

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. Report of the Head of Planning, Sport and Green Spaces**Address** PINKWELL PRIMARY SCHOOL PINKWELL LANE HAYES**Development:** Non-material amendment to planning permission ref: 11242/APP/2012/3116 dated 08/03/13 (expansion of school to include stand alone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping) to make changes to the external finishes of the nursery extension.**LBH Ref Nos:** **11242/APP/2014/2637****Drawing Nos:** 7555 D PL600 (Elevations)
2 x photographs of nursery**Date Plans received :** 14/07/2014**Date(s) of Amendment(s):****Date Application Valid:** 14/07/2014**1. DETAILS**

Pinkwell Primary School occupies an approximately 4.3 hectare irregularly shaped plot located on the southern side of Pinkwell Lane in Hayes. The main school building, a part single-storey part two-storey flat-roofed building, and the playground, occupy the northern part of the site. The playing fields occupy the southern part of the site. A number of temporary classroom blocks are located towards the centre of the site.

The school site is bounded to the north by Pinkwell Lane, beyond which is Pinkwell Park and residential properties; to the east by Harlington Community School; and to the south and west by open land falling within the Green Belt. Residential properties fronting Pinkwell Lane abut part of the western boundary.

Planning permission ref: 11242/APP/2012/3116 dated 08/08/13 was granted for the expansion of the school to include a stand alone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping.

This application seeks a non-material amendment to the approved scheme to alter previously proposed brick work to the nursery building extension to white render. The applicant has advised that the reason for the change is due to the lead in time associated with bricks to match the existing building and the need to complete the building within programme.

The works have already been carried out and elevational drawings and photographs have been provided. The use of white render in place of brick work represents a relatively minor change and is considered to be visually acceptable in this instance.

In conclusion, in view of the limited resulting visual impact of the alterations on the wider school site and surrounding area, it is recommended that they are approved as non-material minor amendments to planning permission ref: 11242/APP/2012/3116 dated 08/08/13.

2. RECOMMENDATION**APPROVAL**

INFORMATIVES

1

You are advised that the non material amendment hereby approved should be read in conjunction with the original planning permission and does not mitigate the need to abide by all the planning conditions attached to that consent (11242/APP/2012/3116).

3. **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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