

Planning Department

London Borough of Hillingdon
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13th April 2021

nexusplanning.co.uk

Dear Sir/Madam,

Location: Northwood College, Maxwell Road, Northwood, HA6 2YE

Proposal: Improvement works to the facade of the school catering block to include the replacement of the existing canopy and the redesign and replacement of ventilation equipment.

Introduction

On behalf of our client, the Girls' Day School Trust (GDST) ("the Applicant") this application for Planning Permission is being submitted for external improvement works including the replacement of the existing canopy and the redesign and replacement of ventilation equipment ("the Proposed Development") at Northwood College, Northwood, London HA6 2YE ("the Site").

The application has been submitted electronically, via the Planning Portal and in addition to the Planning Application Form, Certificate of Ownership and this Planning Covering Letter, is supported by the following documents:

- Location Plan ref:0014359027-07 (Rider Levett Bucknall)
- Site Plan ref:0014359027-08 (Rider Levett Bucknall)
- Existing site photos
- Specification details (KP Wilde Consulting)
- Existing Site Plan ref: 0014359027-05 (Rider Levett Bucknall)
- Existing Elevations Drawing 1 ref: 0014359027-01 (Rider Levett Bucknall)
- Existing Elevations Drawing 2 ref: 0014359027-01 (Rider Levett Bucknall)
- Proposed Site Plan ref: 0014359027-06 (Rider Levett Bucknall)
- Proposed Elevations Drawing 1 ref:0014359027-03 (Rider Levett Bucknall)
- Proposed Elevations Drawing 2 ref:0014359028-04 (Rider Levett Bucknall)
- Proposed Section Drawing ref:0014359027-07 (Rider Levett Bucknall)
- Environmental Noise Survey and Plant Noise Assessment Report (Hann Tucker Associates)

London

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Reading

The Application Site

The application site is part of Northwood College and is located at the east of the school site, in between the main school entrance building and the existing car park (where planning permission has been granted for a new science building – ref: 2082/APP/2019/4105). It comprises a catering block which currently accommodates the main school kitchen and dining area. The school is within Northwood Town Centre and Green Lane Conservation Area and the catering block is locally listed (serial no: 161).

Proposed Development

The Proposed Development is for the replacement of the external canopy on the southern elevation (fronting Maxwell Road) and the redesign and replacement of ventilation equipment on the southern and western elevations of the canteen block.

The existing kitchen extract fan discharges through a grille in a window on the building's southern elevation. In order to avoid discharging onto the new science building green roof, the extract will be moved to the western elevation. The window on the southern elevation will be reinstated and its cill height raised to allow for the new building to enclose up to it. A new louvre is proposed on the building's southern elevation and the existing louvre (also located on the southern elevation) will be replaced. Both louvres will be extruded aluminium and finished in white to match the external joinery. Please see '*photos of the existing site – ventilation equipment*' for the exact location of existing and proposed ventilation equipment.

The replacement canopy will cover the area used to temporarily store food trolleys, which provide school meals to various buildings on site, and to provide cover when the school is receiving deliveries. The external fridge that is currently located beneath the canopy will be disposed of.

The timber fencing and gate fronting the canopy will be replaced as part of the new science building development (reference: 2082/APP/2019/410). These details have already been approved by the local planning authority.

Further details of the proposal and its design can be seen in the plans submitted alongside this letter. We have had initial, informal discussions with the Council about these proposals, where support for them was indicated.

Planning Policy Context

The Development Plan for Hillingdon Borough Council comprises of:

- Local Plan Part 1: Strategic Policies (adopted 2012 as the Core Strategy);
- Local Plan Part 2: Development Management Policies (adopted January 2020); and
- The London Plan (2021 as amended).

In addition, the following are also material considerations in the determination of this application:

- National Planning Policy Framework ("the NPPF") (2019); and
- National Planning Practice Guidance (NPPG).

Whilst not part of the Development Plan, a Conservation Area Appraisal document for Green Lane and Northwood Town Centre Conservation Area was published in September 2019 which covers the Application Site.

Planning Assessment

The principle of works to facilitate the operations of the school should be found acceptable, given the current use of the site for education.

Policy BE1 (Built Environment) of the Local Plan Part 1 requires all new development to improve and maintain the quality of the built environment. As well as improving the quality of the School's facilities, in consistency with this policy the proposal will significantly improve the appearance of the catering block with the introduction of an attractive new canopy that would replace the existing structure which appears tired and is in need of repair. The proposed materials will match the existing materials used on site, allowing for continuity along Maxwell Road. The proposed roof tiles in particular will be a significant visual improvement to the existing uPVC roofing.

As evidenced in the accompanying plans, the dimensions of the canopy will be broadly the same as existing. The proposed canopy protrudes slightly further from the catering block than the existing structure in order to provide enough space to store the kitchen trolleys. This will allow for a much neater appearance to this area of the school where currently trolleys do not fit under the canopy and are required to be stored in the front car park area. The disposal of the existing external fridge will also significantly improve the external appearance of the site. The canopy will not protrude any further than the existing building line fronting Maxwell Road. Further screening will be provided by the fencing fronting the canopy, as approved under application reference 2082/APP/2019/410.

Similarly, the removal of the existing kitchen extract fan on the building's southern elevation will provide a significant visual improvement, especially as this part of the building can be viewed from outside of the site. The louvre will be finished in white to match external joinery and not protrude from the building.

The replacement ventilation extract duct proposed on the upper part of the window on the building's western elevation would be subservient in nature and its location means it would not be visible from outside of the school grounds. For this reason, the western elevation was considered a preferable location for the extract over the southern elevation (where it is currently located).

We therefore consider that these proposed works, which would enhance the appearance of the building, will provide for an overall positive visual enhancement to the Locally Listed Building and Conservation Area. This is supported by Policy DMHB 1 (Heritage Assets), Policy DMHB 4 (Conservation Areas), Policy DMHB3 (Locally Listed Buildings) and Local Plan Policy HE1 (Heritage).

An Environmental Noise Survey and Plant Noise Assessment Report has been submitted which assesses the impact of the proposed development on nearby noise sensitive receptors. The assessment recommends mitigation measures in order to control the plant noise emission in line with the requirements of the Local Planning Authority. This includes installing an attenuator to the kitchen extract fan. With the mitigation measures in place the plant should not result in a noticeable impact on neighbouring properties. The ventilation equipment also includes grease and odour control measures. In line with Policy EM8 (Land, Water, Air and Noise) it can therefore be concluded that the proposal would not have an adverse impact to the amenities of neighbouring residents.

Summary and Conclusion

The principal of the development has been established through the existing use of the site. The proposal will allow for the improvement of the school facilities on site as well as improvements to the visual amenity of the Locally Listed Building and Conservation Area providing a positive contribution to its local character and distinctiveness. We therefore consider that the proposal is in line with Local, National and regional policy and

permission should be granted without delay in accordance with the expectations of the National Planning Policy Framework.

We look forward to receipt of validation. However, if you have any queries, please do not hesitate to contact me.

Many thanks in advance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Amy Stone', with a horizontal line extending to the right.

Amy Stone
Principal Planner