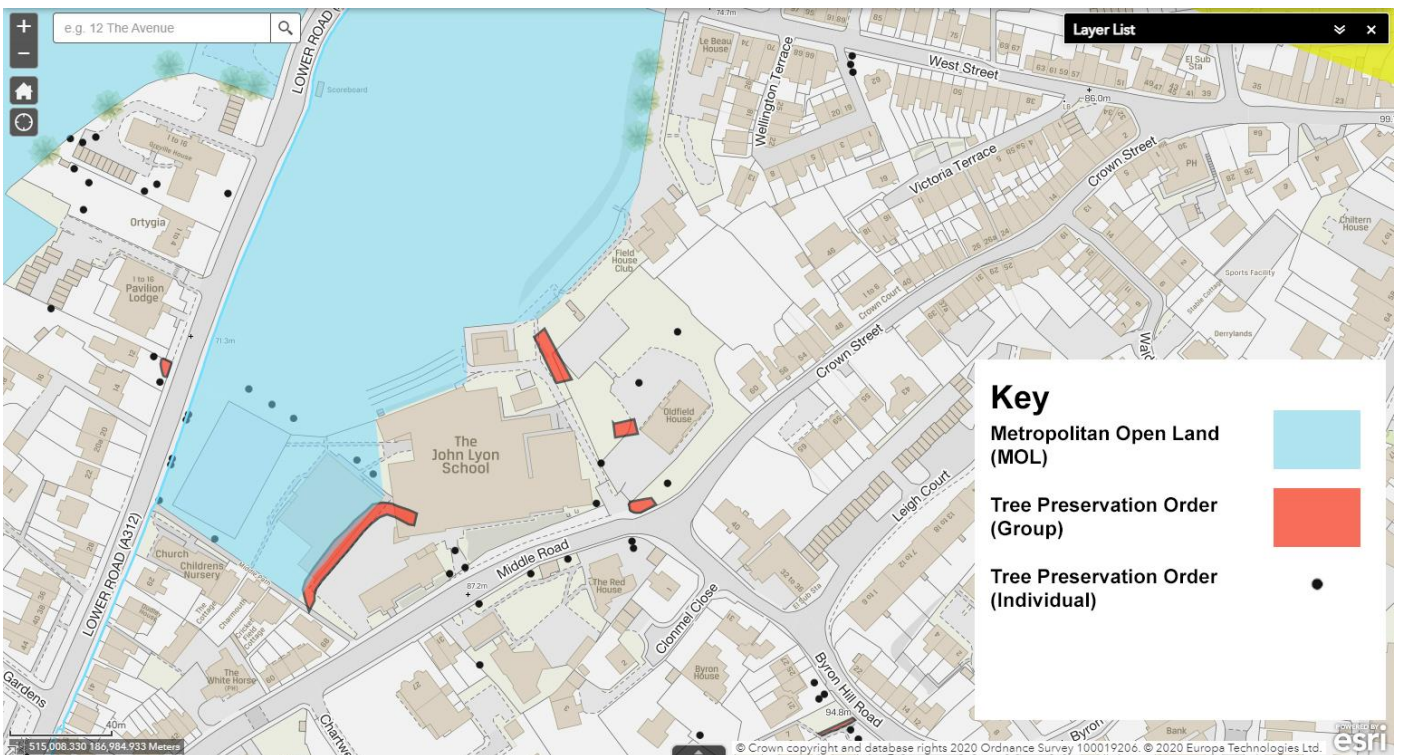
Appendix 4 – Local Plan Designations

OLDFIELD HOUSE, HARROW
Planning Appeal Statement - Appendix 4
Local Plan Designations

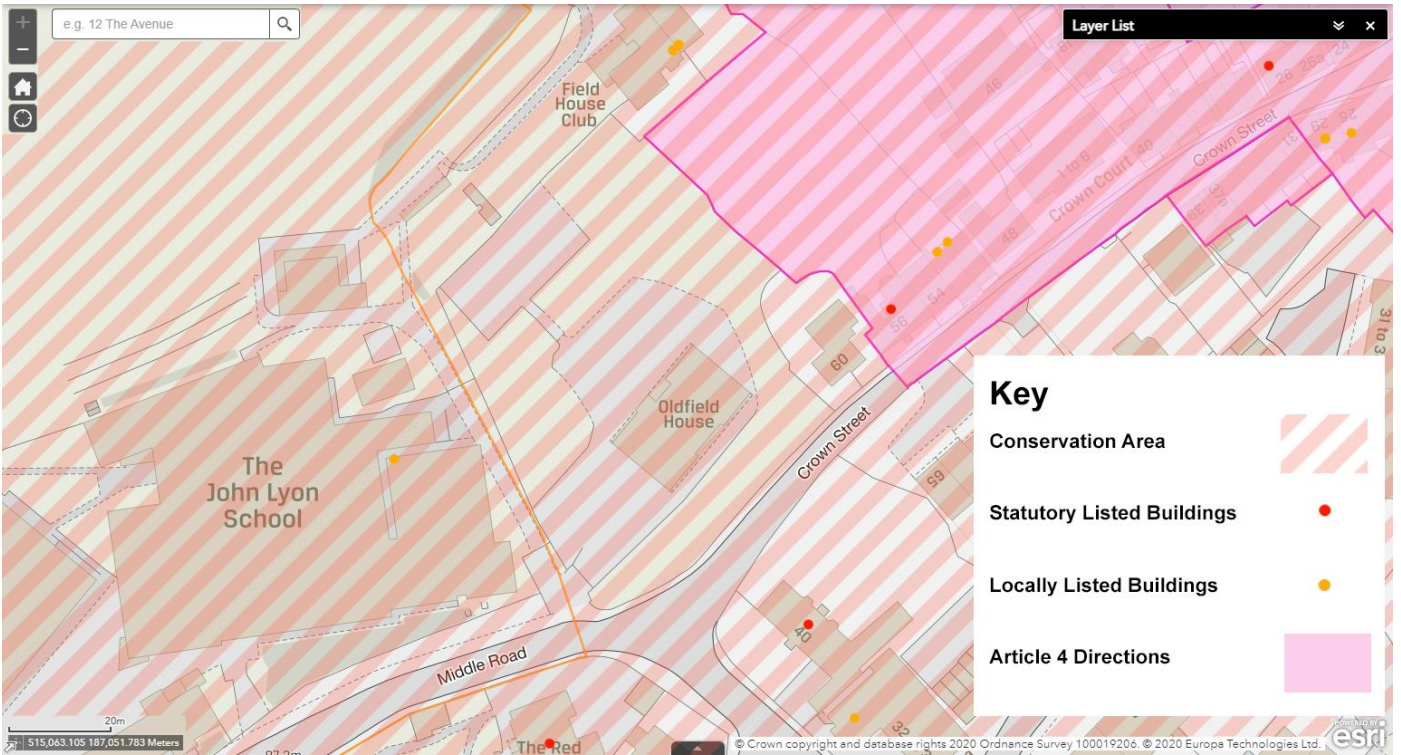
Local Plan Environmental Designations: Close Up



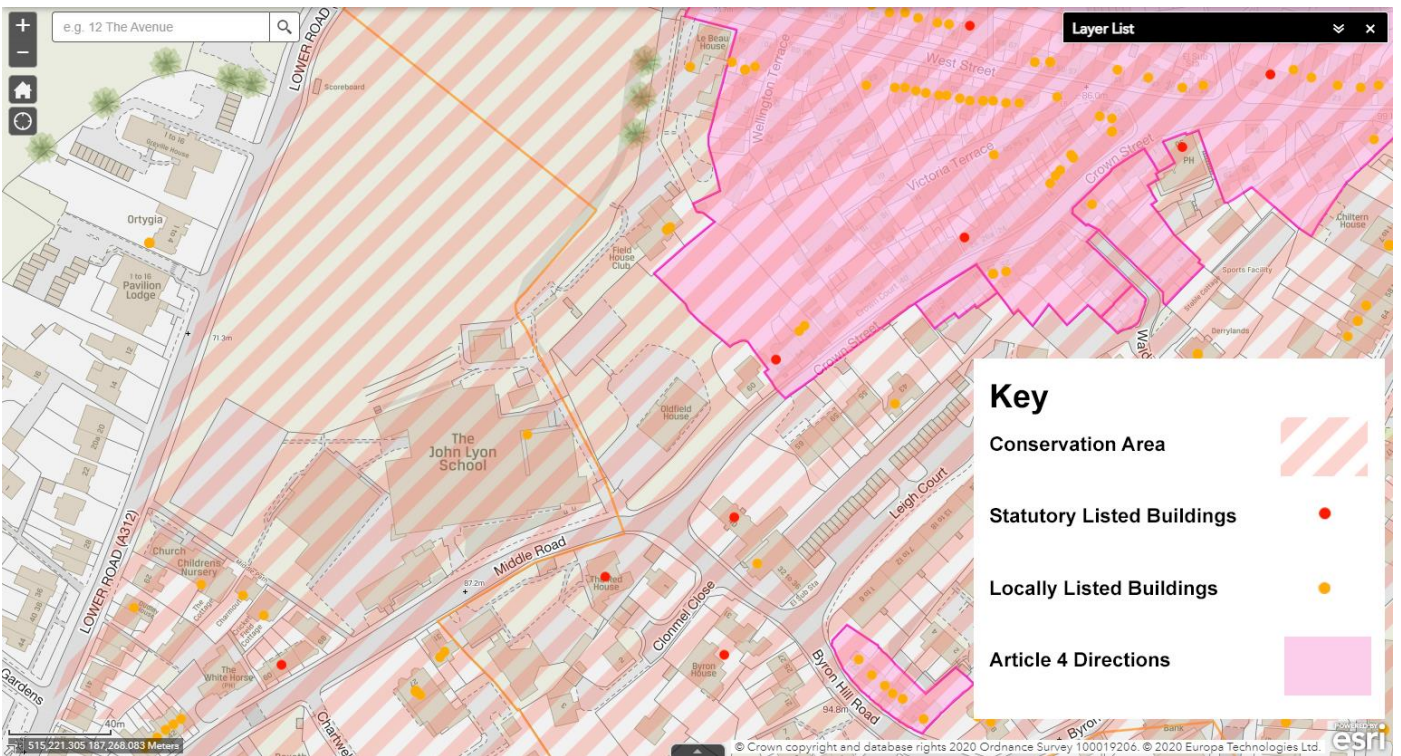
Local Plan Environmental Designations: Panned Out



Local Plan Heritage Designations: Close Up



Local Plan Heritage Designations: Panned Out



Appendix 5 – Email from JTS Partnership to Local Authority

From: [Joshua Daruvala](#)
To: ["Catriona Cooke"](#)
Cc: [James Govier](#); [Nick Pryor](#); [Michael Gibson](#)
Subject: P/1813/19 Decision Notice
Date: 26 November 2020 10:23:20

CAUTION: This email originated from outside of John Lyon. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning Catriona

We have picked up the Decision Notice from the Council website and note that there is an error with the policies listed in the refusal.

The decision notice states that the development would be contrary to CS10 and CS18 of the core strategy which we believe to be in error as CS10 refers to Kenton and Belmont and there is no CS18. We believe that the Decision notice should instead refer to Core Policy 1 (Point 10 and 18) in Chapter 4 of the Core Strategy - Overarching Policy Objectives.

For your ease of reference, point 10 of Core policy 1 reads as 'safeguarding views and viewpoints from inappropriate development' and point 18 as 'Conserve and enhance Harrow's heritage assets, such as its conservation areas'.

As such we believe the refusal should read as follows:

The proposal, by reason of excessive scale and inappropriate siting, would do harm to the local character of the area and would not preserve or enhance the character and appearance of the Conservation Area, contrary to policies DM1, DM6, DM7 and DM46 of the local plan, **CP1 (10), CP1 (18) and CS3A of the Core Strategy** and 7.4, 7.6 and 7.8 of the London Plan (2016) and D1, D2 and HC1 of the Draft London Plan (2019).

Please can you confirm that this will be rectified to refer to the correct policies in the core strategy and the decision notice re-issued?

Kind regards

Josh Daruvala BSc (Hons)

Assistant Planner

t: 01227 456633

The JTS Partnership LLP

44 St Peter's Street, Canterbury Kent CT1 2BG

JLD/8871

Please note this office will be closed from 1.00pm on Thursday 24th December 2020

and will re-open at 9.00am on Monday 4th January 2021

Seasons Greetings from the Partners and all the Staff

We are pleased to support the work of

St Francis Hospice (Registered Charity 275913) and Pilgrims Hospice (Registered Charity 293968)

Appendix 6 – Structural Report by Heyne Tillett Steel

Structural Engineering Report:

Oldfield House, John Lyon School, Harrow on the Hill

1. This report has been undertaken for John Lyon School, Middle Road, Harrow on the Hill.
2. The brief was to consider the structural feasibility of altering the existing Oldfield House building to accommodate new educational facilities. This is a summary report and if required, a more detailed report can be prepared.
3. The proposed new educational building is as described in Harrow Council planning application P/1813/19.
4. This report is based on the following information:
 - i. Site visit on 22 March 2021
 - ii. Historical Architectural drawings of Oldfield house (Richard Shepard, Robson and Partners Ref 630 Dated 1979).
 - iii. Geotechnical and Environmental Associates (GEA) Report Ref: J18238, Dated 18 June 2019.
 - iv. Subsequent provided Trial pit logs dated 29 October 2018.
 - v. Design and Access statement, Curl la Tourelle Head Architecture Ref: 988_DAS_JLS_2019.
 - vi. Other documents and drawings the subject of planning application P/1813/19.
5. The site is situated on the edge of Harrow on the Hill and has a predominant slope from its South Eastern corner downwards in a North-westerly direction. It has a car park, lawns, a hard surfaced games area and a number of mature trees located around it. The existing Oldfield House is set on level ground at the South-eastern corner of the site below street level (Crown Street). The proposed new building is to be sited further down the hill towards the centre of the site.
6. The ground conditions as set out in the GEA report are made up of a varying layer of main ground of between 0.05m and 0.2m in thickness overlaying London clay which was present to a depth of 25m below ground level. This was the full depth of the investigation. The GEA report should be considered for its full details and conclusions.
7. The existing Oldfield House building was built in 1979 - 1981. It is 2 storeys tall with a large pitched roof, with its main entrance facing north towards the games area within the site and cricket ground beyond the site.
8. The roof structure is of timber construction with a number of larger timber beams separating the pitched spans. The first floor is a concrete slab of between 270 and 300mm in thickness. Both the roof and first floor are supported on loadbearing masonry walls around the perimeter of the buildings and the main walls between the classrooms. At first floor level there are a number of areas where the slab

cantilevers out to create an overhang feature around the building over ground floor. The ground floor slab edge is exposed around the building perimeter. The external walls are of loadbearing cavity wall construction. The internal walls are solid blockwork.

9. The ground floor slab is around 300mm thick and cast on a bed of hardcore fill onto of the ground below.
10. The foundations of the building are concrete strip foundations. The information from the trial pits (conducted by GEA) and those shown on the historic drawings suggest the foundations are approximately 500mm wide and up to 800mm deep (from ground level).
11. The depth of the foundations are shallow for a building of this type founded on London clay. As a minimum, spread foundations on high shrinkable clay should be placed at least 1.0 m below ground level and this should be increased to 1.5 m if there are any small trees and shrubs nearby. Based on the vegetation around the building, the foundations would need to be a minimum of 1.8m to safeguard against risk of subsidence caused by shrinkage of the clay due to nearby vegetation.
12. The structure of the building seems to be in reasonable condition for its age. However, there are a number of cracks within the external brickwork. The majority of these are at first floor level. It is unclear what exactly has induced these, but it is likely to be a combination of movement in the brickwork caused by moisture and some ongoing deflection of the first floor slab in the areas where it is cantilevering. Further structural survey work including intrusive access would be required to ascertain their exact cause.
13. The proposed building provides a mixture of teaching and studio accommodation with staff facilities and toilets. The space to be provided includes classrooms ranging in size from 6m x 6m to 6m x 12m and also an open plan area of approximately 6m x 24m. Overall the proposed replacement building is around 1100m² in area. The existing Oldfield House is around 650m². To achieve the increase in area and the geometry of required spaces in the proposed new building the following alterations would be needed:
 - i. Removal of the existing roof and an additional second floor constructed.
 - ii. Building footprint increased in size to accommodate the additional space.
 - iii. Removal of a number of internal loadbearing walls to create the required teaching spaces.
 - iv. Reconfiguring of existing circulation cores to provide adequate provision.
 - v. Replacement of the existing windows and potentially the cladding to comply with current building regulations.
14. To facilitate the above the following structural work would be necessary:
 - i. Underpinning of all the existing foundations to increase their depth and width.
 - ii. Structural frames to be inserted in the areas where existing loadbearing walls are removed.
 - iii. New structural frames with associated new foundations where the building is increased in size or where the additional loads of the new floor are in excess of the capacity of the existing walls.
 - iv. Replacement of the ground floor slab to facilitate foundation works.

- v. Additional framing ties to the walls will likely be required to meet the requirement for disproportionate collapse for a category 2b building under the building regulations part A3.
15. This scale of intervention is very significant, and it will be impractical to undertake the work while keeping elements of the existing structure in place. Therefore, a replacement building is the most practical solution to provide the quantum of accommodation required. A new building will also be earlier to design to achieve modern standards and likely to be more cost effective.

Tom Steel

MEng CEng IStructE

Director

Appendix 7 – DRP First Response

Beverley Kuchar
Harrow Council
Civic Centre
Station Road
London HA1 2XF

26th December 2018

Dear Beverley

Harrow Council Design Review Panel: The John Lyon School

As you know, The John Lyon School was the subject of a design review on 5th December 2018, and I am writing to summarise the Panel's comments.

The Panel's comments on progress to date and recommendations moving forward are as follows:

General

The design team should be commended for their clear presentation and for providing lots of information about the design iteration and development.

The design strategy has been driven by a stipulation that the new footprint does not exceed the previous (340 sq m) – it was unclear from the presentation and feedback what the rationale for that was. The panel think that a shorter school with a wider footprint would have a milder impact on the surrounding context. If there was more flexibility in the footprint then other aspects of the building can be freed up. To have a building of 5 stories gives lots of complication in terms of accessibility and circulation.

The presentation was heavily focused on the exterior appear of the building but only a small amount of information was given on the internal layout of the building. Further diagrams showing the flows of people, the basic arrangement of space, and the access requirements and mitigations, should be provided within the application. Level of diagram (showing the numbers and the flow), site plan, and a section to properly understand the access.

The view from the playfields of the existing school is misleading and should be rectified. The building appears to have too large facing elevation, more of the playground should be shown.

Massing and Layout

The panel have a concern that the new open plan building arrangement, although commended in principle, is too heavily reliant on moving elements. The scheme should be properly future-proofed for change and adaptability.

Height

There is a concern with the height of the proposed school, and that on the elevation facing the Harrow School's cricket ground you're creating a difficult edge condition.

The eaves level is slightly too high and so muddles the hierarchy of buildings in the elevation in relation to the existing school. The building should be more sympathetic to the main school building – this could be articulated in choice of materials, or mass and form.

Access

As mentioned above, further drawings should be shown of the access to the building and around the site – both in diagram, in section, and as a clear ground floor plan (at playground level). At the moment it's unclear how someone will move between the different buildings, especially considering the road between the proposed building and the main building is not accessible in itself.

The scheme should look to improve the accessibility across the site and not just in the proposed additional building.

Architecture

At the moment there is little hierarchy in the different façade treatments facing either the cricket playing fields or the entrance to the school. The façade facing the playground should be the primary façade with the façade facing the cricket ground as a back.

There is no legibility to the access to the proposed building. The building should articulate the entrance to the building on the playground side with more clarity in detailing, diagram, and materiality. There is an opportunity to do something slightly differently which is being lost.

Landscape and Public Realm

A more detailed ground floor plan (at playground level) should be shown with clear indications of hard and soft landscape, what is usable for play etc.

Summary

Overall, the panel commend the design team for a clear presentation. It's nice to see the immigration and optimism in the design of new learning spaces in the borough.

The panel would push back against the idea that the newly proposed building should be of the same footprint (340sqm) as the previous block. This constraint is putting lots of pressure on other aspects of the scheme. If there is any way to bring down the height, the design team should do so. Although, it should be emphasised that it's very important to keep good high floor to ceiling heights. And the newly proposed building should respect the existing context in terms of mass, height, and material choice.

At the moment, there is a question mark about the distinction between the north and south façade in terms of materiality and articulation. The panel strongly believe that the south elevation should be treated as the primary, and the elevation facing onto the field should be read as the back.

Clearer diagrams and technical drawings should be provided for the flow of people, arrangement of space, access, and landscape strategy.

A detailed car parking and travel plan should be provided so the panel are able to comment on the arrangements in context to the scale of the development.

Further consideration should be given to properly future proof the building. On a site which doesn't have much room to develop and expand, what happens if in time the new block just becomes a series of classrooms?

Yours sincerely,

Richard Cottrell

...

The Panel was attended by the following:

Richard Cottrell - DRP Chair
Pooja Asher - DRP member
Katy Marks - DRP member

Catriona Cooke – Harrow Council (Case Officer)
Kaiyil Gnanakumaran – Harrow Council (Review Manager)
Jake Arnfield – Harrow Council (Review Coordinator)

Appendix 8 – DRP Second Response

Beverley Kuchar
Harrow Council
Civic Centre
Station Road
London HA1 2XF

10th April 2019

Dear Beverley,

Harrow Council Design Review Panel: John Lyon School

As you are aware, John Lyon School was the subject of a follow-up Design Review on 27th March 2019; I am writing to summarise the Panel's comments.

The Panel's comments on the development of the scheme, and recommendations moving forward, are outlined as follows:

General

The Panel is positive about the prospect of the proposed scheme, and feel there is the opportunity to make some very good architecture here. The overall design concept and style should be made stronger; whether is it 'flamboyant', or 'pared-back and ordered'. The Panel would like to see a strong demonstration of this, rather than several possible variations of the same thing. A stronger sense of the design aims would enable a successful relationship between massing, plan and elevation, which remains unresolved.

Site and Services

Moving the building location up the hill is positive, and helps mitigate impact of massing from the cricket ground. There is still some work required to negotiate the levels between the school and the playground, in order to provide equitable access. Is there an opportunity to accommodate a dog-legged ramp with a comfortable gradient?

The Panel enquired about the technical feasibility of the package plant and its impact on the adjacent trees. It is not clear how services will be routed through the ground to the school building. Although an initial cost plan has driven the decision to limit excavation, given there will be site works anyway, it may be just as cost-effective to locate the plant in the basement.

Entrance

It is accepted that school buildings require multiple entrances for operational purposes. However, the hierarchy of entrances lacks clarity. The side entrance seems to be the main entrance, and the central arch leads to 'The Society Room' instead of the Lobby. There are multiple ways to resolve the issue of primary vs secondary entrances, such as relocating the main entrance to the corner, or tying in the entrance to the central axis. In either scenario, the Panel felt that the corner needs to be resolved three-dimensionally, rather than being considered as the joining of two elevations.

Massing

The massing concept of 'small house, big house' is strong, and is a good way to break up the volume. The Panel are glad to see this followed through to the plan. The Panel also agree that the resulting shorter frontage of the building is more comfortable looking up the hill.

External Façade

The proposed scheme has a strong presence, which presents a real opportunity to make the external façade work harder. There seems to be a separation between elevation and plan, and there is a distinct approach to the long and short elevations. However, it is felt that the elevations read more residential than civic or educational. Could the façade be further articulated, using framing or architraves? The windows also appear a little ungenerous, whereas the plans show windows with wider openings and with deeper reveals.

With a deliberately 'flat' façade, a really good brick with interesting brick bonds are needed. A well-proportioned fenestration arrangement does more than overcomplicated brick details and patterning. The focus on the central axis in plan could be reflected in the façade with a special window. Is there an opportunity to create a view through the STEAM centre to the playing fields beyond, when entering through the central arch on ground?

The ornamental shading devices seem a little strange given the deep window reveals, and particularly with the hit-and-miss brick above them. The hit-and-miss brick could either be made into a full band across the facade, or integrated into the window reveal.

There is a hierarchy of plinth-middle-top that could be made more of by further articulation of the facade. Expressing the base in the round would also help tie the elevations together. The top roof storey also seems unconvincing, and feels like it should be expressed as part of the roof language, rather than creating 'blank' windows. A mansard roof, as worked through in earlier design studies, seems more successful.

Internal Arrangement

The Panel is generally convinced by the plans. On the upper floors, the use of the central lobby as a habited room will need to be assessed against the fire strategy. It seems there may need to be more doors for compartmentation, rather than the open plans that are shown.

Summary

In general, the Panel is satisfied that there is the potential to make a good educational building. However, they would like to see the architect making clear brave decisions relating to the idea of the design and by taking these to their logical conclusion, the designs would become more resolved.

Yours sincerely,



Richard Cottrell

The Panel was attended by the following:

Richard Cottrell - DRP Chair
Chris Fellner - DRP Member

Kaiyil Gnanakumaran - GLA/Harrow Council (Review Manager)
Catriona Cooke - Harrow Council (Case Officer)
Rebecca Eng - Harrow Council (Design Review Coordinator)

Wayne Head - Architect
Nick Pryor – Planning Consultant

Appendix 9 – Email from Local Authority to JTS Partnership

James Govier

From: Catriona.Cooke@harrow.gov.uk
Sent: 08 April 2019 17:01
To: James Govier
Cc: Theclalin.Cheung@clth.co.uk; michael.gibson@johnlyon.org;
 wayne.head@clth.co.uk; Beverley.Kuchar@harrow.gov.uk; Joshua Daruvala;
 Kaiyil.Gnanakumaran@london.gov.uk
Subject: RE: John Lyon School - comments on revised plans

Follow Up Flag: Follow up
Flag Status: Completed

Categories: 8871 Oldfield House

Dear James

Please see below our initial comments on the revised drawings:

- I note that a number of suggestions given at the DRP workshop have been taken on board, and it is encouraging to see that a lot of work has gone into resolving these issues since the last meeting
- We would welcome the move to locate the plant in the basement, however, this will need to be resolved in section. Currently, a hatch-type door in the ground floor could pose a safety risk, is there an opportunity to extend the west wing stair?
- Good to see the realignment of 'central axis' on ground floor and views through from the garden entrance to the playing fields
- Seating in the landscape unclear (site plan, and plans/elevations generally, would benefit from further annotation). Are these timber sleepers? Do the seats work with existing levels? A ramp to the lower level of the playground was suggested at the last workshop, in order to make this space more inclusive. A section through the landscape from school to play area towards the cricket fields would be helpful
- In general, we are satisfied with the description of materials, and welcome the copper accents to the conservation brick. As ever, we will need to review brick details to windows, including deep thresholds, pepper potting, dog tooth brick etc.
- We note there are approximately 2 WCs per floor, to accommodate approx. 70+ students per floor? Where are the accessible WCs? Also possible to show more urinals perhaps, rather than stand alone toilets
- I would question the necessity of the protruding balconies, as these are considered inappropriate for the building use. These currently lack justification; having spoken with planning colleagues, including the chief planner, we are concerned this poses a large safety risk. Our preference would be to omit all balconies.
- It is great to see the window openings have increased and become more generous. However, there are multiple window types shown (possibly 5+), can this be further rationalised by reducing the number of typologies? Variation of fenestrations, especially to the south elevation, could appear less chaotic if the number of window types is simplified.
- Will PVs be placed on the 'inside V' of the roof? If this is the case - that's fine, as they will not be seen from the hill or neighbouring residents
- Rendered elevations appear to undermine the scheme greatly; these should be shown either in context, fully annotated, or with zoomed in details. We would welcome another Forbes Massie render as demonstrated previously.
- Good to see the dormers have decreased in size; omit balconies as per previous comment

I hope the above is of assistance.

Regards

Catriona Cooke

**Senior Planning Officer
(West Team)**

Planning, Regeneration & Enterprise

London Borough of Harrow

Civic 1|4th Floor | North Wing | Harrow | HA1 2XFext: 6108 | tel: 020 8736 6108 | email: catriona.cooke@harrow.gov.ukweb: <http://harrow.gov.uk>**DISCLAIMER:**

Any planning advice provided by officers of the Local Planning Authority to members of the public, either orally or in writing, in the course of their duties is offered in good faith, based on the available information and evidence.

Such views are the personal opinion of that Officer and not a formal decision of, nor binding upon, the Local Planning Authority. The Local Planning Authority will only be bound where a formal application is submitted and a formal decision is issued in writing.

From: James Govier [mailto:James.Govier@jtspartnership.co.uk]**Sent:** 08 April 2019 11:02**To:** Catriona Cooke; Kaiyil.Gnanakumaran@london.gov.uk**Cc:** Theclalin Cheung (Theclalin.Cheung@clth.co.uk); michael.gibson@johnlyon.org; Wayne Head (wayne.head@clth.co.uk); Daven Masri (daven@boomcollective.eu); Beverley Kuchar; Joshua Daruvala**Subject:** John Lyon School - Meeting**Importance:** High

Catriona

Further to our earlier chat, I am finding it very difficult to confirm a meeting for this afternoon. The team is focussed the preparation of the application and while we are very happy to meet, attending your offices will wipe out a critical afternoon.

Our preference would be to provide you with a full set of drawings over the next few hours, and I can then set up a conference call for us all to discuss matters. If you could accommodate us in this way I believe it would be the best use of everyone's time.

Can I also ask that for any meeting/tele-con, the Council are able to provide some response to the enquiries made on the energy performance targets issue (see attached email from Daven Masri). Our position is that we will be applying the Draft London Plan policy which aligns with the GLA Energy Assessment Guidance 2018, which provide more contemporary targets than the adopted London Plan. We view this as fully justifiable approach but have been seeking the Council's comment on this position.

I look forward to hearing from you.

Kind regards

James Govier MRICS

Associate

t: 01227 456633

m: 07766086570

The JTS Partnership LLP

44 St Peter's Street, Canterbury Kent CT1 2BG

JPG/8871

190408

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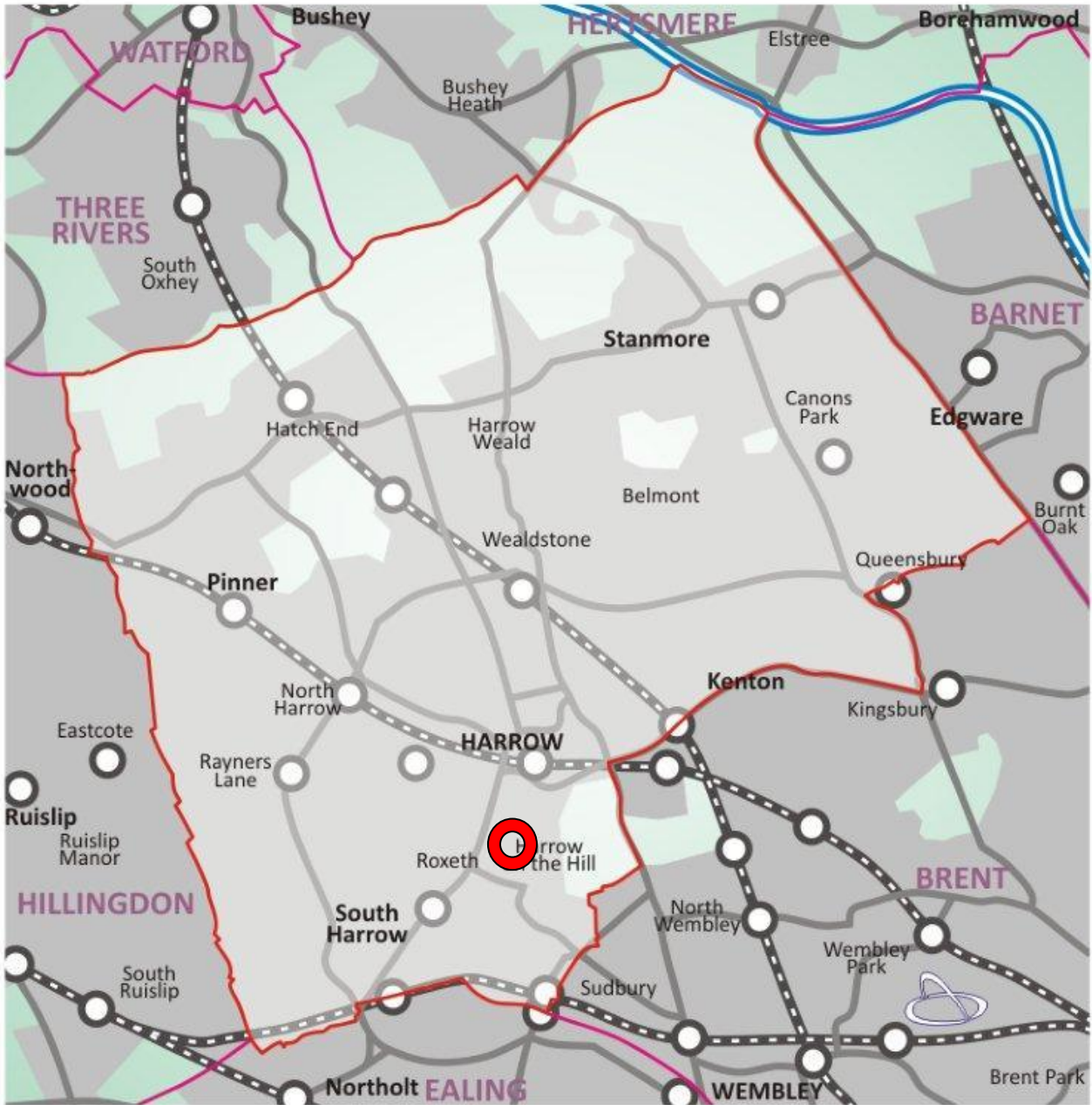
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Appendix 10 – Officer Report to January 2020 Committee

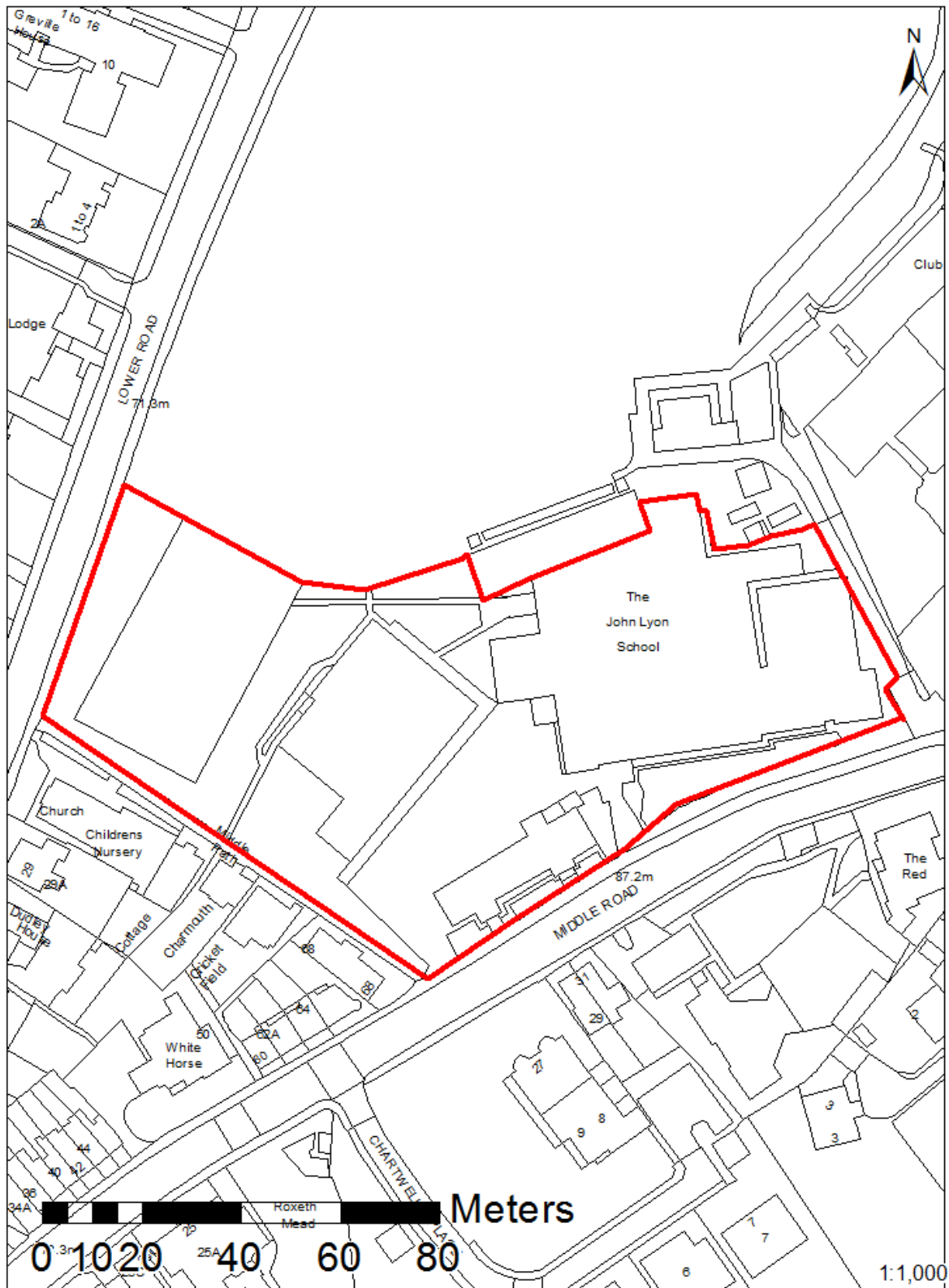
Agenda Item : 1/01

 = application site



John Lyon School Middle Road	P/1813/19
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John Lyon School, Middle Road



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd January 2020

APPLICATION NUMBER:	P/1813/19
VALIDATE DATE:	06/02/2019
LOCATION:	JOHN LYON SCHOOL, MIDDLE ROAD HARROW HA2 0HN
WARD:	HARROW
POSTCODE:	HA1 3BS
APPLICANT:	THE KEEPERS AND GOVERNORS OF THE POSSESSIONS REVENUES AND GOODS OF THE GREE GRAMMAR SCHOOL OF JOHN LYON
AGENT:	JTS PARTNERSHIP
CASE OFFICER:	CATRIONA COOKE
EXPIRY DATE:	31/10/2019

PROPOSAL

Redevelopment to provide four storey teaching block with basement; hard and soft landscaping; parking (demolition of existing building).

RECOMMENDATION A

The Planning Committee is asked to:

- 1) agree the reasons for approval subject to no significant issues raised from consultation of RAF Northolt, as set out in this report,
- 2) grant planning permission subject to authority being delegated to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services for the modification of the Section 106 legal agreement (subject to planning application P/2504/19) and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement.

RECOMMENDATION B

That if, by 30th April 2020 or such extended period as may be agreed in writing by the Chief Planning Officer, the section 106 Planning Obligation modification is not completed, then delegate the decision to the Chief Planning Officer to **REFUSE** planning permission for the following reason.

1. The proposed development, in the absence of a modification to section 106 planning obligation relating to planning permission WEST/695/94/FUL dated 23rd June 1995 (principal agreement), the development would be constructed on land outside of the development envelope in breach of the Section 106 and the development could give impacts to the character, appearance and openness of the conservation area in terms of site coverage

INFORMATION

This application is reported to Planning Committee as it is a major application. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type:	E All largescale Major Developments
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 Crime & Disorder Act

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

OFFICER REPORT

Education		
No.of Pupils	Existing	600
	Proposed	No change
No of Staff	Proposed	No change
No of Classrooms/ teaching spaces	Existing	43
	Proposed	54

Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	35.47% carbon reduction

Assessment

1.0 ADDITIONAL INFORMATION – S.106

- 1.1 An application to modify the section 106 planning obligation relating to planning permission WEST/695/94/FUL dated 23rd June 1995 (principle agreement) to amend the building envelope to reflect extension permitted under application references P/2610 and P/3420/06 has been submitted alongside this application. Officers have no objections to this amendment subject to the Planning Committee resolving to grant planning permission for this application.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises Oldfield House located on the top end of Middle Road at the junction with Crown Street.
- 2.2 The School provides secondary level education for boys between 11 to 18 years of age.
- 2.3 The site is bounded by residential development to the east, south and west and by Metropolitan Open Land to the North. There is a significant level change from Crown Street to Lower Road. The existing Oldfield House is sited to the front of the site and is largely obscured by a listed wall
- 2.4 The site is located within The Harrow on the Hill Village Conservation Area and within the setting of Roxeth Hill Conservation Area.

3.0 PROPOSAL

- 3.1 Redevelopment to provide 4 storey teaching block with basement with a maximum height of 15m above ground level. The proposed building would be sited 7m away from the existing Oldfield House (which is to be demolished). The new building would occupy the same size footprint as the existing Oldfield House.
- 3.2 The proposed new building would provide a STEAM centre (Science, Technology, Economics, Art and Mathematics) with 5 General Classrooms, 2 Science and Technology Classrooms. 1 STEAM studio, 1 ICT Classrooms and 2 Art Studios.
- 3.3 The proposal includes excavation into the hill slope to allow a lower ground floor with access from the north. Landscaping to include provision of new informal play area on the site of the existing Oldfield House. New hard surfacing is proposed around the new Oldfield Building with improved step free access and informal seating. Nine trees are proposed to be removed with the addition of 25 new trees.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 The site has an extensive planning history. However, the following applications are most relevant to this current application:

WEST/695/94/FUL

Part single storey, 2, 3 and 4 storey building to provide sports hall, swimming pool and library and ancillary areas alterations to existing building and parking.

GRANTED : 26-JUN-95

P/3995/13 (Land Rear of 76 West Street, Harrow, Middlesex HA1 3HB)

Use of vacant land at rear as car park (sui generis); new railings to front car park

GRANTED : 31-JUL-2014

P/4247/14 - Modification to section 106 planning obligation relating to planning permission WEST/695/94/FUL dated 23rd June 1995 (principal agreement) to increase the number of pupils on roll from 525 to 710 (previously modified by deed of variation dated 24.09.2007

REFUSED : 24/02/2015

Reason for Refusal

1. The proposed modification to the principal Section 106 Agreement dated 23rd June 1995, as varied by the deed of variation dated 24th September 2007, relating to the limitations of students numbers, would result in an unacceptable level of noise,

P/1020/16 – Modification to section 106 planning obligation relating to planning permission WEST/695/94/FUL dated 23rd June 1995 (principal agreement) to increase the number of pupils on roll from 525 to 710 (previously modified by deed of variation dated 24.09.2007

Reason for refusal:

1. The proposed modification to the principal Section 106 Agreement dated 23rd June 1995, as varied by the deed of variation dated 24th September 2007, relating to the limitations of students numbers, would result in an unacceptable level of noise, disturbance and traffic movements, to the detriment of the residential amenities in Middle Road, Lower Road, Byron Hill Road, Crown Street, Chartwell Place, Clonmel Close and surrounding areas, contrary to policy 7.15 of The London Plan (2016) and policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5.0 **CONSULTATION**

- 5.1 A total of 177 consultation letters were sent to neighbouring properties regarding this application and site notices were put on lamp posts in the vicinity of the site and adverts were placed in local papers.
- 5.2 The overall public consultation period expired on 15/11/2019. 210 letters of objection for the application and 5 support letters were received.
- 5.3 A summary of the responses received are set out below:

Summary of Comments	Officer Comments
Concern with location of new building	Discussed at 7.3.9 below.
Concern that this will result in increased pupil number	The applicant has stated that there is no intention to increase pupil numbers. Notwithstanding the pupil numbers are an obligation under the S.106 and a separate application to increase numbers would need to be submitted and approved.
Agree with Harrow Hill Trust Comments	

5.4 **Statutory and Non Statutory Consultation**

- 5.5 The following consultations have been undertaken:

LBH Conservation Officer
 LBH Drainage Engineer
 LBH Vehicle Crossing Team
 LBH Highways
 LBH Arboricultural Officer
 LBH Landscape Architect
 LBH Education
 LBH Economic Development
 LBH Waste Management

Harrow Hill Trust
 Historic England (ancient Monument)
 Historic England
 Pebwatch
 Natural England
 Campaign for a Better Harrow Environment

- 5.6 A summary of the consultation responses received along with the Officer comments are set out below:

LBH Conservation Officer

The amended design is much improved and addresses previous comments, particularly if it can be ensured that the rendered CGI on page 2 of the heritage statement's addendum is accurate in showing vegetation screening to the south even during winter periods'

Officer comment: Full assessment by the Conservation Officer is set out in the appraisal below.

LBH Drainage Engineer

We can confirm that the Drainage Strategy provided in the Flood Risk Assessment submitted by the applicant is insufficient, surface water restrictions to Greenfield run off rates is required. However, this application can be conditioned with our standard pre commencement drainage conditions (attached) and the drainage details should be submitted in line with our standard drainage requirements letter. Please note that these conditions apply to hard play area and the new building.

Basement protection details which includes waterproofing details are required (condition attached). Permeable paving should be used for parking area & any proposed hardstanding. Full construction details of permeable paving should be submitted (condition attached).

Please be informed that the requested details can be conditioned attached are our standard pre commencement drainage conditions/informative for your reference.

Officer comment: Noted and conditions and informatives attached

LBH Vehicle Crossing Team

We have no concerns regarding the internal element of their works however with HGV movement of the existing crossing needs to be looked into and the traffic management in and out as it is one way with hgv's needs to be looked into but this may form part of their CLP and CMP probably to follow.

Officer comment: Noted and will be conditioned under the CLP.

LBH Highways

No objection subject to condition requiring revised CLP.

Officer comment: Noted and will be conditioned

LBH Arboricultural Officer

The trees which are to be removed at largely C category so there are no objections to the proposals in principle provided the above discrepancy is cleared

up and the tree protection measures are implemented exactly as per the recommendations

Officer comment: Noted and appropriate condition is recommended.

LBH Biodiversity:

LBH Landscape Architect

Suggested conditions

Harrow Hill Trust: -

- We do not consider that consultation and community engagement has been properly carried out
- We consider the proposed building is not appropriately located. It blocks important views, is insensitive to the street scene of the Harrow on the Hill Village Conservation Area and is outside the envelope permitted by the section 106 order. It should instead occupy the position of the existing Oldfield House
- The height of the proposed building is totally inappropriate for the site. It will loom over the existing Crown Street wall and provide a much more dominant bulk to be seen from Byron Hill and Crown Street – and from Lower Road
- The scheme is contrary to the aims and ambitions of the Harrow on the Hill Village Conservation Area Management Plan and Appraisal.
- We do not believe special circumstances have been established for waiving compliance with the Conservation Area plan. The educational rationale is not proven nor confidently demonstrated.

Officer comment: objections noted and discussed further in the appraisal below.

Historic England

No objection subject to a condition to ensure that a Stage 1 written scheme of investigation (WSI) is submitted prior to demolition or development.

Officer comment: Noted and appropriate condition is recommended.

6.0 POLICIES

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

- 6.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied; it is a material consideration in the determination of this application. The current NPPF was published in July 2018 and updated in February 2019.
- 6.3 In this instance, the Development Plan comprises the London Plan (2016) and the Local Plan. The Local Plan comprises the Harrow Core Strategy (2012), Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan (2013), the Site Allocations Local Plan (2013) and the accompanying policies map.
- 6.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2019), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 6.5 The document was originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel's report published in October 2019. The Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an 'Intend to Publish' version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and it ought to be published in that form.
- 6.6 The Draft London Plan is a material planning consideration that holds significant weight in determining planning applications, with relevant policies referenced within the report below and a summary within Informative 1.

7.0 ASSESSMENT

7.1 The main issues are:

- Principle of the Development
- Design, Heritage Assets, Character and Appearance of the Conservation Area
- Impact on Residential Amenity
- Impact on Metropolitan Open Land
- Trees and Landscaping
- Ecology and Biodiversity
- Archaeology
- Traffic Parking, Access and Servicing
- Drainage
- RAF Safeguarding Zone
- Energy and Sustainability
- Development and Flood Risk
- Statement of Community Involvement

7.2 Principle of Development

- 7.2.1 The National Planning Policy Framework outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It emphasises that paragraphs 18 to 219 of the NPPF should be taken as a whole in defining what amounts to sustainable development. Economic, social and environmental considerations form the three dimensions of sustainable development. With regard to the social role of the planning system, this is in supporting strong, vibrant and healthy communities by creating a high quality build environment that reflect the community needs and support its health, social and cultural wellbeing. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly.
- 7.2.2 Paragraph 94 of the NPPF states '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'
- 7.2.3 Policy 3.16 of The London Plan (2016) seeks to ensure that development proposals which enhance social infrastructure, education and skills provision are supported. Policy 3.18C states 'Development proposals which enhance educations and skills provision will be supported, including new build, expansion of existing or changes of use to educational purposes. Part E of the policy states 'development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged. Draft London Plan (2019) Policy S3 seeks to ensure there is sufficient supply of good quality education to meet demand and offer educational choice.
- 7.2.4 Core policy CS1 of the Harrow Core Strategy (2012) states that: 'The development or expansion of physical or social infrastructure will be permitted where it is needed to serve existing and proposed development, or required to meet projected future requirements'.
- 7.2.5 Policy DM46 of the Harrow Development Management Policies Local Plan supports proposals for the provision of new education facilities provided that they are (a) located in the community which they are intended to serve; (b) subject to them being located in an area of good public transport accessibility and (c) would not result in any adverse impacts on residential amenity or highway safety. As the proposal relates to the replacement of existing educational floor space, criterion a) is not applicable in this case, as the school would continue to serve the community that it is located in. Criterion d) and c) are addressed in the appraisal below.
- 7.2.6 The submitted planning statement and Education Rationale provides justification for the additional floor space proposed within the new building. The new building would provide a STEM (Science, Technology, Engineering, Art, Mathematics) Hub which cannot be facilitated within the existing school buildings. The Educational Rationale also details a number of issues within the existing school building with different departments sharing teaching spaces. The proposed new building would result in improved facilities within the main school enabling departments to function as hubs. It is noted that objections have been received regarding

increasing pupil numbers. John Lyon school have confirmed that there are no current plans to increase pupil numbers. Notwithstanding this, should the school wish to increase the pupil numbers, this would require an amendment to the S.106 which does not form part of this application.

- 7.2.7 Having regard to the above policy considerations, the principle of development is considered to be acceptable by officers subject to amendments to the S.106 agreement to amend the build envelope..
- 7.3 Design, Heritage Assets and Character and Appearance of the Conservation Area
- 7.3.1 Oldfield House is located in the Harrow on the Hill Village Conservation Area, with Roxeth Hill Conservation Area forming its western setting.
- 7.3.2 The proposal has evolved through the pre-application process being the subject of two Design Review Panels. The panel considered the massing concept of 'small house, big house' to be strong and a good way to break up the volume and the resulting shorter frontage of the building is more comfortable looking up the hill. The Panel were convinced by the overall design although considered the style should be made stronger whether it is 'flamboyant' or pared-back and ordered'. The submitted plans have addressed these comments with paired back and order facades.
- 7.3.3 The special character and appearance of the former conservation area is due to it being 'the historic core of the Hill, scattered with the area's earliest buildings. Its unique townscape comprises a historical settlement of considerable antiquity and visual quality, set along an irregular network of ancient highways, and bounded by open spaces [such as the Harrow school cricket fields], which serve to accentuate its distinction from the surrounding London sprawl' (Harrow on the Hill Village CAAMS). It is of 'special interest for... obvious underlying landscape character' and 'its wealth of history and significant amount of listed buildings, as well as close historical associations with Harrow School' (Harrow on the Hill Village CAAMS).
- 7.3.4 Development is focused on the upper reaches of the hill in a close knit, ribbon-like form (principally Victorian and earlier buildings) facing the roads with open green space and established trees surrounding this development and sloping downwards. Thus there are good open views out from both Crown Street and Middle Road and up the hill from the cricket pitches/playing fields. There is limited screening in places provided by the Harrow School pavilion and established trees from Lower Road.
- 7.3.5 The 20th century and later development that has been built, whilst somewhat larger than the earlier buildings, preserves the setting of surrounding listed and locally listed buildings in key views into around and out from the site e.g. by following the topography of the land. This allows the overall picturesque, village character of the area to remain. Oldfield House is one example of a 20th century building that has an altogether recessive character in the conservation area given its design, siting, scale and plentiful surrounding greenery. Along Crown Street the site is set behind a historic wall and gate pier to the original Oldfield House.

This forms the key part of views from Crown Street and Middle Road with the ridge of the existing Oldfield House only just being visible behind it.

- 7.3.6 The special character and appearance of the Roxeth Hill Conservation Area differs somewhat to Harrow on the Hill Village conservation area hence the separate designation. Most of John Lyon school, with its slightly larger institutional buildings, are sited at the top reaches of that conservation area, with its main school building just to the west of the site. The CAAMS summarises it as forming: 'one of the main approaches to the Hill from the south west. This 32 acre part of the western slope of Harrow on the Hill has an openly developed mainly residential, but also commercial and community character. The steeply sloping land throughout is the key defining feature'.
- 7.3.7 Paragraph 193 of the NPPF states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. It is considered that the proposal would result in less than significant harm to the adjoining heritage assets and Harrow on the Hill Village Conservation Area.
- 7.3.8 It is noted that objections have been received from neighbouring occupiers regarding the location of the proposed new building. However, as discussed earlier the educational need demonstrated would justify the introduction of a replacement building on the site. Given the additional floorspace required, it is considered that the siting of the building away from the street frontage would represent a less obtrusive form of development and would essentially appear as a continuation of the existing built form of the school. A building of this scale on the street frontage would result in a building which would dominate the streetscene and fail to preserve or enhance the Conservation Area.
- 7.3.9 Overall, it is considered that on balance as detailed above John Lyon School have provided clear and convincing justification for the need for additional teaching accommodation and therefore the less than substantial harm to the Harrow Village Conservation Area can be justified.

7.4 Residential Amenity

- 7.4.1 The proposed new building would be located in excess of 30m from the nearest residential property No. 60 Crown Street. Given this separation distance and that the proposed new building would be sited at an angle from the property there would be an acceptable impact on the amenities of this neighbouring property.
- 7.4.2 It is considered that the amenity of the adjoining occupiers would be maintained to an acceptable level. In accordance with London Plan Policy 7.6 and Development Management Local Plan Policy DM1,

7.5 Impact on Metropolitan Open Land

7.5.1 The Harrow School Playing fields that adjoin the site approximately 25m from the site of the proposed building. Whilst the proposed building would be situated closer to the Metropolitan Open Land, given its repositioning along the Hill, it is considered that the proposal would be viewed within the context of the existing school buildings that currently frame this open space and therefore would not have a detrimental impact on the openness of the Metropolitan Open Land. In accordance with policy DM16 of the Development Management Local Plans Policy.

7.6 Trees and Landscaping

7.6.1 Nine Grade C trees are proposed to be removed to facilitate the development which will be replaced by twenty three new trees around the boundary of the site. The Council Arboriculturist raised no objection subject to conditions to ensure that the preserved trees are protected during construction. A condition has been recommended.

7.6.2 The proposal includes excavation into the hill slope to allow a lower ground floor with access from the north. The Landscaping includes provision of new informal play area on the site of the existing Oldfield House., new hardsurfacing is proposed around the new Oldfield Building with improved step free access and informal seating/spill out area. The proposed landscaping would improve the connectivity and circulation for the pupils and staff and allow for informal learning and social space. The landscape architect has raised no objections subject to conditions.

7.7 Ecology & Biodiversity

7.7.1 Policies DM 20 and DM 21 seek to ensure the protection of biodiversity and access to nature. Policy DM 20 requires that “The design and layout of new development should retain and enhance any significant features of biodiversity value within the site. Potential impacts on biodiversity should be avoided or appropriate mitigation sought”. Policy DM 21 outlines that proposals should secure the restoration and recreation of significant components of the natural environment.

7.7.2 The applicants have submitted a revised “Preliminary Ecological Appraisal Incorporating Bat Survey Inspection. At the time of writing this report the Council’s Biodiversity officer has yet to review the the revised document. Comments received and conditions recommended by the Biodiversity Officer will be reported by addendum.

7.8 Archaeology

7.8.1 As discussed above it is considered that the applicant has provided clear and convincing justification to outweigh the less than substantial harm.

7.8.2 NPPF paragraph 189 states “applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest. The application lies in an area of archaeological priory area: Historic Harrow. An archaeological desk based assessment has been submitted with the application which The Greater London Archaeological Advisory Service (GLAAS) have reviewed and have confirmed that the archaeological impact can be mitigated through a programme of archaeological planning condition. The suggested condition is recommended.

7.9 Traffic Parking, Access and Servicing

7.9.1 The proposal would not increase pupil numbers and therefore it is considered that there would be no additional highway impact.

7.9.2 The Highways Authority has raised no objection subject to a condition requiring a revised construction logistics Plan.

7.10 Drainage

7.10.1 The NPPF (2019) outlines the need to manage flood risk from all sources. Policies 5.13, 5.12 and 5.14 of The London Plan seek to address surface water management and a reduction in flood risk. Policy 5.13 of the London Plan requires that proposals should achieve greenfield run off rates and ensure that surface water is managed as close to its source as possible in accordance with the sustainable urban drainage (SUDS) hierarchy. Policy DM 9 states that “proposals requiring a Flood Risk Assessment must demonstrate that the development will be resistant and resilient to flooding and the design and layout of proposals must contribute to flood risk management and reduction” Further to this, policy DM 10 of the Harrow Development Management Policies Local Plan (2013) requires that “proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run off. Substantial weight will be afforded to the achievement of greenfield run off rates”.

7.10.2 The site is not within any floodzone. The Council’s drainage engineers have raised no objection, subject to the imposition of conditions, relating to surface water attenuation and storage works and details of disposal of sewage.

7.10.3 Subject to the above conditions, the development is considered to fulfil the objectives of the NPPF concerning managed impacts upon flood risk and would satisfy London Plan (2016) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policy

7.11 RAF Safeguarding

7.11.1 The site lies within the purple zone path for RAF Northolt. A consultation letter has been sent. On this basis, Recommendation A set out above caveats that permission should be granted subject there be no issues being raised by MOD.

7.12 Energy and Sustainability

7.12.1 The National Planning Policy Framework seeks to promote low carbon and renewable energy, including decentralised energy. This includes requiring local planning authorities to have a positive strategy to delivery low carbon and renewable energy infrastructure and for these matters to be considered as part of any planning application.

7.12.2 London Plan Policy 5.2 (Minimising Carbon Dioxide Emissions) requires new development to minimise carbon emissions in accordance with the energy hierarchy of be lean (use less energy), be clean (supply energy efficiently) and be green (use renewable energy). The policy sets targets for carbon emission reductions; with residential development is expected to be zero carbon. 40% reduction required relative to the 2010 Building Regulations for both residential and non-residential development (this is equivalent to a 35% reduction over the more recent 2013 Building Regulations) is required to be achieved on site. The policy outlines that the remaining regulated carbon dioxide emissions, to 100%, are to be offset through a cash in lieu contribution to be ring fenced to secure the delivery of carbon dioxide savings elsewhere (in line with policy 5.2 E)

7.12.3 The National Planning Policy Framework seeks to achieve sustainable development. London Plan Policy 5.3 requires that development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. It outlines broad considerations that developments should address, including minimising carbon emissions, avoiding overheating, making the efficient use of resources, minimising pollution and the generation of waste, avoiding the impacts from natural hazards, ensuring developments are comfortable and secure, using sustainable materials and promoting and protecting biodiversity and green infrastructure.

7.12.4 Policy 5.7 (Renewable Energy) requires new development to provide a reduction in expected carbon emissions through on-site renewable energy, where feasible. The supporting text to the policy indicates there is a presumption that the reduction achieved through on-site renewable energy will be at least 20%.

7.12.5 Harrow Local Plan policy largely cross-refers to the London Plan requirements with respect to carbon emissions [see Core Strategy Policy CS1 (T), Policies DM12 Sustainable Design and Layout, DM13 Decentralised Energy, and DM14 Renewable Energy Technology.

- 7.12.6 The application is accompanied by an energy strategy. Through implementation of the three step energy hierarchy outlined in the London Plan (Be Lean, Be Clean, Be Green), the cumulative CO2 savings on the site are estimated to be 35.47% over Part L1A regulation baseline.
- 7.12.7 A condition is recommended to ensure that the proposals detailed in the energy and sustainability assessment are implemented. Subject to this and the above mentioned obligation, the scheme is considered to comply with the development plan polices outlined above and is acceptable in energy and sustainability terms

8 **CONCLUSION AND REASONS FOR APPROVAL**

- 8.1 It is recognised that the proposal raises legitimate local concerns about the modification to the built envelope, impacts on the Conservation Area and its setting, impacts of the setting of the Listed buildings. Whilst noting the less than substantial harmful impact on the Conservation Area, the wider Educational benefits to both John Lyon School and the wider community are considered to outweigh these concerns in this instance.
- 8.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved Drawing and Documents

Save where varied by other planning conditions comprising this planning permission, the development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:

8871_01; 630 301; 630 302; 630 04 A; 988B 1000 Rev B; 988B 1001 Rev H; 988 2014 Rev G; 988B 2015 Rev G; 988B 2016 Rev G; 988B 2017 Rev G; 988B 2018 Rev E; 988B 4001 Rev C; 988B 4002 Rev C; 988B 4011 Rev E; 988B 4012 Rev E; 988B 4013 Rev E; 988B 5001 Rev D; 988B 5002 Rev D; 988B 5011 Rev D; 988B 5012 Rev D

Drainage Strategy and SuDs statement; Flood Risk Assessment; Preliminary Ecological Appraisal Incorporating Bat Survey Inspection (Dec 2018); 988B 1000; Design and Access Statement Revision B - 23rd October 2019; Energy Statement Revision 02; Statement of Community Involvement April 2019; New Oldfield – Educational Rationale; Addendum to Planning Statement including addendum to Educational Rationale; PL2068-03-ED-001-04- Landscape Proposal 23/10/2019; Archaeological Desk Based Assessment July 2019; Archaeological Desk Based Assessment

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

3. Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above 150mm above ground level until details and samples of the materials to be used in the construction of the external surfaces noted (but not limited) below have been submitted, provided on-site and approved in writing by, the local planning authority:

- a) brickwork;
- b) all external openings;
- d) roofing materials; and
- e) all external paving materials

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 7.4.B of The London Plan 2016 and policy DM1 of The Development Management Policies Local Plan 2013.

4. Archaeology

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to an approved by the local planning authority in writing. For land that is included with the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objections, and

- A: The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B: The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material, this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: To protect the archaeological priority area in accordance with Policy DM7 of the Harrow Development Management Local Plan (2013).

5. Landscaping

Notwithstanding the submitted Landscape Strategy and accompanying drawings, the development hereby approved shall not be first occupied until the following details have been submitted to, and agreed in writing by, the local planning authority:

- a) A scheme including a landscape masterplan for detailed hard and soft landscaping of the development, to include details of the planting, high quality hard surfacing and hard landscape materials, edgings, and including the bespoke seating and furniture, steps, ramps, earth regrading, tree pits and tree planting details, sports courts, car park and all landscape as set out in the landscape overviews, drawings and as detailed in the Landscape Proposals PL2068-03-ID-001-04 –LANDSCAPE PROPOSAL Oldfield House, Landscape Masterplan PL2068-03-GA-100 Rev 01, Landscape Hardworks Plan PL2068-03-GA-101Rev 01 , Landscape Soft works plan PL2068-03-GA-102 Rev 01, Section A A' plan PL2068-03-SK-400 Rev 01. The landscape masterplan is to be accurate and correlate with all the details, is to include the accurate location and spread of existing trees, shrubs and vegetation to

be retained and proposed.

Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and a landscape implementation programme. Details of the grass and wild grass and flower planting.

The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer.

The hard and soft landscaping details shall demonstrate how the changes of levels would work between the various proposed spaces of sports courts, building, car park, footpaths and stepped seating / steps / ramps with full metric cross and long sections and elevations, (at a scale of not less than 1:100) and also to explain how the land levels change and the impact on the existing land and trees and shrubs to be retained. The sections shall demonstrate the proposed screening of the views of the building from Crown Street and from the cricket pitch to the north west and the additional proposed tree planting to screen the views.

- b) Details of minor artefacts and structures of all furniture, boundary treatment, play courts, specification for the proposed furniture (including proposed material and source) and detailed drawings of such; details in all external spaces including, steps, stepped seating, ramps, handrails, retaining walls and ballustrades, bespoke furniture and hard and soft detail of the reinforced grass.
- c) Details of lighting to all external spaces including locations, lighting design, lighting details, specification, elevations, light spillage and lighting levels.

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive communal external space and to ensure a high standard of design, layout and amenity.

6. Landscaping Implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, to enhance the appearance of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

7. Landscape Management

The development hereby approved shall not be occupied until a scheme for the on-going management, management programme of works and maintenance of all the hard and soft landscaping within the development, to include a Landscape Management Plan, including long term design objectives, management responsibilities and landscape maintenance over a 5 year period and maintenance schedules (physical tasks) for all landscape areas, set out graphically and in writing, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance and ensure the future success of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

8 Levels

No development shall commence, other than works of demolition, until a detailed Levels Plan of the proposed ground level finished levels have been agreed in writing with the LPA. This document needs to explain details of the levels of the building, car park, access road and footpaths in relation to the adjoining land and highways, and any other changes proposed in the levels of the site. Sufficient levels detail is required to understand the proposals in relation to the existing levels of the surrounding external wider site, outside the development site. The development shall be carried out in accordance with the details so agreed.

REASON: To safeguard the appearance and character of the and ensure the future success of the development in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

9, Window Detail

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above 150mm above ground level until details of the window threshold details, including deep reveals and set backs have been submitted, provided on-site and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area, in accordance with policies 7.4.B of The London Plan 2016 and policy DM1 of The Development Management Policies Local Plan 2013.

10 Trees

No development shall take place, including any works of demolition, until a pre-commencement site meeting has been held between the site manager/foreman and the LPA tree officer, to agree that all protection measures have been installed in accordance with the approved tree protection plan. This includes ground protection (exact specifications to be confirmed) in relation to T16 and T20. Tree Officer can be contacted via email rebecca.farrar@harrow.gov.uk to arrange

REASON: To ensure the protection of the retained trees on site in accordance with policy DM22 of The Development Management Policies Local Plan 2013.

11. Construction Logistics Plan

No development shall take place, including any works of demolition, until a Detailed Construction Logistics Plan has been submitted to, and approved in writing by, the local planning authority in accordance with the format and guidance provided by the Transport for London – www.constructionlogistics.org. The Detailed Construction Logistics Plan shall provide for:

- a) Parking of site operatives/visitors
- b) HGV access to site – loading and unloading of plant and materials
- c) Number of HGV's anticipated
- d) Storage of plant and materials used in constructing the development
- e) Programme of work and phasing
- f) Site layout plan
- g) Highway condition (before, during, after)
- h) Measures to control dust and dirt during construction
- i) A scheme for recycling/disposing of waste resulting from demolition and construction works
- j) Details showing the frontage boundary of the site enclosed by site hoarding to a minimum height of 2m.
- k) Staff Travel Plan

The development shall be carried out in accordance with the approved Demolition and Construction Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority. The applicant is advised to liaise with highway Highway Network Management – email NRSWA@harrow.gov.uk prior to submission of Construction Logistics Plan.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and to ensure that development does not adversely affect safety on the transport network in accordance with policy 6.3 of The London Plan (2016) and policies DM1 and DM43 of the Harrow Development Management Policies Local Plan (2013). Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT to ensure a satisfactory method of construction is agreed prior to any works on site commencing.

12. Disposal of Surface Water/Surface Water Attenuation

The development hereby permitted shall not commence other than works of demolition until details for the disposal of surface water and surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided and to reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

13. Disposal of Sewage

The development hereby permitted shall not commence (other than works of demolition) until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013.

14. Permeable Paving

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

15. Energy and Sustainability Statement

The development shall be undertaken in accordance with the approved Energy and Sustainability Statement. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the final completion of the development a post construction assessment shall be undertaken demonstrating compliance with the approved Energy and Sustainability Statement (dated May 2019) which thereafter shall be submitted to the Local Planning Authority for written approval.

REASON: To ensure the delivery of a sustainable development in accordance with the National Planning Policy Framework 2019, policies 5.2.B/C/D/E of The London Plan (2016) and Policy DM12 of the Development Management Local Plans Policies (2013).

INFORMATIVES

1. The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan (2016):

5.2 Minimising Carbon Dioxide Emissions

5.3 Sustainable Design and Construction

7.4B Local character

7.6B Architecture

The Draft London Plan (2019):

D1 London's form and characteristics

D2 Delivering good design

D3 Inclusive Design

S1 Education and childcare facilities

Harrow Core Strategy (2012):

Core policy CS1.B

Core policy CS1.D

Core Policy CS1 K

Core policy CS1.W

Harrow Development Management Policies Local Plan (2013):

DM1: Achieving a High Standard of Development

DM7: Heritage Assets

DM10: On Site Water Management and Surface Water Attenuation

DM12: Sustainable Design and Layout

DM20: Protection of Biodiversity and Access to Nature

DM21: Enhancement of Biodiversity and Access to Nature

DM22: Trees and Landscaping

DM 24: Housing Mix

DM46: New Community and Educational Facilities

DM47: Retention of Existing Community, Sport and Education Facilities.

- 2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

- 7 Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out

works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

8 Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

10 Thames Water Assets

The applicant can contact Thames Water developer services **by email:** developer.services@thameswater.co.uk or **by phone:** 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.

11 Ground Water

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. It is expected for the developer to demonstrate what measures will be undertaken to minimise ground water discharges not the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk.

12 Surface Water Drainage

Thames Water would advise that if the developer follows a sequential approach to the disposal of water. Prior approval will be required for the discharge to a public sewer. For further information please visit Thames Water website.

13 Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment

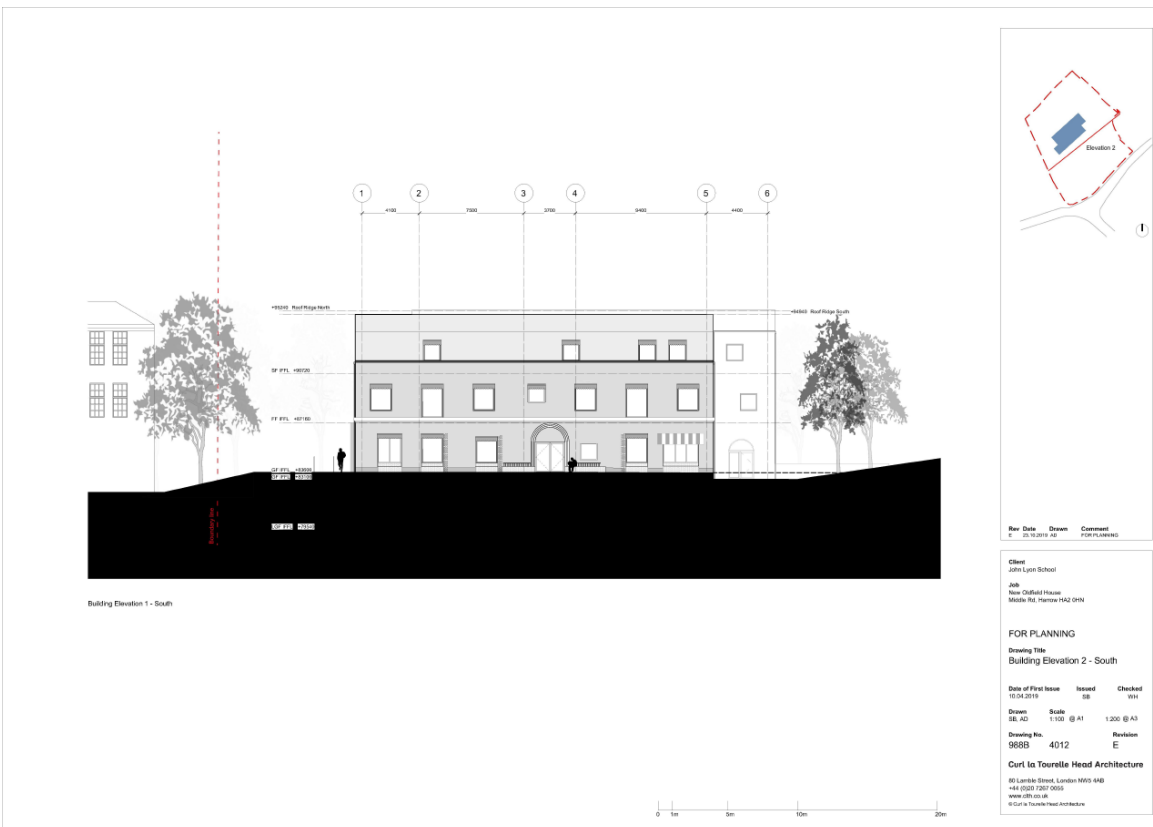
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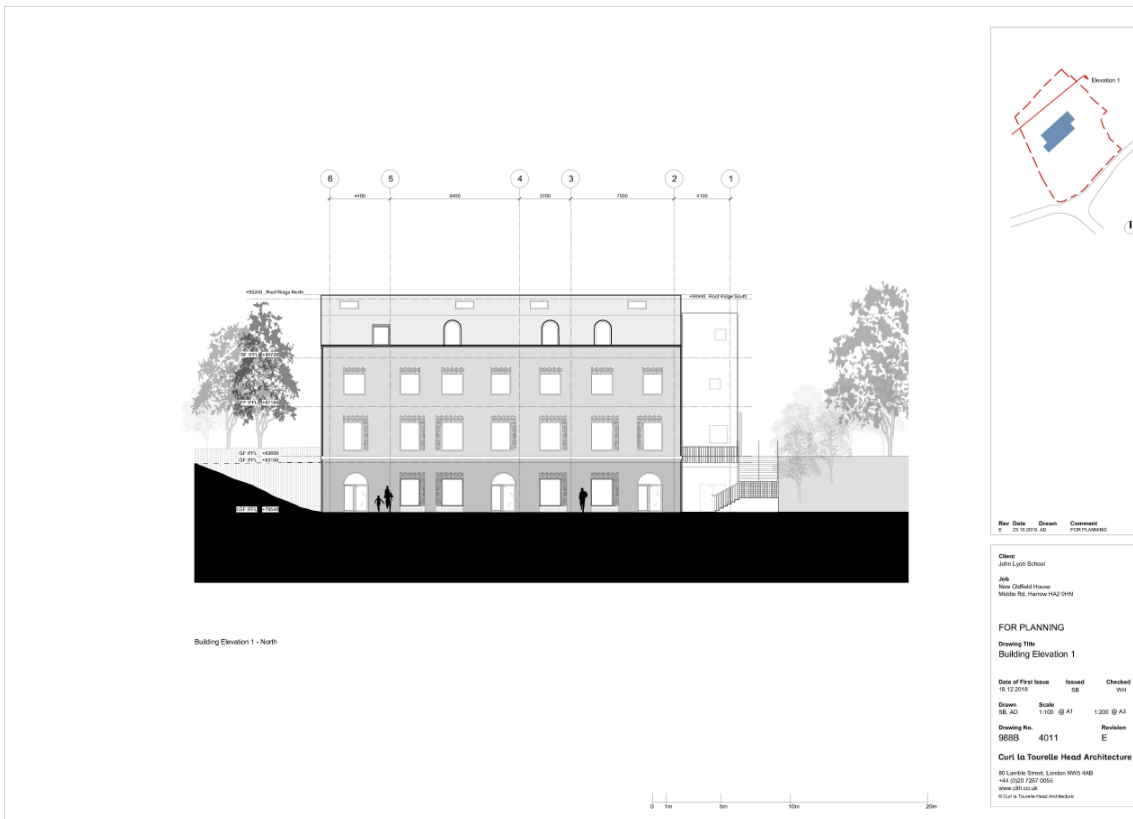
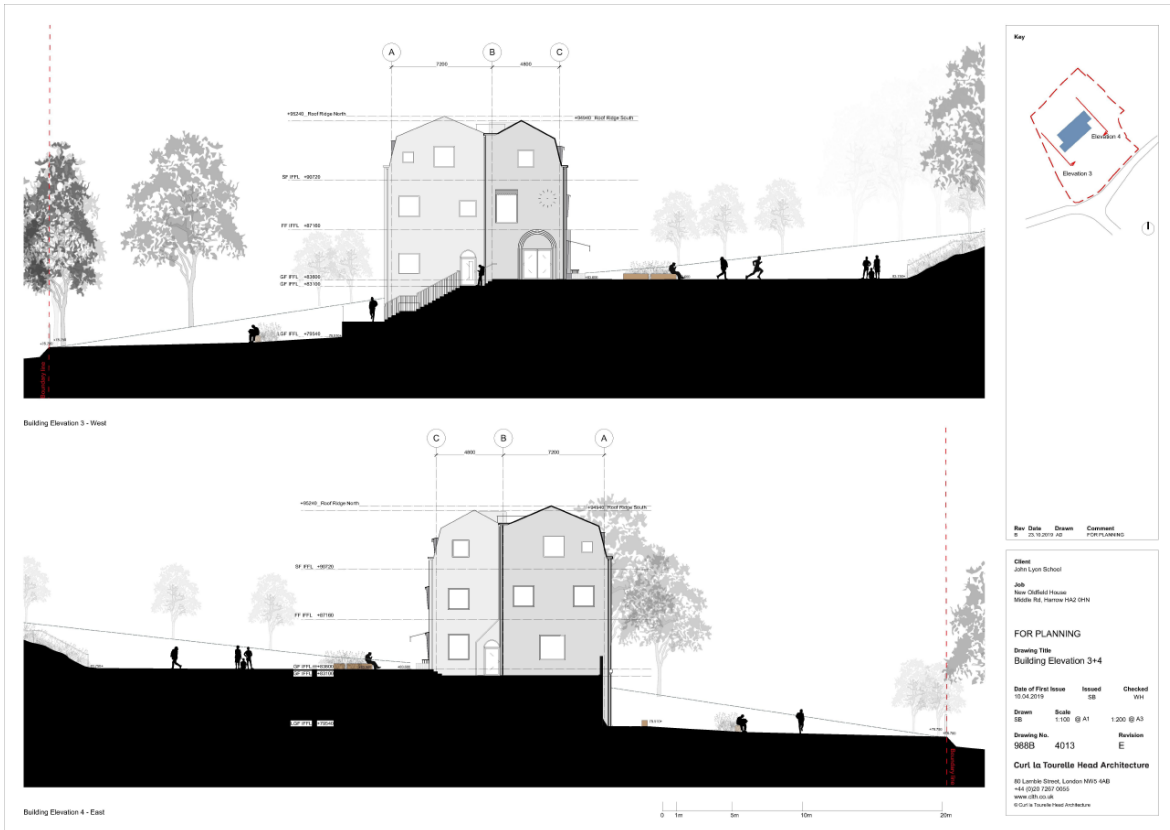
Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

Interim Chief Planning Officer	
Corporate Director	

APPENDIX 2 – PLANS AND ELEVATIONS





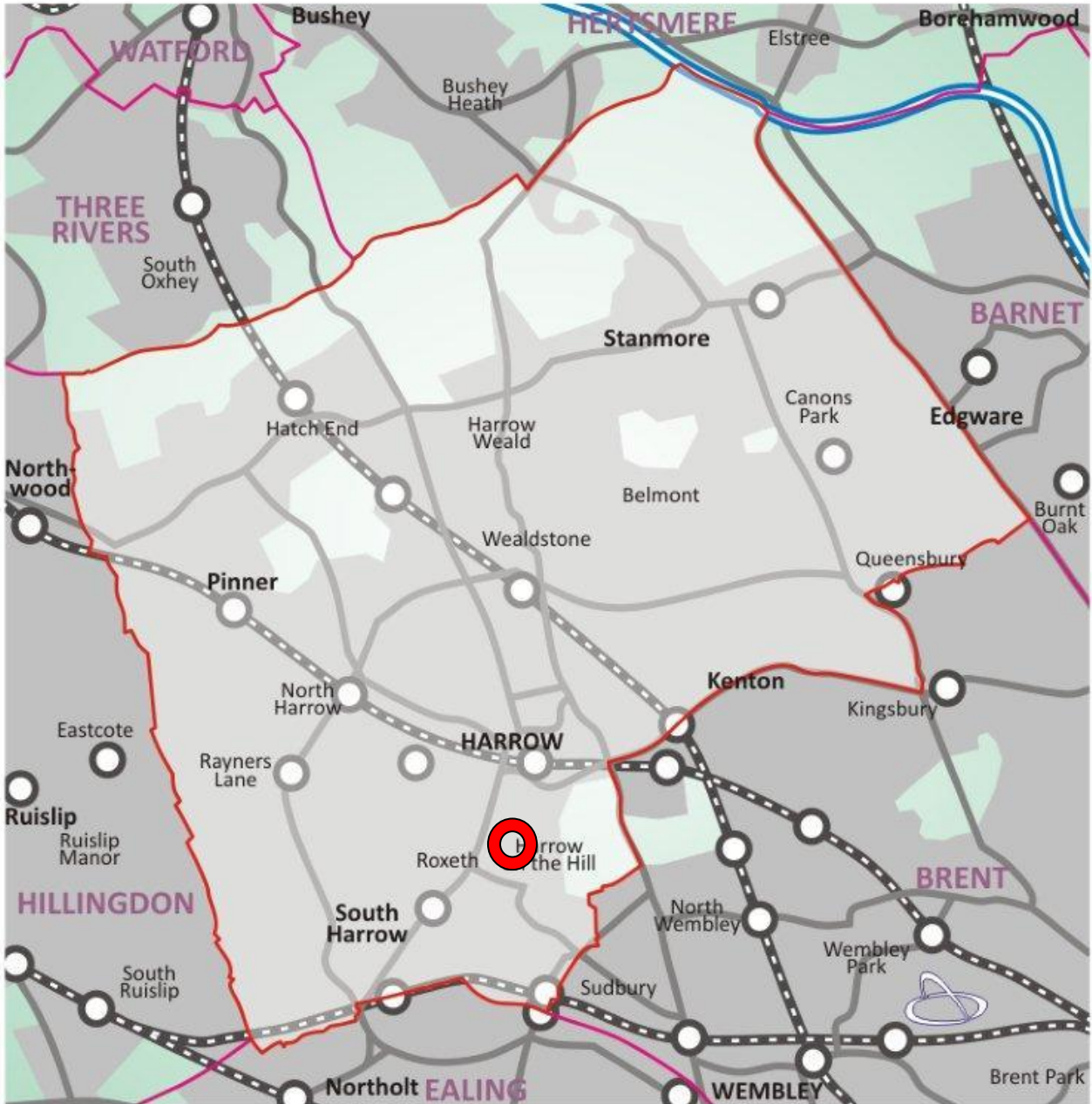


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Appendix 11 – Officer Report to November 2020 Committee and Addendum

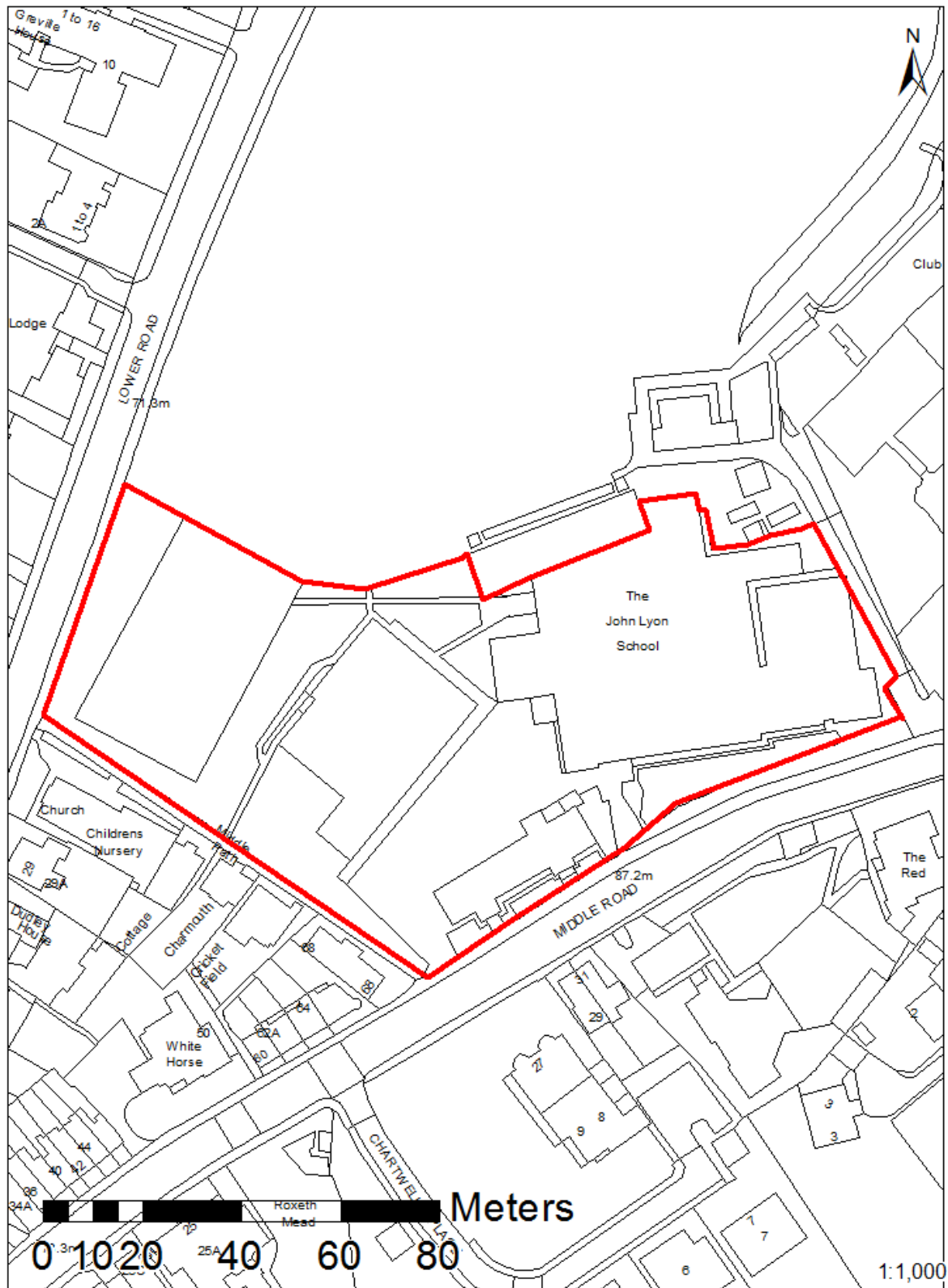
Agenda Item: 1/01

 = application site



John Lyon School Middle Road	P/1813/19
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John Lyon School, Middle Road



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LONDON BOROUGH OF HARROW**PLANNING COMMITTEE****18th November 2020**

APPLICATION NUMBER: P/1813/19
VALIDATE DATE: 06th FEBRUARY 2019
LOCATION: JOHN LYON SCHOOL,
MIDDLE ROAD
WARD: HARROW ON THE HILL
POSTCODE: HA2 0HN
APPLICANT: THE KEEPERS AND GOVERNORS OF THE
POSSESSIONS REVENUES AND GOODS OF THE
GREE GRAMMAR SCHOOL OF JOHN LYON
AGENT: JTS PARTNERSHIP
CASE OFFICER: CATRIONA COOKE
EXPIRY DATE: 31st OCTOBER 2019

PROPOSAL

Redevelopment to provide four storey teaching block with basement; hard and soft landscaping; parking (demolition of existing building).

RECOMMENDATION A

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report,
- 2) grant planning permission subject to authority being delegated to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services for the modification of the Section 106 legal agreement (subject to planning application P/2504/19) and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement.

RECOMMENDATION B

That if, by 30th January 2021 or such extended period as may be agreed in writing by the Interim Chief Planning Officer, the section 106 Planning Obligation modification is not completed, then delegate the decision to the Chief Planning Officer to **REFUSE** planning permission for the following reason.

1. The proposed development, in the absence of a modification to section 106 planning obligation relating to planning permission WEST/695/94/FUL dated 23rd June 1995 (principal agreement), the development would be constructed on land outside of the development envelope in breach of the Section 106 and the development could give impacts to the character, appearance and openness of the conservation area in terms of site coverage

INFORMATION

This application is reported to Planning Committee as it is a major application. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a) – 1(h) of the Scheme of Delegation dated 12th December 2018.

This application was originally presented to the Planning Committee on 22nd January 2020 where the Members resolved to defer the application in order to allow further consideration of alternative sites for the proposed building. In September 2020 following consultation with the Local Planning Authority an alternative site study was submitted which considered five alternative sites. Officers have conducted a further round of consultation regarding the alternative sites study and assessed the submitted document and agree with the findings that the originally proposed building would be the most appropriate siting to meet the educational needs of the school with the least impact on the Conservation Area.

Statutory Return Type: E All largescale Major Developments
Council Interest: None

GLA Community Infrastructure Levy (CIL) Contribution (provisional): N/A
Local CIL requirement: N/A

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 Crime & Disorder Act

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

1.0 **SITE DESCRIPTION**

- 1.1 The application site comprises Oldfield House located on the top end of Middle Road at the junction with Crown Street.
- 1.2 The School provides secondary level education for boys between 11 to 18 years of age.
- 1.3 The site is bounded by residential development to the east, south and west and by Metropolitan Open Land to the North. There is a significant level change from Crown Street to Lower Road. The existing Oldfield House is sited to the front of the site and is largely obscured by a listed wall
- 1.4 The site is located within The Harrow on the Hill Village Conservation Area and within the setting of Roxeth Hill Conservation Area.

2.0 **PROPOSAL**

- 2.1 Redevelopment to provide 4 storey teaching block with basement with a maximum height of 15m above ground level. The proposed building would be sited 7m away from the existing Oldfield House (which is to be demolished). The new building would occupy the same size footprint as the existing Oldfield House.
- 2.2 The proposed new building would provide a STEAM centre (Science, Technology, Economics, Art and Mathematics) with 5 General Classrooms, 2 Science and Technology Classrooms. 1 STEAM studio, 1 ICT Classrooms and 2 Art Studios.
- 2.3 The proposal includes excavation into the hill slope to allow a lower ground floor with access from the north. Landscaping to include provision of new informal play area on the site of the existing Oldfield House. New hard surfacing is proposed around the new Oldfield Building with improved step free access and informal seating. Nine trees are proposed to be removed with the addition of 25 new trees.

Summary Table setting out the main facts

Education		
No.of Pupils	Existing	600
	Proposed	No change
No of Staff	Proposed	No change
No of Classrooms/ teaching spaces	Existing	43
	Proposed	54

Sustainability / Energy	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	35.47% carbon reduction

3.0 RELEVANT PLANNING HISTORY

3.1 The site has an extensive planning history. However, the following applications are most relevant to this current application:

Ref no.	Description	Status and date of decision
WEST/695/94/FUL	Part single storey, 2, 3 and 4 storey building to provide sports hall, swimming pool and library and ancillary areas alterations to existing building and parking.	Granted 26/06/95
P/3995/13	(Land Rear of 76 West Street, Harrow, Middlesex HA1 3HB) Use of vacant land at rear as car park (sui generis); new railings to front car park	Granted: 31-JUL-2014
P/4247/14	Modification to section 106 planning obligation relating to planning permission WEST/695/94/FUL dated 23rd June 1995 (principal agreement) to increase the number of pupils on roll from 525 to 710 (previously modified by deed of variation dated 24.09.2007 to 600 pupils) and to put in place a enhanced school	Refused 24/02/2015
Reason for Refusal		
<p>1. The proposed modification to the principal Section 106 Agreement dated 23rd June 1995, as varied by the deed of variation dated 24th September 2007, relating to the limitations of students numbers, would result in an unacceptable level of noise, disturbance and traffic movements, to the detriment of the residential amenities in Middle Road, Lower Road, Byron Hill Road, Crown Street, Chartwell Place, Clonmel Close and surrounding areas, contrary to policy 7.15 of The London Plan (2011) and policy DM1 of the Harrow Development</p>		

Management Policies Local Plan (2013).		
P/1020/16	Modification to section 106 planning obligation relating to planning permission WEST/695/94/FUL dated 23rd June 1995 (principal agreement) to increase the number of pupils on roll from 525 to 710 (previously modified by deed of variation dated 24.09.2007 to 600 pupils): to put in place a enhanced school travel plan enforcement mechanism and stars performance measurement for travel plan	Refuse 25/05/2016 Appeal Dismissed
<p><u>Reason for refusal:</u></p> <p>1. The proposed modification to the principal Section 106 Agreement dated 23rd June 1995, as varied by the deed of variation dated 24th September 2007, relating to the limitations of students numbers, would result in an unacceptable level of noise, disturbance and traffic movements, to the detriment of the residential amenities in Middle Road, Lower Road, Byron Hill Road, Crown Street, Chartwell Place, Clonmel Close and surrounding areas, contrary to policy 7.15 of The London Plan (2016) and policy DM1 of the Harrow Development Management Policies Local Plan (2013).</p>		

4.0 CONSULTATION

- 4.1 A total of 177 consultation letters were sent to neighbouring properties regarding this application and site notices were put on lamp posts in the vicinity of the site and adverts were placed in local papers.
- 4.2 The overall public consultation period expired on 15/11/2019. 210 letters of objection for the application and 5 support letters were received. A further consultation was carried out on the revised "Alternative Sites Study" which expired on 29/11/2020 a further 40 letters of support were received. We have not received any objections, to date, regarding this second round of consultation.

4.3 A summary of the responses received are set out below:

Summary of Comments	Officer Comments
Concern with location of new building	Discussed at 7.3.9 below.
Concern that this will result in increased pupil number	The applicant has stated that there is no intention to increase pupil numbers. Notwithstanding the pupil numbers are an obligation under the S.106 and a separate application to increase numbers would need to be submitted and approved.
Agree with Harrow Hill Trust Comments	

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken:

LBH Conservation Officer
 LBH Drainage Engineer
 LBH Vehicle Crossing Team
 LBH Highways
 LBH Arboricultural Officer
 LBH Landscape Architect
 LBH Education
 LBH Economic Development
 LBH Waste Management

Harrow Hill Trust
 Historic England (ancient Monument)
 Historic England
 Pebwatch
 Natural England
 Campaign for a Better Harrow Environment

- 4.6 A summary of the consultation responses received along with the Officer comments are set out below:

Consultee and Summary of Comments
<p><u>LBH Conservation Officer</u> The amended design is much improved and addresses previous comments, particularly if it can be ensured that the rendered CGI on page 2 of the heritage statement's addendum is accurate in showing vegetation screening to the south even during winter periods'</p> <p><i>Officer comment: Full assessment by the Conservation Officer is set out in the appraisal below.</i></p> <p><u>LBH Drainage Engineer</u></p> <p>We can confirm that the Drainage Strategy provided in the Flood Risk Assessment submitted by the applicant is insufficient, surface water restrictions to Greenfield run off rates is required. However, this application can be conditioned with our standard pre commencement drainage conditions (attached) and the drainage details should be submitted in line with our standard drainage requirements letter. Please note that these conditions apply to hard play area and the new building.</p> <p>Basement protection details which includes waterproofing details are required (condition attached). Permeable paving should be used for parking area & any proposed hardstanding. Full construction details of permeable paving should be submitted (condition attached).</p> <p>Please be informed that the requested details can be conditioned attached are our standard pre commencement drainage conditions/informative for your reference.</p> <p><i>Officer comment: Noted and conditions and informatives attached</i></p> <p><u>LBH Vehicle Crossing Team</u> We have no concerns regarding the internal element of their works however with HGV movement of the existing crossing needs to be looked into and the traffic management in and out as it is one way with hgv's needs to be looked into but this may form part of their CLP and CMP probably to follow.</p> <p><i>Officer comment: Noted and will be conditioned under the CLP.</i></p> <p><u>LBH Highways</u> No objection subject to condition requiring revised CLP.</p> <p><i>Officer comment: Noted and will be conditioned</i></p>

LBH Arboricultural Officer

The trees which are to be removed at largely C category so there are no objections to the proposals in principle provided the above discrepancy is cleared up and the tree protection measures are implemented exactly as per the recommendations

Officer comment: Noted and appropriate condition is recommended.

LBH Landscape Architect

Suggested conditions

Harrow Hill Trust: -

- We do not consider that consultation and community engagement has been properly carried out
- We consider the proposed building is not appropriately located. It blocks important views, is insensitive to the street scene of the Harrow on the Hill Village Conservation Area and is outside the envelope permitted by the section 106 order. It should instead occupy the position of the existing Oldfield House
- The height of the proposed building is totally inappropriate for the site. It will loom over the existing Crown Street wall and provide a much more dominant bulk to be seen from Byron Hill and Crown Street – and from Lower Road
- The scheme is contrary to the aims and ambitions of the Harrow on the Hill Village Conservation Area Management Plan and Appraisal.
- We do not believe special circumstances have been established for waiving compliance with the Conservation Area plan. The educational rationale is not proven nor confidently demonstrated.

Officer comment: objections noted and discussed further in the appraisal below.

Historic England

No objection subject to a condition to ensure that a Stage 1 written scheme of investigation (WSI) is submitted prior to demolition or development.

Officer comment: Noted and appropriate condition is recommended.

5.0 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

- 5.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied; it is a material consideration in the determination of this application. The current NPPF was published in July 2018 and updated in February 2019.
- 5.3 In this instance, the Development Plan comprises the London Plan (2016) and the Local Plan. The Local Plan comprises the Harrow Core Strategy (2012), Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan (2013), the Site Allocations Local Plan (2013) and the accompanying policies map.
- 5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2019), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document was originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel's report published in October 2019. The Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an 'Intend to Publish' version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and it ought to be published in that form.
- 5.6 The Draft London Plan is a material planning consideration that holds significant weight in determining planning applications, with relevant policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of the Development
- Design, Heritage Assets, Character and Appearance of the Conservation Area
- Impact on Residential Amenity
- Impact on Metropolitan Open Land
- Trees and Landscaping
- Ecology and Biodiversity
- Archaeology
- Traffic Parking, Access and Servicing
- Drainage
- RAF Safeguarding Zone
- Energy and Sustainability
- Development and Flood Risk
- Statement of Community Involvement

6.2 Principle of Development

The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.16
- The Draft London Plan (2019): S3
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013): DM1 and DM46

- 6.2.1 The National Planning Policy Framework outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. It emphasises that paragraphs 18 to 219 of the NPPF should be taken as a whole in defining what amounts to sustainable development. Economic, social and environmental considerations form the three dimensions of sustainable development. With regard to the social role of the planning system, this is in supporting strong, vibrant and healthy communities by creating a high quality build environment that reflect the community needs and support its health, social and cultural wellbeing. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly.
- 6.2.2 Paragraph 94 of the NPPF states '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'
- 6.2.3 Policy 3.16 of The London Plan (2016) seeks to ensure that development proposals which enhance social infrastructure, education and skills provision are supported. Policy 3.18C states 'Development proposals which enhance educations and skills provision will be supported, including new build, expansion of existing or changes of use to educational purposes. Part E of the policy states 'development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged. Draft London Plan (2019) Policy S3 seeks to ensure there is sufficient supply of good quality education to meet demand and offer educational choice.
- 6.2.4 Core policy CS1 of the Harrow Core Strategy (2012) states that: 'The development or expansion of physical or social infrastructure will be permitted where it is needed to serve existing and proposed development, or required to meet projected future requirements'.
- 6.2.5 Policy DM46 of the Harrow Development Management Policies Local Plan supports proposals for the provision of new education facilities provided that they are (a) located in the community which they are intended to serve; (b) subject to them being located in an area of good public transport accessibility and (c) would not result in any adverse impacts on residential amenity or highway safety. As the proposal relates to the replacement of existing educational floor space, criterion a)

is not applicable in this case, as the school would continue to serve the community that it is located in. Criterion d) and c) are addressed in the appraisal below.

- 6.2.6 The submitted planning statement and Education Rationale provides justification for the additional floor space proposed within the new building. The new building would provide a STEM (Science, Technology, Engineering, Art, Mathematics) Hub which cannot be facilitated within the existing school buildings. The Educational Rationale also details a number of issues within the existing school building with different departments sharing teaching spaces. The proposed new building would result in improved facilities within the main school enabling departments to function as hubs. It is noted that objections have been received regarding increasing pupil numbers. John Lyon school have confirmed that there are no current plans to increase pupil numbers. Notwithstanding this, should the school wish to increase the pupil numbers, this would require an amendment to the S.106 which does not form part of this application.
- 6.2.7 As noted above following the deferral from the 22nd January 2020, the applicants have submitted an Alternative Sites Study the document reviews five alternatives.

Option 1: relocation of current proposal on to the existing Oldfield House footprint. This proposal would result in a building 4.1m higher than the existing Oldfield House and would encroach on the parking spaces leading to a loss of approximately 4 parking spaces. It was considered that this proposal would have an unacceptable impact on the Conservation Area due to excessive height and bulk on the frontage of Crown Street.

Option 2: Siting as option 1 and creating a basement thereby reducing the height of the proposal to approximately 1m higher than the existing Oldfield House. It is considered that while this option would have been lower than Option 1 it would still have an unacceptable impact on the Conservation Area due to excessive height and bulk on the frontage on Crown Street.

Option 3: Two x two storey teaching blocks one sited on the original Oldfield House site and one further down the hill with a playspace between. This proposal would have resulted in a significant increase in the built envelope which would be contrary to the S.106 and would have an unacceptable impact on the openness of the site.

Option 4: Enlarged footprint 3 storey teaching block on existing Oldfield House site. This alternative would result in a 7.5m wider building and 1.63m higher than the existing Oldfield House. This would have significantly increased the built envelope which would be contrary to the S.106. Furthermore, as with Options 1 and 2 it is considered that this alternative would have had an unacceptable impact on the Conservation Area due to excessive height and bulk on the frontage of Crown Street.

Option 5: One central square teaching block and two smaller blocks. This would have significantly increased the built envelope which would be contrary to the S.106. Furthermore this proposal would have reduced the views from Crown Street.

It is considered that the above alternative sites, would have had a harmful impact on the Conservation Area and/or open space. Furthermore, all of the alternatives would have resulted in a loss of parking which would exacerbate the existing parking issues within the area and it is for these reasons these options were discounted.

S.106

6.2.8 An application to modify the section 106 planning obligation relating to planning permission WEST/695/94/FUL dated 23rd June 1995 (principle agreement) to amend the building envelope to reflect extension permitted under application references P/2160/10 and P/3420/06 has been submitted alongside this application. Officers have no objections to this amendment subject to the Planning Committee resolving to grant planning permission for this application.

6.2.9 Having regard to the above policy considerations, the principle of development is considered to be acceptable by officers subject to amendments to the S.106 agreement to amend the build envelope.

6.3 Design, Heritage Assets and Character and Appearance of the Conservation Area

The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.4B, 7.6B and 7.8C/D
- The Draft London Plan (2019): D1, D2, D3 and HC1
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013): DM1, DM6, DM7 and DM46

6.3.1 Oldfield House is located in the Harrow on the Hill Village Conservation Area, with Roxeth Hill Conservation Area forming its western setting.

6.3.2 The proposal has evolved through the pre-application process being the subject of two Design Review Panels. The panel considered the massing concept of 'small house, big house' to be strong and a good way to break up the volume and the resulting shorter frontage of the building is more comfortable looking up the hill. The Panel were convinced by the overall design although considered the style should be made stronger whether it is 'flamboyant' or pared-back and ordered'. The submitted plans have addressed these comments with paired back and order facades.

6.3.3 The special character and appearance of the former conservation area is due to it being 'the historic core of the Hill, scattered with the area's earliest buildings. Its unique townscape comprises a historical settlement of considerable antiquity and visual quality, set along an irregular network of ancient highways, and bounded by open spaces [such as the Harrow school cricket fields], which serve to accentuate

its distinction from the surrounding London sprawl' (Harrow on the Hill Village CAAMS). It is of 'special interest for... obvious underlying landscape character' and 'its wealth of history and significant amount of listed buildings, as well as close historical associations with Harrow School' (Harrow on the Hill Village CAAMS).

- 6.3.4 Development is focused on the upper reaches of the hill in a close knit, ribbon-like form (principally Victorian and earlier buildings) facing the roads with open green space and established trees surrounding this development and sloping downwards. Thus there are good open views out from both Crown Street and Middle Road and up the hill from the cricket pitches/playing fields. There is limited screening in places provided by the Harrow School pavilion and established trees from Lower Road.
- 6.3.5 The 20th century and later development that has been built, whilst somewhat larger than the earlier buildings, preserves the setting of surrounding listed and locally listed buildings in key views into around and out from the site e.g. by following the topography of the land. This allows the overall picturesque, village character of the area to remain. Oldfield House is one example of a 20th century building that has an altogether recessive character in the conservation area given its design, siting, scale and plentiful surrounding greenery. Along Crown Street the site is set behind a historic wall and gate pier to the original Oldfield House. This forms the key part of views from Crown Street and Middle Road with the ridge of the existing Oldfield House only just being visible behind it.
- 6.3.6 The special character and appearance of the Roxeth Hill Conservation Area differs somewhat to Harrow on the Hill Village conservation area hence the separate designation. Most of John Lyon school, with its slightly larger institutional buildings, are sited at the top reaches of that conservation area, with its main school building just to the west of the site. The CAAMS summarises it as forming: 'one of the main approaches to the Hill from the south west. This 32 acre part of the western slope of Harrow on the Hill has an openly developed mainly residential, but also commercial and community character. The steeply sloping land throughout is the key defining feature'.
- 6.3.7 Paragraph 193 of the NPPF states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. It is considered that the proposal would result in less than significant harm to the adjoining heritage assets and Harrow on the Hill Village Conservation Area.
- 6.3.8 It is noted that objections have been received from neighbouring occupiers regarding the location of the proposed new building. However, as discussed earlier the educational need demonstrated would justify the introduction of a replacement building on the site. Given the additional floorspace required, it is considered that the siting of the building away from the street frontage would represent a less obtrusive form of development and would essentially appear as a continuation of the existing built form of the school. A building of this scale on the

street frontage would result in a building which would dominate the streetscene and fail to preserve or enhance the Conservation Area.

- 6.3.9 Overall, it is considered that on balance as detailed above John Lyon School have provided clear and convincing justification for the need for additional teaching accommodation and therefore the less than substantial harm to the Harrow Village Conservation Area can be justified.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.6B
- The Draft London Plan (2019): D3
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Polices Local Plan (2013): DM1

6.4.2 The proposed new building would be located in excess of 30m from the nearest residential property No. 60 Crown Street. Given this separation distance and that the proposed new building would be sited at an angle from the property there would be an acceptable impact on the amenities of this neighbouring property.

6.4.3 It is considered that the amenity of the adjoining occupiers would be maintained to an acceptable level. In accordance with London Plan Policy 7.6 and Development Management Local Plan Policy DM1,

6.5 Impact on Metropolitan Open Land

6.5.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.17
- The Draft London Plan (2019): G3
- Harrow Development Management Polices Local Plan (2013): DM16

6.5.2 The Harrow School Playing fields that adjoin the site approximately 25m from the site of the proposed building. Whilst the proposed building would be situated closer to the Metropolitan Open Land, given its repositioning along the Hill, it is considered that the proposal would be viewed within the context of the existing school buildings that currently frame this open space and therefore would not have a detrimental impact on the openness of the Metropolitan Open Land. In accordance with policy DM16 of the Development Management Local Plans Policy.

6.6 Trees and Landscaping

6.6.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.21
- The Draft London Plan (2019): G7
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013): DM22

6.6.2 Nine Grade C trees are proposed to be removed to facilitate the development which will be replaced by twenty three new trees around the boundary of the site. The Council Arboriculturist raised no objection subject to conditions to ensure that the preserved trees are protected during construction. A condition has been recommended.

6.6.3 The proposal includes excavation into the hill slope to allow a lower ground floor with access from the north. The Landscaping includes provision of new informal play area on the site of the existing Oldfield House., new hardsurfacing is proposed around the new Oldfield Building with improved step free access and informal seating/spill out area. The proposed landscaping would improve the connectivity and circulation for the pupils and staff and allow for informal learning and social space. The landscape architect has raised no objections subject to conditions.

6.7 Ecology & Biodiversity

6.7.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.19
- The Draft London Plan (2019): G6
- Harrow Development Management Policies Local Plan (2013): DM21

6.7.2 Policies DM 20 and DM 21 seek to ensure the protection of biodiversity and access to nature. Policy DM 20 requires that “The design and layout of new development should retain and enhance any significant features of biodiversity value within the site. Potential impacts on biodiversity should be avoided or appropriate mitigation sought”. Policy DM 21 outlines that proposals should secure the restoration and recreation of significant components of the natural environment.

6.7.3 The applicants have submitted a revised “Preliminary Ecological Appraisal Incorporating Bat Survey Inspection. At the time of writing this report the Council’s Biodiversity officer has yet to review the the revised document. Comments received and conditions recommended by the Biodiversity Officer will be reported by addendum.

6.8 Archaeology

6.8.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 7.8
- The Draft London Plan (2019): HC1
- Harrow Development Management Policies Local Plan (2013): DM22

6.8.2 As discussed above it is considered that the applicant has provided clear and convincing justification to outweigh the less than substantial harm.

6.8.3 NPPF paragraph 189 states “applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest. The application lies in an area of archaeological priority area: Historic Harrow. An archaeological desk based assessment has been submitted with the application which The Greater London Archaeological Advisory Service (GLAAS) have reviewed and have confirmed that the archaeological impact can be mitigated through a programme of archaeological planning condition. The suggested condition is recommended.

6.9 Traffic Parking, Access and Servicing

6.9.1 The proposal would not increase pupil numbers and therefore it is considered that there would be no additional highway impact.

6.9.2 The Highways Authority has raised no objection subject to a condition requiring a revised construction logistics Plan.

6.10 Development and Flood Risk

6.10.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 5.12,5.13
- The Draft London Plan (2019): SI13
- Harrow Core Strategy 2012: CS1
- Harrow Development Management Policies Local Plan (2013): DM10

- 6.10.2 The NPPF (2019) outlines the need to manage flood risk from all sources. Policies 5.13, 5.12 and 5.14 of The London Plan seek to address surface water management and a reduction in flood risk. Policy 5.13 of the London Plan requires that proposals should achieve greenfield run off rates and ensure that surface water is managed as close to its source as possible in accordance with the sustainable urban drainage (SUDS) hierarchy. Policy DM 9 states that “proposals requiring a Flood Risk Assessment must demonstrate that the development will be resistant and resilient to flooding and the design and layout of proposals must contribute to flood risk management and reduction” Further to this, policy DM 10 of the Harrow Development Management Policies Local Plan (2013) requires that “proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run off. Substantial weight will be afforded to the achievement of greenfield run off rates”.
- 6.10.3 The site is not within any floodzone. The Council’s drainage engineers have raised no objection, subject to the imposition of conditions, relating to surface water attenuation and storage works and details of disposal of sewage.
- 6.10.4 Subject to the above conditions, the development is considered to fulfil the objectives of the NPPF concerning managed impacts upon flood risk and would satisfy London Plan (2016) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policy

6.11 RAF Safeguarding

- 6.11.1 The site lies within the purple zone path for RAF Northolt. A consultation letter has been sent. No comments have been received.

6.12 Energy and Sustainability

- 6.12.1 The relevant policies are:
- National Planning Policy Framework (2019)
 - The London Plan (2016): 5.2, 5.3, 5.7
 - The Draft London Plan (2019): SI13
 - Harrow Core Strategy 2012: CS1
 - Harrow Development Management Policies Local Plan (2013): DM12
- 6.12.2 The National Planning Policy Framework seeks to promote low carbon and renewable energy, including decentralised energy. This includes requiring local planning authorities to have a positive strategy to delivery low carbon and renewable energy infrastructure and for these matters to be considered as part of any planning application.

- 6.12.3 London Plan Policy 5.2 (Minimising Carbon Dioxide Emissions) requires new development to minimise carbon emissions in accordance with the energy hierarchy of be lean (use less energy), be clean (supply energy efficiently) and be green (use renewable energy). The policy sets targets for carbon emission reductions; with residential development is expected to be zero carbon. 40% reduction required relative to the 2010 Building Regulations for both residential and non-residential development (this is equivalent to a 35% reduction over the more recent 2013 Building Regulations) is required to be achieved on site. The policy outlines that the remaining regulated carbon dioxide emissions, to 100%, are to be offset through a cash in lieu contribution to be ring fenced to secure the delivery of carbon dioxide savings elsewhere (in line with policy 5.2 E)
- 6.12.4 The National Planning Policy Framework seeks to achieve sustainable development. London Plan Policy 5.3 requires that development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation. It outlines broad considerations that developments should address, including minimising carbon emissions, avoiding overheating, making the efficient use of resources, minimising pollution and the generation of waste, avoiding the impacts from natural hazards, ensuring developments are comfortable and secure, using sustainable materials and promoting and protecting biodiversity and green infrastructure.
- 6.12.5 Policy 5.7 (Renewable Energy) requires new development to provide a reduction in expected carbon emissions through on-site renewable energy, where feasible. The supporting text to the policy indicates there is a presumption that the reduction achieved through on-site renewable energy will be at least 20%.
- 6.12.6 Harrow Local Plan policy largely cross-refers to the London Plan requirements with respect to carbon emissions [see Core Strategy Policy CS1 (T), Policies DM12 Sustainable Design and Layout, DM13 Decentralised Energy, and DM14 Renewable Energy Technology.7.12.6 The application is accompanied by an energy strategy. Through implementation of the three step energy hierarchy outlined in the London Plan (Be Lean, Be Clean, Be Green), the cumulative CO2 savings on the site are estimated to be 35.47% over Part L1A regulation baseline.
- 6.12.7 A condition is recommended to ensure that the proposals detailed in the energy and sustainability assessment are implemented. Subject to this and the above mentioned obligation, the scheme is considered to comply with the development plan polices outlined above and is acceptable in energy and sustainability terms

6.13 Statement of Community Involvement

- 6.13.1 John Lyon School carried out a public consultation event on 9th January 2019. 35 people attended the consultation event. A statement of community Involvement was submitted with the application.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 It is recognised that the proposal raises legitimate local concerns about the modification to the built envelope, impacts on the Conservation Area and its setting and impacts on the setting of the Listed buildings. Whilst noting the less than substantial harmful impact on the Conservation Area, the wider educational benefits to both John Lyon School and the wider community are considered to outweigh these concerns in this instance.
- 7.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved Drawing and Documents

Save where varied by other planning conditions comprising this planning permission, the development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:

8871_01; 630 301; 630 302; 630 04 A; 988B 1000 Rev B; 988B 1001 Rev H; 988 2014 Rev G; 988B 2015 Rev G; 988B 2016 Rev G; 988B 2017 Rev G; 988B 2018 Rev E; 988B 4001 Rev C; 988B 4002 Rev C; 988B 4011 Rev E; 988B 4012 Rev E; 988B 4013 Rev E; 988B 5001 Rev D; 988B 5002 Rev D; 988B 5011 Rev D; 988B 5012 Rev D

Drainage Strategy and SuDs statement; Flood Risk Assessment; Preliminary Ecological Appraisal Incorporating Bat Survey Inspection (Dec 2018); 988B 1000; Design and Access Statement Revision B - 23rd October 2019; Energy Statement Revision 02; Statement of Community Involvement April 2019; New Oldfield – Educational Rationale; Addendum to Planning Statement including addendum to Educational Rationale; PL2068-03-ED-001-04- Landscape Proposal 23/10/2019; Archaeological Desk Based Assessment July 2019; Archaeological Desk Based Assessment: Alternative Sites Study

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

3. Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above 150mm above ground level until details and samples of the materials to be used in the construction of the external surfaces noted (but not limited) below have been submitted, provided on-site and approved in writing by, the local planning authority:

- a) brickwork;
- b) all external openings;
- d) roofing materials; and
- e) all external paving materials

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area..

4. Archaeology

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to an approved by the local planning authority in writing. For land that is included with the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objections, and

- A: The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B: The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material, this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: To protect the archaeological priority area.

5. Landscaping

Notwithstanding the submitted Landscape Strategy and accompanying drawings, the development hereby approved shall not be first occupied until the following details have been submitted to, and agreed in writing by, the local planning authority:

- a) A scheme including a landscape masterplan for detailed hard and soft landscaping of the development, to include details of the planting, high quality hard surfacing and hard landscape materials, edgings, and including the bespoke seating and furniture, steps, ramps, earth regrading, tree pits and tree planting details, sports courts, car park and all landscape as set out in the landscape overviews, drawings and as detailed in the Landscape Proposals PL2068-03-ID-001-04 –LANDSCAPE PROPOSAL Oldfield House, Landscape Masterplan PL2068-03-GA-100 Rev 01, Landscape Hardworks Plan PL2068-03-GA-101Rev 01 , Landscape Soft works plan PL2068-03-GA-102 Rev 01, Section A A' plan PL2068-03-SK-400 Rev 01. The landscape masterplan is to be accurate and correlate with all the details, is to include the accurate location and spread of existing trees, shrubs and vegetation to be retained and proposed.

Soft landscaping works shall include: planting plans (at a scale not less than 1:100), written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and a landscape implementation programme. Details of the grass and wild grass and flower planting.

The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer.

The hard and soft landscaping details shall demonstrate how the changes of levels would work between the various proposed spaces of sports courts, building, car park, footpaths and stepped seating / steps / ramps with full metric cross and long sections and elevations, (at a scale of not less than 1:100) and also to explain how the land levels change and the impact on the existing land and trees and shrubs to be retained. The sections shall demonstrate the proposed screening of the views of the building from Crown Street and from the cricket pitch to the north west and the additional proposed tree planting to screen the views.

- b) Details of minor artefacts and structures of all furniture, boundary treatment, play courts, specification for the proposed furniture (including proposed material and source) and detailed drawings of such; details in all external spaces including, steps, stepped seating, ramps, handrails, retaining walls and ballustrades, bespoke furniture and hard and soft detail of the reinforced grass.
- c) Details of lighting to all external spaces including locations, lighting design, lighting details, specification, elevations, light spillage and lighting levels.

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive communal external space and to ensure a high standard of design, layout and amenity.

6. Landscaping Implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, to enhance the appearance of the development.

7. Landscape Management

The development hereby approved shall not be occupied until a scheme for the on-going management, management programme of works and maintenance of all

the hard and soft landscaping within the development, to include a Landscape Management Plan, including long term design objectives, management responsibilities and landscape maintenance over a 5 year period and maintenance schedules (physical tasks) for all landscape areas, set out graphically and in writing, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance and ensure the future success of the development in accordance.

8. Levels

No development shall commence, other than works of demolition, until a detailed Levels Plan of the proposed ground level finished levels have been agreed in writing with the Local Planning Authority. This document needs to explain details of the levels of the building, car park, access road and footpaths in relation to the adjoining land and highways, and any other changes proposed in the levels of the site. Sufficient levels detail is required to understand the proposals in relation to the existing levels of the surrounding external wider site, outside the development site. The development shall be carried out in accordance with the details so agreed.

REASON: To safeguard the appearance and character of the and ensure the future success of the development.

9. Window Detail

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above 150mm above ground level until details of the window threshold details, including deep reveals and set backs have been submitted, provided on-site and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To enhance the appearance of the development and safeguard the character and appearance of the area.

10. Trees

No development shall take place, including any works of demolition, until a pre-commencement site meeting has been held between the site manager/foreman and the Local Planning Authority's tree officer, to agree that all protection measures have been installed in accordance with the approved tree protection plan. This includes ground protection (exact specifications to be confirmed) in relation to T16 and T20. Tree Officer can be contacted via email rebecca.farrar@harrow.gov.uk to arrange

REASON: To ensure the protection of the retained trees on site.

11. Construction Logistics Plan

No development shall take place, including any works of demolition, until a Detailed Construction Logistics Plan has been submitted to, and approved in writing by, the local planning authority in accordance with the format and guidance provided by the Transport for London – www.constructionlogistics.org. The Detailed Construction Logistics Plan shall provide for:

- a) Parking of site operatives/visitors
- b) HGV access to site – loading and unloading of plant and materials
- c) Number of HGV's anticipated
- d) Storage of plant and materials used in constructing the development
- e) Programme of work and phasing
- f) Site layout plan
- g) Highway condition (before, during, after)
- h) Measures to control dust and dirt during construction
- i) A scheme for recycling/disposing of waste resulting from demolition and construction works
- j) Details showing the frontage boundary of the site enclosed by site hoarding to a minimum height of 2m.
- k) Staff Travel Plan

The development shall be carried out in accordance with the approved Demolition and Construction Logistics Plan, or any amendment or variation to it as may be agreed in writing by the local planning authority. The applicant is advised to liaise with highway Highway Network Management – email NRSWA@harrow.gov.uk prior to submission of Construction Logistics Plan.

REASON: To minimise the impacts of construction upon the amenities of neighbouring occupiers and to ensure that development does not adversely affect safety on the transport network. Details are required PRIOR TO COMMENCEMENT OF DEVELOPMENT to ensure a satisfactory method of construction is agreed prior to any works on site commencing.

12. Disposal of Surface Water/Surface Water Attenuation

The development hereby permitted shall not commence other than works of demolition until details for the disposal of surface water and surface water attenuation and storage works have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided and to reduce and mitigate the effects of flood risk.

13. Disposal of Sewage

The development hereby permitted shall not commence (other than works of demolition) until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

14. Permeable Paving

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding.

15. Energy and Sustainability Statement

The development shall be undertaken in accordance with the approved Energy and Sustainability Statement. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the final completion of the development a post construction assessment shall be undertaken demonstrating compliance with the approved Energy and Sustainability Statement (dated May 2019) which thereafter shall be submitted to the Local Planning Authority for written approval.

REASON: To ensure the delivery of a sustainable development.

INFORMATIVES

1. The following policies are relevant to this decision:

National Planning Policy Framework (2019)

The London Plan (2016):

3.18 Education facilities
 5.2 Minimising Carbon Dioxide Emissions
 5.3 Sustainable Design and Construction
 5.7 Renewable Energy
 5.12 Flood risk management
 5.13 Sustainable drainage
 7.4B Local character
 7.6B Architecture
 7.8 Heritage Assets and Archaeology
 7.17 Metropolitan Open Land
 7.19 Biodiversity and access to nature
 7.21 Trees and Woodlands
The Draft London Plan (2019):
 D1 London's form and characteristics
 D2 Delivering good design
 D3 Inclusive Design
 G3 Metropolitan Open Land
 G6 Biodiversity and access to nature
 G7 Trees and Woodlands
 HC1 Heritage conservation and growth
 S3 Education and childcare facilities
 SI12 Minimising greenhouse gas emissions
 SI13 Sustainable drainage

Harrow Core Strategy (2012):

Core policy CS1.B
 Core policy CS1.D
 Core Policy CS1 K
 Core Policy CS1 T
 Core policy CS1.W

Harrow Development Management Policies Local Plan (2013):

DM1: Achieving a High Standard of Development
 DM7: Heritage Assets
 DM10: On Site Water Management and Surface Water Attenuation
 DM12: Sustainable Design and Layout
 DM10 On Site Water Management and Surface Water Attenuation
 DM16: Maintaining the openness of the Green Belt and Metropolitan Open Land
 DM20: Protection of Biodiversity and Access to Nature
 DM21: Enhancement of Biodiversity and Access to Nature
 DM22: Trees and Landscaping
 DM46: New Community and Educational Facilities
 DM47: Retention of Existing Community, Sport and Education Facilities.

2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

3 Compliance with Planning Conditions

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences - You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

4 Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

5 Thames Water Assets

The applicant can contact Thames Water developer services **by email:** developer.services@thameswater.co.uk or **by phone:** 0800 009 3921 or on Thames Water website www.developerservices.co.uk for drainage connections consent.

6 Ground Water

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. It is expected for the developer to demonstrate what measures will be undertaken to

minimise ground water discharges not the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk.

7 Surface Water Drainage

Thames Water would advise that if the developer follows a sequential approach to the disposal of water. Prior approval will be required for the discharge to a public sewer. For further information please visit Thames Water website.

8 Sustainable Drainage Systems

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

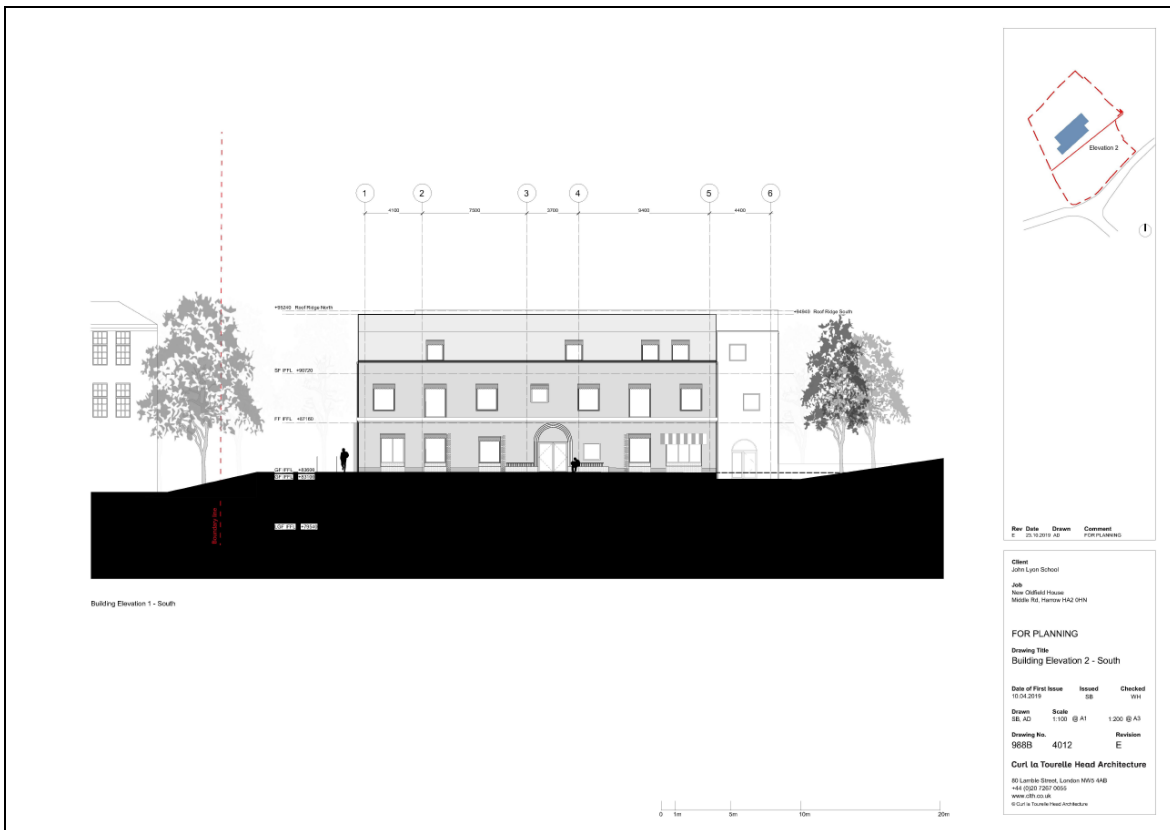
Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

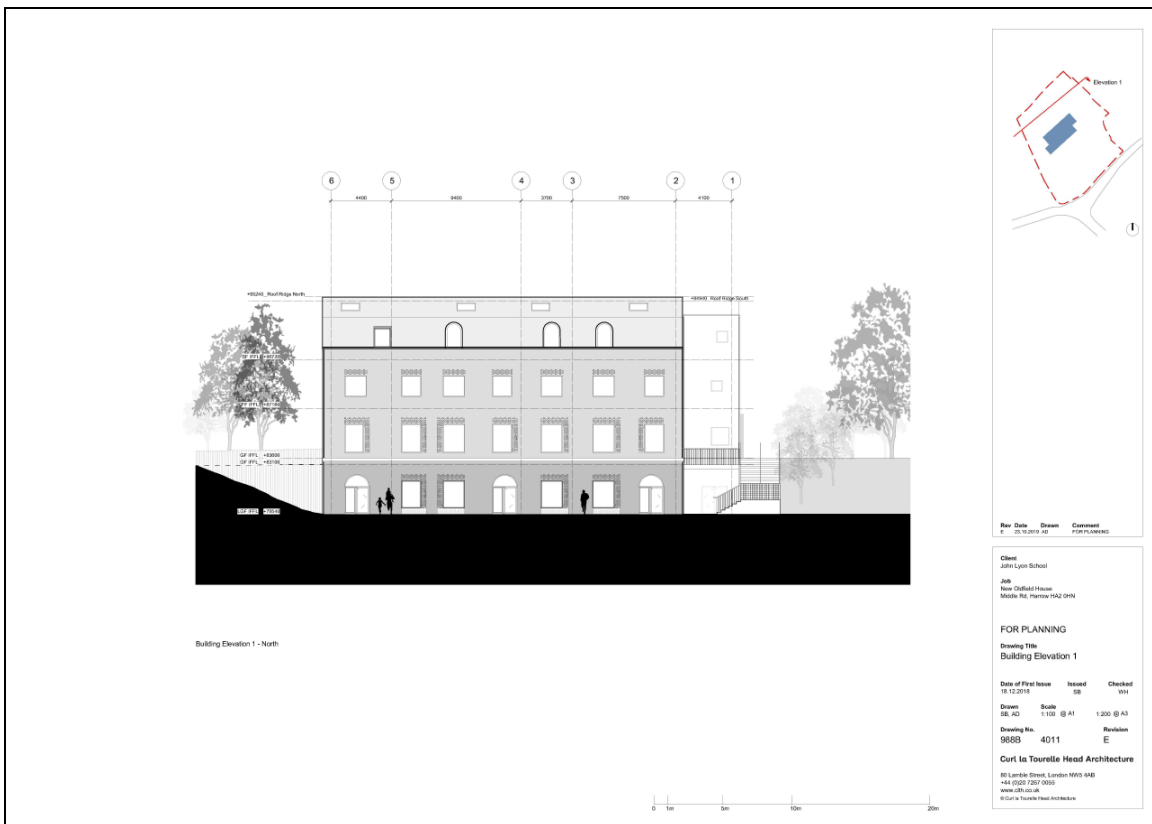
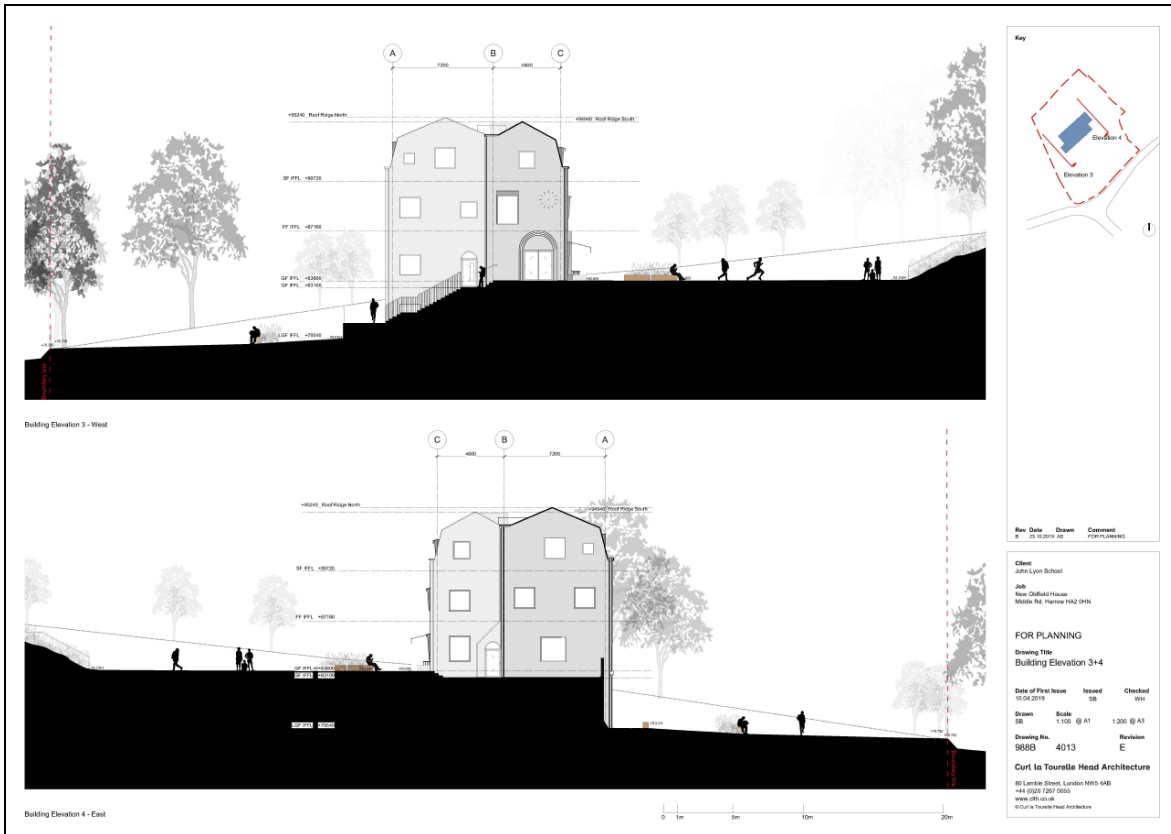
Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

Interim Chief Planning Officer	Beverley Kuchar 5.11.2020
Corporate Director	Paul Walker 5.11.2020

APPENDIX 2 – PLANS AND ELEVATIONS









Planning Committee Addendum

Date: Wednesday 18 November 2020

HARROW COUNCIL

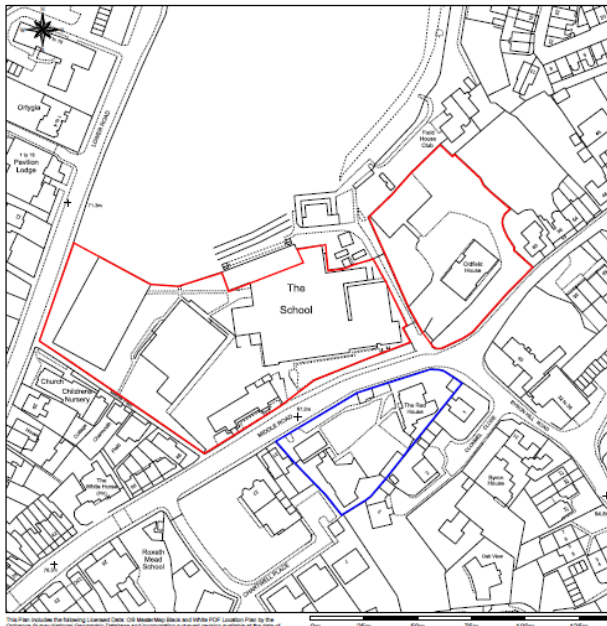
SUPPLEMENTARY ADDENDUM

PLANNING COMMITTEE

DATE: 18th November 2020

1/01

Replace Site Plan on page 20 with the following:



INFORMATION on page 22:

Insert additional information

At the January committee, the motion to defer the planning application was recorded as follows “deferred for the applicant to have negotiations with the planning officers and then for us to look at it again”. At the committee meeting in February 2020 the published minutes were amended to read “The Chair proposed a motion to defer the application to allow the planning team to undertake further negotiations with the applicant and local residents on matters relating to the footprint and the location of the proposals”.

Following consultation with the LPA a revised “Alternative Site Study” was submitted. The LPA carried out a consultation exercise with local residents on 8th October 2020. A meeting was arranged with ward Councillor, representatives of John Lyon School and the Local Planning Authority on 19th October 2020. A further meeting was held with representatives of the local residents, John Lyon School and the Local Planning Authority on 4th November 2020 where the “Alternative Site Study” was presented. The discussions at the meeting were predominantly relating to local residents not being involved in negotiations.

	<p>It is considered that the Local Planning Authority carried out the rest of the Committee by explaining alternatives with the applicant and consulting with the local residents, allowing them to put their views forward.</p> <p><u>Amend table at 2.3 on page 24:</u> Delete existing No of Class : 43 Insert 51 (including 8 in Oldfield House to be demolished)</p> <p>CONSULTATION: Amend Paragraph 4.2 to read: The overall public consultation period expired on 15/11/2019. 210 letters of objection for the application and 5 support letters were received. A further consultation was carried out on the revised "Alternative Sites Study" which expired on 29/10/2020 a further 65 letters of support were received. A petition containing 179 signatures and two further objections following this second round of consultation have been received reiterating the previous objections and raising concerns that there had been no negotiation with local residents prior to the submission of the "Alternative Sites Study".</p> <p>Add INFORMATIVE: The applicant has confirmed that at this time there is no intention to increase pupil numbers as a result of this development. The application has been determined on its merits and on the basis that the school pupil numbers will not change. Any such increase would require an application to modify section 106 planning obligation relating to planning permission WEST/695/94/FUL dated 23rd Jun 1995 (principal agreement) (modified by deed of variation dated 24.09.2007).</p>
1/02	<p><u>Addendum Item 1:</u></p> <p>Correction to the wording of condition 31 on page 97:</p> <p>The commercial premises on the ground floor shall be used for the purposes specified in the application being a use within Class B1a/b/c of the schedule to the Town and Country Planning (Use Classes) Order 1987 and for no other purpose whatsoever including any other purpose pursuant to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class B1a/b/c in any statutory Instrument revoking and re-enacting that order with or without modification).</p>
1/03	<p><u>Addendum Item 1</u></p> <p>Amend Recommendation A to include:</p> <ol style="list-style-type: none"> 1) agree the reasons for approval and the conditions as set out in this report in appendix 1 subject to the comments from the GLA under stage 1 of the referral process and any additional conditions and section 106 obligations that may be required through this consultation and 2) refer this application to the Mayor of London (the GLA) as a Stage 2 referral; and 3) subject to the Mayor of London (or delegated authorised officer) advising that he is content to allow the Council to determine the case itself and

Appendix 12 – Post-Decision Correspondence between the Appellant and Local Objectors

From the Head: KATHERINE HAYNES
BA MEd NPQH

head@johnlyon.org

Mr E Allett
25A Middle Road
Harrow-on-the-Hill

By email only: alletts@aol.com

15th December 2020

Dear Mr Allett,

Thank you for your letter dated 24th November 2020 sent to Michael Gibson and passed to me by him, enclosing the letter dated 8th November 2020 on behalf of local residents, which I am now in a position to reply to having taken instructions and advice from others involved in the redevelopment of Oldfield House.

The decision of the Council contained in the Refusal Notice for the proposed development (ref: P/1813/19) was on a single ground which concerned the impact of the development on the character of the area and in particular the character and appearance of the Conservation Area. There was no refusal on grounds of inadequate consultation, and it is the clear view of the officers, who did not comment negatively, and of the School's advisers, that adequate public consultation and community involvement has taken place.

Nevertheless, the School is always willing to consider the views of local residents constructively put forward including by yourself. Please could you make it clear whether you are also acting on behalf of the Harrow Hill Trust. You say in the letter dated 8th November 2020 that you had objections to the original as well as the revised proposal and that you would wish to pursue further discussions based on Options 2, 4 & 5, as described in the Officer Report at paragraph 6.2.7.

I am sure you would understand that before embarking on any further expenditure of costs and time, the School would need to be sure that it would be likely to result in a positive outcome with respect to obtaining planning permission. For this reason, on advice I would ask that your objections to the original and revised scheme are clarified and that you provide a relatively detailed synopsis of what you are proposing, including hand sketches as necessary, so that these can be placed before our advisers for their comment and advice to us. We can discuss the matter further at that stage.

In order that a timescale is set upon this further consultation exercise in order to concentrate all our minds, I would ask that on behalf of the School I receive any further comments from you on or before Friday, 14th January 2021 and the School will get back to you within 7 days thereafter. I can assure you that no decision to appeal the refusal of planning permission will be taken before then.

Yours sincerely,



Miss Katherine Haynes

The John Lyon School
Middle Road Harrow-on-the-Hill
Middlesex HA2 0HN
T: 020 8515 9400
E: enquiries@johnlyon.org
 [@JohnLyonHarrow](https://twitter.com/JohnLyonHarrow)

WWW.JOHNLYON.ORG
Registered charity number 310033

From the Head: KATHERINE HAYNES
BA MEd NPQH

head@johnlyon.org

Mrs Debora Catherall
Chair
Harrow Hill Trust
Harrow-on-the-Hill

18th December 2020

By email to hello@harrowhilltrust.org.uk

Dear Mrs Catherall,

I understand that Dr Simon Less stood down as Chair of the Trust's Planning Committee in October 2020 and therefore I am writing to you as Chair of the Trust as I am not aware of the appointment of his replacement.

The School is considering its position in the light of the refusal of planning permission by the Council Planning Committee members on 18th November 2020 for the redevelopment of Oldfield House. It has been noted that The Harrow Hill Trust made representations to the Council including an objection on 16th October 2020 in respect of the revised scheme submitted in October 2019. The Council engaged in a consultation exercise from 8th October 2020 on the revised scheme and Mr Paul Catherall attended an on-line meeting on 4th November 2020 with the School's planning advisers and scheme architects to discuss the scheme. You may also be aware that attempts were made by our planning advisers, JTS Planning Partnership, to engage with local residents including the Trust through the three Ward Councillors in August/September 2020, but neither the School nor JTS received any response.

There was discussion of the adequacy of consultation at the planning committee meeting by members. However, the decision of the Council contained in the Refusal Notice for the proposed development (ref: P/1813/19) was on a single ground which concerned the impact of the development on the character of the area and in particular, the character and appearance of the Conservation Area. There was no refusal on grounds of inadequate consultation, and it is the clear view of the School's advisers that adequate public consultation and community involvement on alternatives has taken place. This was also the view of the officers, as appears from the Supplementary Addendum Report dated 18th November 2020.

Even though the Trust's representations on this matter to date are not accepted by the School, I am writing to you to give the Trust the opportunity to make any further representations it may wish to make to the School before it makes a decision whether to appeal the refusal of planning permission to the Secretary of State.

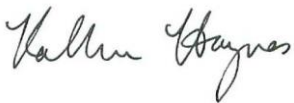
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I am sure you would understand that before embarking on any further expenditure of costs and time, the School would need to be sure that it would be likely to result in a positive outcome with respect to obtaining planning permission. For this reason, on advice, I would ask that your objections to the original and revised scheme are clarified and that you provide a relatively detailed synopsis of what you are proposing, including hand sketches as necessary, so that these can be placed before our advisers for their consideration in further advising the School.

In order that a timescale is set upon this further consultation exercise, to concentrate all our minds, I would ask that on behalf of the School I receive any further comments from you on or before Friday, 14th January 2021 and the School will get back to you within 7 days thereafter. I can assure you that no decision to appeal the refusal of planning permission will be taken before then.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Katherine Haynes'.

Miss Katherine Haynes

Miss K Haynes
John Lyon School
Middle Road
Harrow on the Hill
(By email)

5 January 2021

Dear Miss Haynes

Thank you for your letter dated 15 December, replying to mine of 24 November. Our letter was explicitly on behalf of local residents, not the Harrow Hill Trust. However, if you prefer that the Trust be included in any future discussions, we would be happy to ask if they would participate. Please let us know your preference when you respond to this letter.

We appreciate your need to avoid unproductive expenditure. The cost to the School of exploring alternative schemes must be considerably smaller than an appeal and we do feel optimistic of reaching a positive outcome, assuming of course, that the School is willing to contemplate a proposal based on the footprint of the existing Oldfield House, ie developed from Options 2, 4 & 5. (Having said that, we can see disadvantages to the School in Option 5 and would not see it as a likely agreed solution.) Importantly, we believe that the Council, the community and, we trust, the School would much prefer it if an agreed way forward could be found and accordingly the prospects of obtaining planning permission far greater.

We believe our objections to the rejected scheme are publicly well documented, and don't see the benefit in elaborating on them now. Rather we would prefer to look forward to identifying a better scheme through discussions with you. We would, however, be very open to sharing our ideas with you in advance of an agreed meeting between ourselves and you and your architects with the objective of finding the best scheme based around the Oldfield House footprint.

We're sure you can appreciate why we would be hesitant to share our ideas for better solutions if you might then decide not to meet with us but instead go to appeal. Obviously, we realise that you cannot commit to not appealing after meeting with us, so all we ask is that first, you do agree to meet us, with your architects and an open mind.

Yours sincerely

Ted Allett
On behalf of local residents

alletts@aol.com
07767 230940

From: [Head](#)
To: [Paul Catherall](#); [Vanita Patel](#)
Subject: RE: P/1813/19 Oldfield House HHT reply
Date: 14 January 2021 15:03:34

Email sent on behalf of the Head

Dear Mr Catherall,

Thank you for your email and your comments. I shall be discussing with others the next steps that the School will be taking and will respond further once I have done so.

Yours sincerely

Miss Katherine Haynes

From: Paul Catherall <pcatherall@hotmail.com>
Sent: 12 January 2021 15:41
To: Head <Head@johnlyon.org>; Vanita Patel <Vanita.Patel@johnlyon.org>
Subject: RE: P/1813/19 Oldfield House HHT reply

CAUTION: This email originated from outside of John Lyon. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mrs Patel

Happy new year to you. I would be grateful if you would pass the attached letter to Miss Haynes.

Kind regards

Paul

Paul Catherall

Chair, Harrow Hill Trust Planning Committee

Tel +44(0)2089332363 Mobile +44(0)7768123299

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From: [Head](#)
 To: [Ted & Sue](#)
 Cc: [graham.king](#); [tony.violaris@mac.com](#); [michael@gollingsarchitects.com](#); [Ashley Vickers](#)
 Subject: John Lyon School

Dear Mr Allett,

On behalf of the Head, thank you for your letter of 5th January 2021, received by email.

Miss Haynes will be in contact with you in due course, after the given date of 15th January, or when the School may have received a reply to Miss Haynes's letter to the Harrow Hill Trust containing a similar invitation to that sent to you.

Kind regards

Vanita

From: Ted & Sue <alletts@aol.com>
 Sent: 06 January 2021 11:03
 To: Vanita Patel <Vanita.Patel@johnlyon.org>
 Cc: Michael Gibson <Michael.Gibson@johnlyon.org>; graham.king <graham.duncan.king@gmail.com>; tony.violaris@mac.com; michael@gollingsarchitects.com; Ashley Vickers <vickersashley@hotmail.com>
 Subject: Re: John Lyon School

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Dear Vanita

Please find attached a letter replying to the one from Miss Haynes that you sent on 16 December.
 Happy new year

Ted Allett

On 16 Dec 2020, at 11:06, Vanita Patel <Vanita.Patel@johnlyon.org> wrote:

Dear Mr Allett,

Please find attached a letter from Miss Katherine Haynes, the contents of which are self-explanatory

Kind regards

Vanita

— **Mrs Vanita Patel**
 PA to the Head

Middle Road, Harrow-on-the-Hill, Middlesex, HA2 0HN

Vanita.Patel@johnlyon.org

www.johnlyon.org

Direct Dial: 020 8515 9434

Registered charity number 310033

@JohnLyonHarrow

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 <151220 - Mr E Allett.pdf>



THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

Miss K Haynes
Head
John Lyon School
Middle Road
Harrow on the Hill
HA2 0HN

Holm Oak
Mount Park Avenue
Harrow on the Hill
HA1 3JN

Via email to: head@johnlyon.org

12th January 2021

RE: P/1813/19 Oldfield House

Dear Miss Haynes

A happy new year to you. Thank you for your emailed letter to the Chair of the HHT which was passed to me to respond. I was a HHT planning committee member when Dr Simon Less was Chair and I took over as Chair on 24 November 2020. As you know the HHT wrote on the matter and I have kept in touch with residents and reported back to the committee on this application.

Thank you for reaching out directly as I think there may have been glitches with past communication; with the resident's offer of assistance not being presented directly to yourself and we were not aware of any approach from JTS via Ward Councillors.

We are always delighted to be involved, we have some tremendous, accumulated knowledge of the conservation areas and of the John Lyon site itself, thanks to our members. We have listened to the pros and cons as presented and in our view the case against the previous proposal was overwhelming as would be represented at any appeal.

I am aware of the proposals from nearby residents and we are happy to keep track and to provide comment on their or your proposals. I understand that they have a desire to seek a workable scheme using the current location in compliance or minor expansion with regard to the s106 agreement.

There is often a divergence of view about the cost and temporary disruption between developers and our members who tend to take a longer-term view. If you don't mind me noting that the 21st century vision of previous heads tend not to survive very long.

We have some tremendous school buildings on the Hill, and I marvel and indeed take delight from the many intricate and decorative features which survived costs pressures and made it to be incorporated into the final completed structure. Great modern architecture is welcome and was discussed at the very latest meeting of the HHT planning committee. Perhaps even when given sufficient budget and bold intent to include ingenious solutions including subterranean structures allowing dual function with the space above, and initiatives like green walls and green roofs which are gaining support, but we have yet to see significant adoption in Harrow. Although, I do seem to remember a bold underground parking structure with playground above being formulated in the past for your School.

I hope that you can motivate your current advisors to bridge the differences with local residents, and it may help if those residents were provided with more of a brief such that they may be able to align more with your objectives.

We would be pleased to provide feedback as matters progress.

Yours sincerely

Paul Catherall

Paul Catherall

Chair, Harrow Hill Trust Planning Committee

pcatherall@hotmail.com

From: [Head](#)
To: [Paul Catherall](#); [Vanita Patel](#)
Subject: RE: P/1813/19 Oldfield House HHT reply
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Email sent on behalf of the Head

Dear Mr Catherall,

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Yours sincerely

Miss Katherine Haynes

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Paul

Paul Catherall

Chair, Harrow Hill Trust Planning Committee

Tel +44(0)2089332363 Mobile +44(0)7768123299

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 Subject: John Lyon School

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Vanita

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 To: Vanita Patel <Vanita.Patel@johnlyon.org>
 Cc: Michael Gibson <Michael.Gibson@johnlyon.org>; graham.king <graham.duncan.king@gmail.com>; tony.violaris@mac.com; michael@gollingsarchitects.com; Ashley Vickers <vickersashley@hotmail.com>
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Kind regards

Vanita

— **Mrs Vanita Patel**
 PA to the Head

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Vanita.Patel@johnlyon.org

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Direct Dial: 020 8515 9434

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@JohnLyonHarrow

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 <151220 - Mr E Allett.pdf>

Miss K Haynes
John Lyon School
Middle Road
Harrow on the Hill
(By email)

16 March 2021

Dear Miss Haynes
Redevelopment of Oldfield House

I wrote to you last November on behalf of local residents offering to meet with yourselves and your architects with the aim of finding the best scheme based around the current Oldfield House footprint. We did this in the belief that all involved would much prefer it if an agreed way forward could be found.

Following an exchange of letters (yours of 15 December and ours of 5 January) you emailed to say that you would be in contact with us after 15 January when you had heard from the Harrow Hill Trust.

We understand that the Trust has replied to you and wondered when we might hear from you about meeting with us.

Yours sincerely

Ted Allett
On behalf of local residents

alletts@aol.com
07767 230940

From the Head: KATHERINE HAYNES
BA MEd NPQH

head@johnlyon.org

Mr P Catherall
Chair
Harrow Hill Trust
Harrow-on-the-Hill

23rd March 2021

By email only: pcatherall@hotmail.com

Dear Mr Catherall,

Further to earlier correspondence, I am writing to inform you that the School has only very recently come to a final conclusion concerning the way forward regarding the redevelopment of Oldfield House. The decision has been a complex one.


Like the Harrow Hill Trust, Mr Allett, on behalf of local residents, has also chosen not to put forward any details of the alternative scheme that they were seeking in place of the appeal proposal and also made the general point that they preferred that the new replacement building be located on the site of the existing building. You will of course recall that this was a matter that was the subject of a report presented to the Council by our architects as part of the planning application process.

We have carried out a review of the case with a number of new consultants which has taken longer than we first anticipated. The review gave very careful consideration to the options available including revisiting the proposal put forward by you for construction of a new building on the site of the existing Oldfield House. Having fully considered all the evidence including the representations made to us by you, and having taken into account legal advice as well as the advice of consultants, the School has decided to appeal the refusal of the Council to grant planning permission. Once the appeal papers are finalised, an appeal will be made against the refusal of the planning application by the Council. We will also be seeking consent under section 106A for the s106 Agreement to be considered on appeal by the Secretary of State.

It is fair to say that the School was disappointed that no detailed information was forthcoming about the alternative scheme or schemes which you were considering. We shall of course remain open to receive details of any alternative that you may wish us to consider, but in their absence we shall deal with the generality of the option you propose in the evidence presented by the School on appeal.

A letter to like effect has been sent to Mr Allett.

Yours sincerely,



Miss Katherine Haynes

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From the Head: KATHERINE HAYNES
BA MEd NPQH

head@johnlyon.org

Mr E Allett
25A Middle Road
Harrow-on-the-Hill

By email only: alletts@aol.com

23rd March 2021

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A letter to like effect has been sent to Mr Paul Catherall on behalf of the Trust.

Yours sincerely,



Miss Katherine Haynes

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Caring for the heritage of the Hill and its future

Miss K Haynes
Head
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Middle Road
Harrow on the Hill
HA2 0HN

Holm Oak
Mount Park Avenue
Harrow on the Hill
HA1 3JN

Via email to: head@johnlyon.org

31st March 2021

RE: P/1813/19 Oldfield House

Dear Miss Haynes

Thank you for your emailed letter of 23rd March and I appreciate you keeping us informed.

In my previous letter on the subject, I offered to be involved and to provide you with comments on proposals arising from the resident's group or your own proposals. I appreciate you considering our previous comments however, you now express disappointment that we have not sent to you a detailed alternative scheme. I find this puzzling as I am not aware of the Trust ever having produced detailed schemes for applicants. This is because we do not have a mandate to produce plans for residents or institutions.

You refer to a document which was presented to the Council by your architects as part of the planning process. If you remember the planning process adopted here involved a deferral. The intent was not for you and your architects to unilaterally produce such a document, but, and the audio transcript makes clear, it was discussed that the deferral was to provide you with the opportunity to involve the residents and the Trust before returning with, hopefully, amended plans. You chose not to do so. The unchanged application was refused for reasons mentioned by residents, the Trust and previously highlighted to you by Councillors.

In my letter of 12th January my suggestion was for your advisers to fully brief the resident's group so that their scheme(s) would have more chance of being adopted. I do not believe that this was accepted.

I understand that the residents simply asked to meet. I do not believe you accepted their invitation.

From your recent letter it is clear that you have put considerable effort into new deliberations and consultation with advisors. It is a disappointment that this has not included the resident's group who offered their time and local knowledge to seek a workable solution for you based on a combination of ideas from your architects.

It is also disappointing that once again the Trust will be presented with a finalised plan without the opportunity to use our extensive local knowledge to comment during what you say was a lengthy process.

With you having come to a final conclusion and appeal started, it would appear that there has been a missed opportunity.

Yours sincerely

Paul Catherall

Paul Catherall

Chair, Harrow Hill Trust Planning Committee

pcatherall@hotmail.com

To the Head
John Lyon School
By email

9 April 2021

Dear Miss Haynes,

Re Oldfield House Development

Thank you for your letter of 23 March 2021 in which you express your intention to go to appeal.

We are surprised that you have reached this conclusion without any consideration or discussion of the alternative plan that we offered to table in a meeting with your architects and consultants. It is disappointing that you have now twice declined our invitation to do so following the refusal of P/1813/19. It is particularly difficult to reconcile your refusal to meet with your stated view that the School has "considered all the evidence" in reaching your decision to go directly to an appeal.

We of course accept that the decision on how to proceed in this matter is your prerogative, and we note that you remain open to receive further details. As local residents we have no wish to thwart the School's ambitions, but not at the cost to local amenity or in significant breach of Planning policies and legal agreements. We believe that there is merit to our suggested solution and in the spirit of trying to find an acceptable solution enclose high level plans with brief notes, which we are happy for you to share with your consultants.

Yours sincerely,

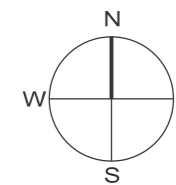
Ted Allett

On behalf of local residents



CURRENT PLANNING PROPOSAL

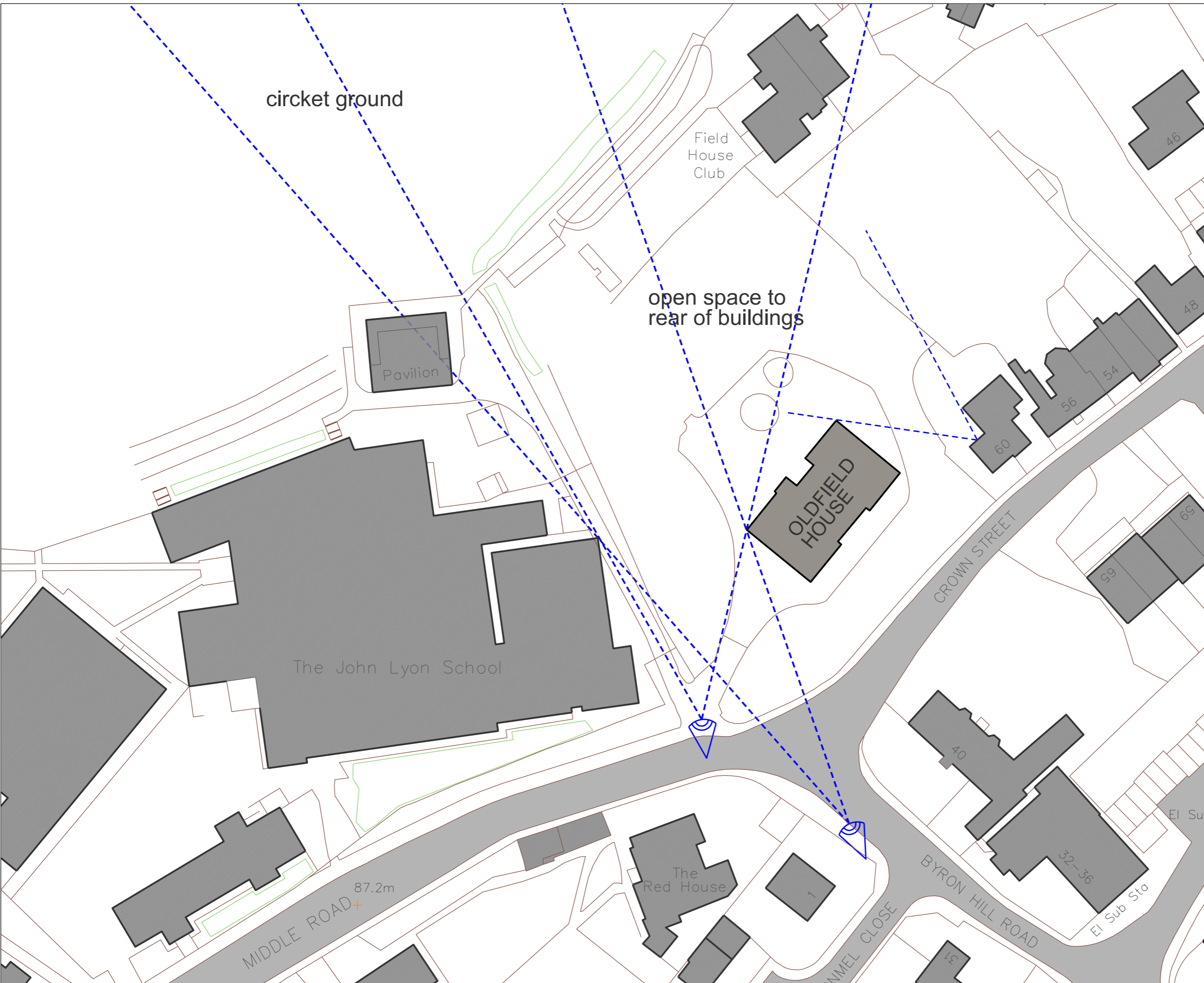
4 storeys plus basement



PROJECT
John Lyon School, new STEAM building

TITLE
JLS Proposed planning scheme

SCALE
DATE
Nov 2020



open space to rear of buildings

cricquet ground

Pavilion

Field House Club

OLDFIELD HOUSE

The John Lyon School

The Red House

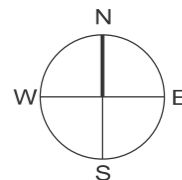
CROWN STREET

MIDDLE ROAD

BYRON HILL ROAD

NMEL CLOSE


**EXISTING
OLDFIELD
HOUSE**
3 storeys



PROJECT
John Lyon School, new STEAM building

TITLE
JLS Existing Oldfield House

SCALE
DATE
Nov 2020

 Existing Oldfield House

Advantages:

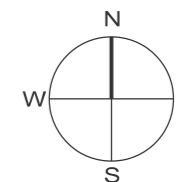
1. Short term benefit of reducing the need for temporary classrooms during construction works.
(Note this is only a benefit to the school, and is at the expense of local heritage.)

Disadvantages:

1. Detrimental impact on the character of the CA and local heritage assets
2. Detrimental impact on neighbouring residents' amenity, with respect to outlook, daylight, privacy, particularly in relation to no.60 Crown Street.
3. Fails to respond to the historic pattern of development along Crown Street & the HOTH Village CA, given proposal does not address Crown Street and is built in open space, corresponding to neighbouring gardens to the east
4. Detrimental loss of existing open space.
5. Inappropriate siting, bulk, mass and proportion.
6. Detrimental impact on views looking north at the junction of Crown St and Middle Rd.
7. Detrimental impact on views south & south-east across the cricket ground towards Field House.
8. Fundamentally contradicts the S106 agreement with respect to building in prohibited open area.

CURRENT PLANNING PROPOSAL

4 storeys plus basement

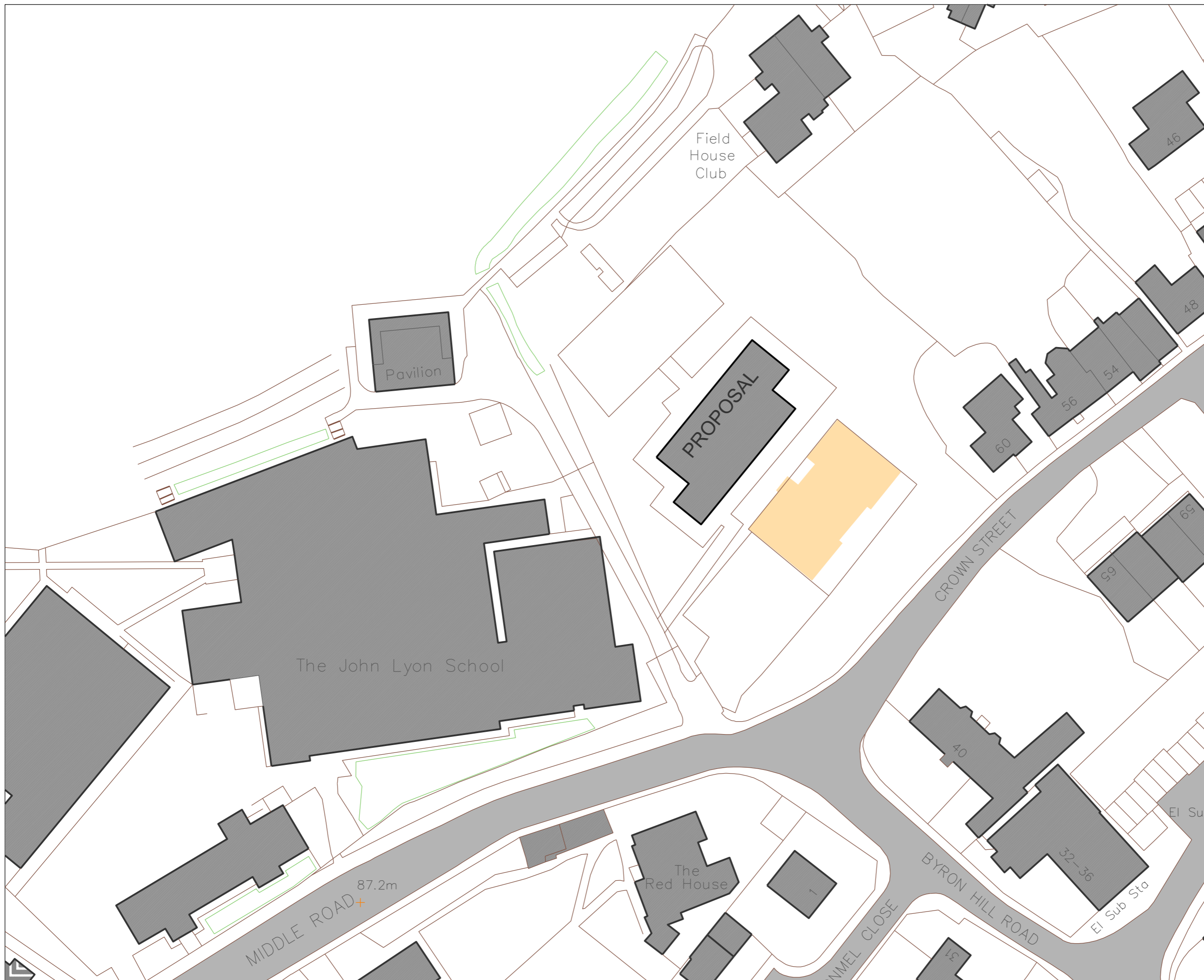


PROJECT
John Lyon School, new STEAM building

TITLE
JLS Proposed planning scheme

SCALE
DATE
Nov 2020

 Existing Oldfield House



Advantages:

(as evaluated by JLS' Architect)

1. Proved street frontage to Crown St
2. Improves sightline of some neighbours
3. Less extensive landscaping required
4. Larger ground floor hall

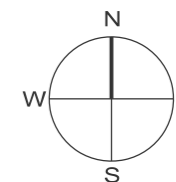
Disadvantages:

(as evaluated by JLS' Architect)

1. Enlarged footprint contrary to S106
2. Increased length of building reduces parking & increases visual impact on CA
3. Taller than Oldfield House , greater impact on streetscape
4. Compromised design & appearance
5. Compromised internal layout
6. No secondary play area
7. Overlooking to no.60
8. Lost opportunity to enhance entrance and townscape down Piggy Lane

JLS ALTERN. OPTION 4


3 storeys

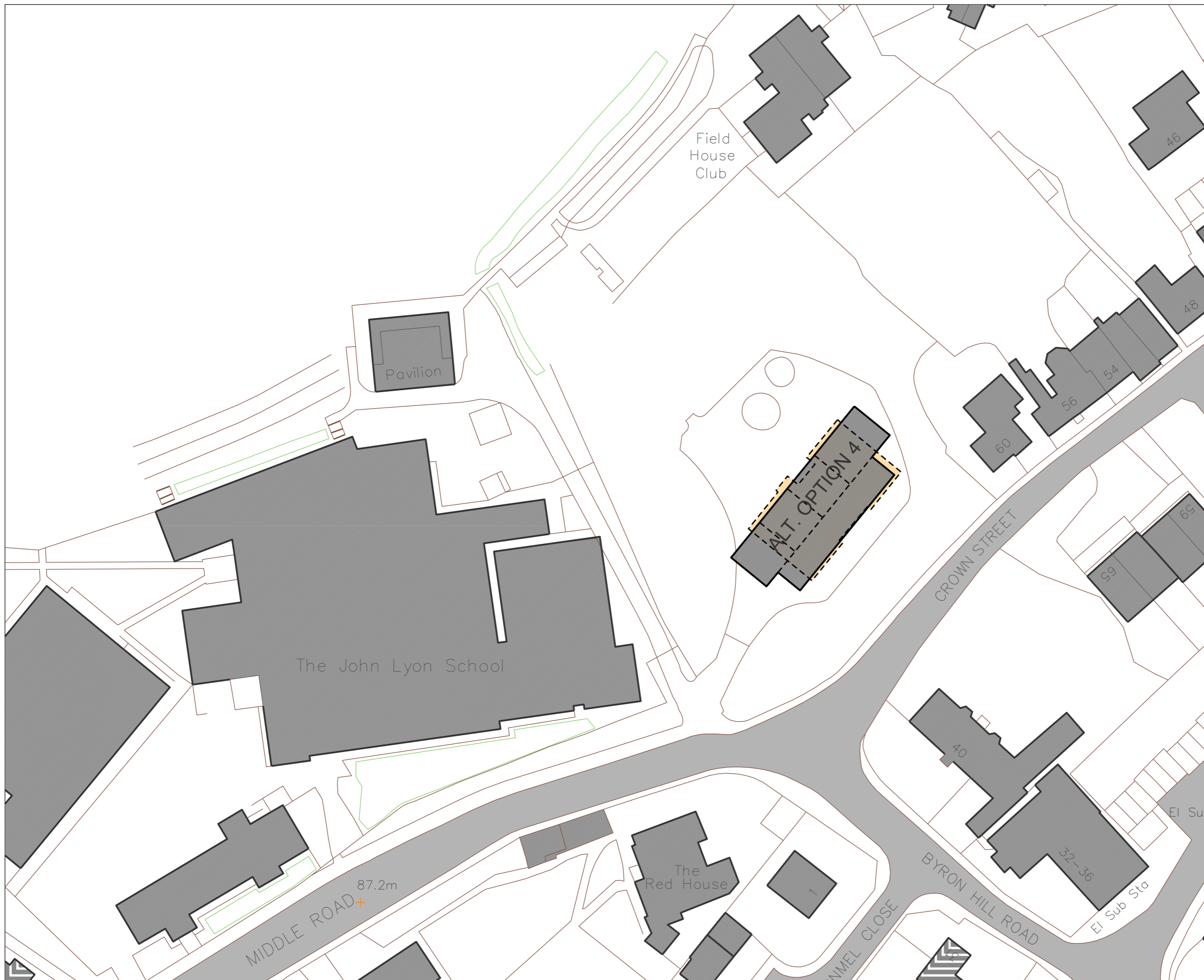


PROJECT
John Lyon School, new STEAM building

TITLE
JLS Existing Oldfield House

SCALE
DATE
Nov 2020

 Existing Oldfield House



Advantages:

1. Building addresses Crown St, following the pattern of development & maintaining the open space to the north.
2. With careful design development the proposal would preserve or enhance the character of the CA and the setting of heritage assets.
3. By altering the orientation and massing the proposal would address the concerns raised by the JLS Architect in relation to Opt4.
4. Altered massing and orientation relates better to urban grain, scale and rhythm.
5. The proposal would preserve or enhance the views looking north from the junction of Crown St and Middle Rd.
6. The proposal would preserve the views across the cricket ground, ensuring the prominence and setting of Field House is maintained.
7. Retains parking area in current proposals.
8. Retains landscaping benefits down Piggy Lane and via new entrance.
9. Makes use of historic entrance on Crown St as secondary entrance/ exit.

Disadvantages:

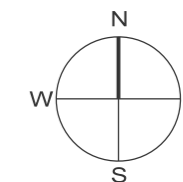
1. Requires short term temporary classrooms during construction works.
2. Requires minor amendment to S106 (but not fundamental re-writing of the principle of S106)

Note on design:

It is recognised that the design would require significant design development, however this would be based on sound, strategic architectural moves borne out of a reasoned response to the historic context and amenity of neighbours.

RESIDENT ALTERN. OPTION 4a


3 storeys

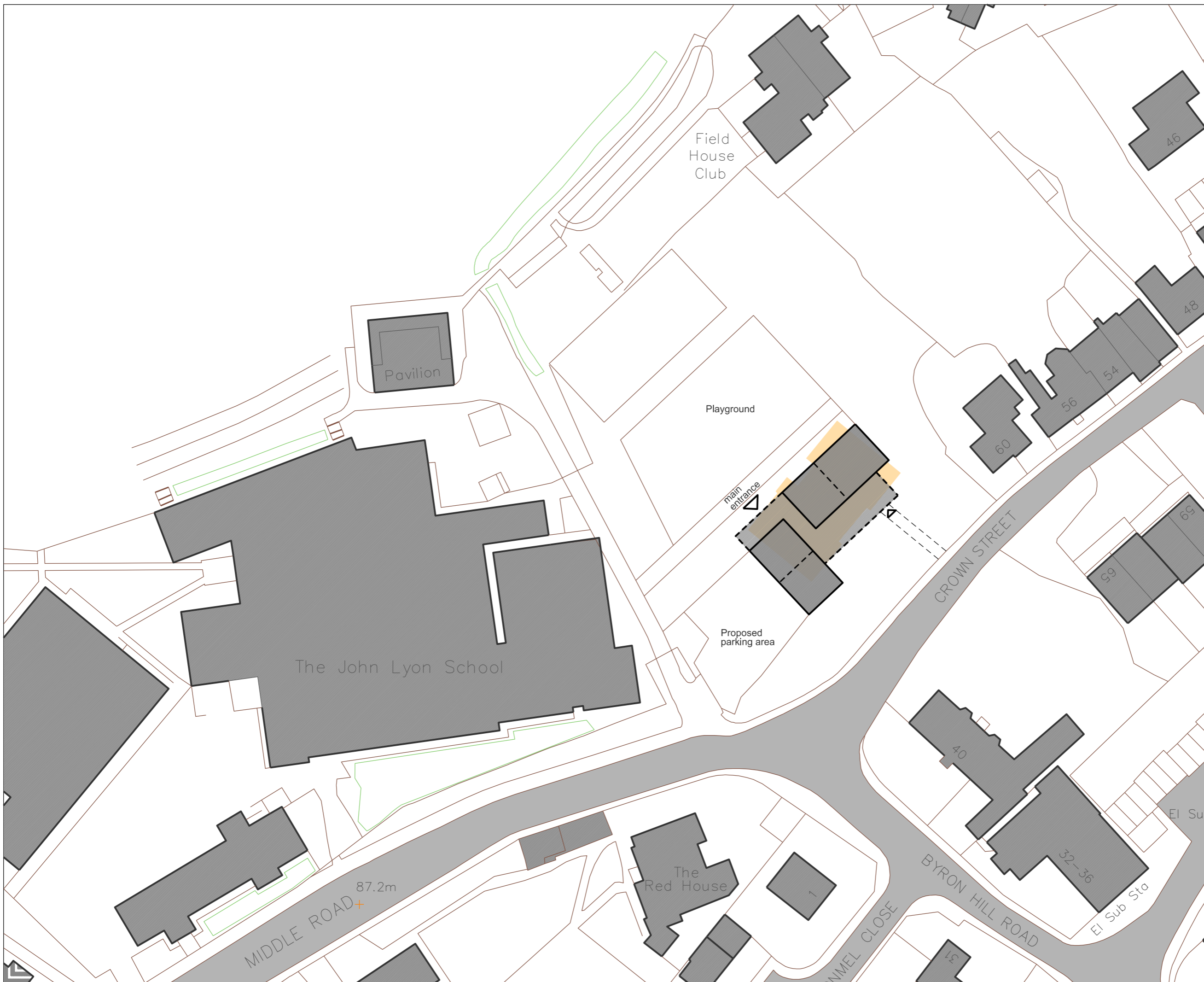


PROJECT
John Lyon School, new STEAM building

TITLE
JLS Existing Oldfield House

SCALE
DATE
Nov 2020

 Existing Oldfield House



Advantages:

1. Building addresses Crown St, following the pattern of development & maintaining the open space to the north.
2. With careful design development the proposal would preserve or enhance the character of the CA and the setting of heritage assets.
3. By altering the orientation and massing the proposal would address the concerns raised by the JLS Architect in relation to Opt4.
4. Altered massing and orientation relates better to urban grain, scale and rhythm.
5. The proposal would preserve or enhance the views looking north from the junction of Crown St and Middle Rd.
6. The proposal would preserve the views across the cricket ground, ensuring the prominence and setting of Field House is maintained.
7. Retains parking area in current proposals.
8. Retains landscaping benefits down Piggy Lane and via new entrance.
9. Makes use of historic entrance on Crown St as secondary entrance/ exit.

Disadvantages:

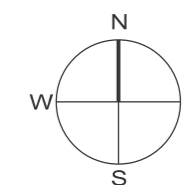
1. Requires short term temporary classrooms during construction works.
2. Requires minor amendment to S106 (but not fundamental re-writing of the principle of S106)

Note on design:

It is recognised that the design would require significant design development, however this would be based on sound, strategic architectural moves borne out of a reasoned response to the historic context and amenity of neighbours.

RESIDENT ALTERN. OPTION 4a

3 storeys ■

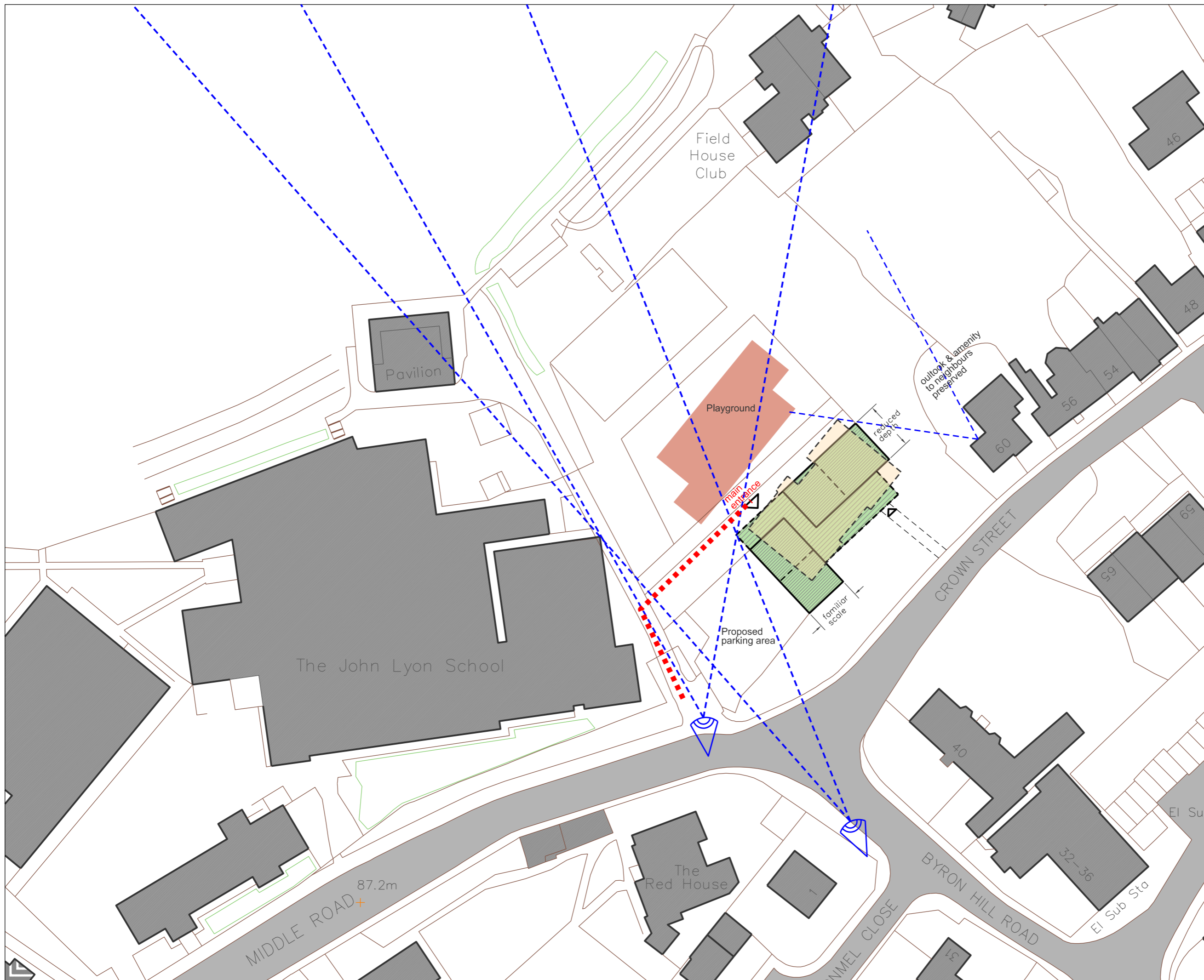


PROJECT
John Lyon School, new STEAM building

TITLE
JLS Existing Oldfield House

SCALE
DATE
Nov 2020

Existing Oldfield House Current JLS proposal



From the Head: KATHERINE HAYNES
BA MEd NPQH

head@johnlyon.org

Mr P Catherall
Chair
Harrow Hill Trust
Harrow-on-the-Hill

19th April 2021

By email only: pcatherall@hotmail.com

Dear Mr Catherall,

Thank you for your letter dated 31st March 2021 sent by email. It is my understanding that the position of the Trust is that you are again seeking a meeting with the School to discuss the construction of a replacement building for the existing Oldfield House in the same or similar location to that of the existing building.

As you are aware and mention in your letter, the School and the Council have already considered alternatives in detail including constructing a replacement building on the same site as the existing building. The School submitted to the Council in 2020 a report of its architects Curl la Tourelle Head entitled "Alternative Sites Study" demonstrating why this would not be acceptable. This followed deferral of the planning application decision in January 2020 at the request of the planning committee. The architects' Study was the subject of public consultation in October and November 2020 including meetings with representatives of residents, accepted by the Council's Officers who made a positive recommendation to the committee, and the subject the Supplementary Addendum Report of officers to the planning committee meeting held on 18th November 2020. The officers concluded "It is considered that the Local Planning Authority carried out the request of the Committee by exploring alternatives with the applicant and consulting with the local residents, allowing them to put their views forward". As far as I am aware, no evidence has been received by the School or the Council from you at any time to doubt the contents of that report or its conclusions.

The correspondence received from you subsequent to the decision of the Council in 24th November 2020 refusing planning permission has concerned a request by you for a meeting with the School to discuss the 'same site' option further. On behalf of the School I welcomed this and requested details from you of your proposals before a meeting is held in order that the meeting would be focused, the merits of such a proposal could be properly examined in advance by the School's consultant team and that unnecessary costs could be avoided or at least minimised. This was both logical and fair in all the circumstances and the School's request was made on the basis of both planning and legal advice. You made your position clear in correspondence in reply that you were not willing to put forward details and on that basis the appeal submission has been prepared, again as I made clear in earlier correspondence.

The John Lyon School
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Middlesex HA2 0HN
T: 020 8515 9400
E: enquiries@johnlyon.org
 [@JohnLyonHarrow](https://twitter.com/JohnLyonHarrow)

WWW.JOHNLYON.ORG
Registered charity number 310033

The School's position remains the same as previously stated in correspondence between us and it is on our consultants' and legal advice that the School is to lodge an appeal in the near future.

Yours sincerely,

A handwritten signature in cursive script that reads "Katherine Haynes". The signature is written in black ink and is positioned below the closing "Yours sincerely,".

Miss Katherine Haynes

From the Head: KATHERINE HAYNES
BA MEd NPQH

head@johnlyon.org

Mr E Allett
25A Middle Road
Harrow-on-the-Hill

By email only: alletts@aol.com

19th April 2021

Dear Mr Allett,

Thank you for your letter dated 9th April 2021 received by email with enclosures. It is my understanding that the position of the residents you represent is that they are again seeking a meeting with the School to discuss the construction of a replacement building for the existing Oldfield House in the same or similar location to that of the existing building. The enclosures indicate the form of development you and the residents propose, which is helpful to understand more clearly the case being made by them.

As you are aware, the School and the Council have already considered alternatives in detail including constructing a replacement building on the same site as the existing building. The School submitted to the Council in September 2020 a report of its architects Curl la Tourelle Head entitled “Alternative Sites Study’ demonstrating why this would not be acceptable. This followed deferral of the planning application decision in January 2020 at the request of the planning committee. The architects’ study was the subject of public consultation in October and November 2020, including meetings with representatives of local residents. Its conclusions were subsequently accepted by the Council’s Officers who made a positive recommendation to the committee, and was the subject of the Supplementary Addendum Report of officers to the planning committee meeting held on 18th November 2020. The officers concluded: “It is considered that the Local Planning Authority carried out the request of the Committee by exploring alternatives with the applicant and consulting with the local residents, allowing them to put their views forward”. As far as I am aware, prior to the attachment to your letter dated 9th April 2021, no evidence was received by the School or the Council at any time to challenge the contents of that report or its conclusions.

The correspondence received from you subsequent to the decision of the Council on 24th November 2020 refusing planning permission has concerned a request by you for a meeting with the School to discuss the ‘same site’ option further. On behalf of the School I welcomed this and requested details from you of your proposals before a meeting is held in order that the meeting would be focused, the merits of such a proposal could be properly examined in advance by the School’s consultant team and that unnecessary costs could be avoided or at least minimised. This was both logical and fair in all the circumstances and the School’s request was made on the basis of both planning and legal advice. This followed your letter dated 5th January 2021 where you made it clear that you did not see the benefit in elaborating on the objections previously made but suggested identifying a better scheme through discussions.

As I made clear in my letter dated 23rd March 2021, the School carried out a review of the case with a number of new consultants including revisiting your proposals. The conclusion reached was, on advice, to

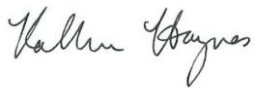
The John Lyon School
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appeal the refusal of planning permission and the appeal submission is being prepared by the School. Having considered your 'high level plans with brief notes' accompanying your recent email, the position of the School remains the same as previously stated in correspondence between us. The advice that it has received from its advisers and consultants is that your proposal does not meet the terms of the brief and would be an unacceptable and significantly inferior alternative to the revised proposal the subject of the planning application. The School will make its case clear in its evidence submitted on appeal.

I thank you for taking the trouble to draw up the plans and am sorry that we are unable to reach agreement on the way forward.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Katherine Haynes'.

Miss Katherine Haynes