

PLANNING STATEMENT

North Bridge House School, 1 Gloucester Avenue, London NW1 7AB

Use of Existing Roof as Science Garden With 2 Metre High Sandblasted Glass Surround

Prepared on behalf of Cognita Schools Ltd

December 2021

Planning Statement

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Section 1 INTRODUCTION

North Bridge House School comprises a series of buildings providing education from nursery years to sixth form.

The Prep School is housed at 1 Gloucester Avenue in the London Borough of Camden and at Canonbury in the London Borough of Islington.

The school thrives and provides high quality education for the pupils.

There is a need to provide for more effective outdoor teaching space at the school and the school wish to utilise the lower first floor flat roof as a science garden. This area sits behind the main 4 storey school building which fronts onto the A4201 Gloucester Gate, the three storey pitched roof tiled building facing towards Regal Lane and 3 storey upper level flat roof building towards Gloucester Avenue.

The roof terrace can only be seen from a narrow oblique viewpoint on Gloucester Avenue and not from any other public land being set behind the buildings described above and the adjacent new flats in Gloucester Avenue and Regal Lane.

The roofspace is accessed directly from a large classroom (which can be sub divided) and it has within it 3 raised roof lights, which allow light into the classrooms on the floor below. The proposal is to retain two of these raised rooflights in situ, but to protect them with external raised surround and to the outside of this a lowered seating area. This assists both safety but also ensures they can fulfill their science function with integral planters. and for safety to utilise them as an outdoor seating area as well as planting troughs so that pupils can grow plants and vegetables and to be able to learn about science and the environment in an outdoor setting as part of the curriculum.

An Operational Management Plan accompanies the application, which sets this out in more detail.

The boundary of the science garden will be a 2 metre high glass balustrade. This is to be of sandblasted glass to ensure privacy for both pupils and also for privacy for the neighbouring flats along Gloucester Avenue and Regal Lane.

The proposal does not generate any additional pupil numbers, and is purely to provide a high quality outside science garden to meet curriculum requirements.

The proposals have been carefully designed both in terms of location, but also extent and materials to ensure the proposals respect and enhance the Primrose Hill Conservation Area.

The proposals are not considered to adversely impact on surrounding residential amenity.

This statement provides the planning justification for the proposed development having regard to National Planning Policy, the Development Plan and other material considerations.

This Planning Statement demonstrates that the proposals will be a positive gain for the pupils and parents and will benefit Camden Council through its education provision.

A Design/Access and Heritage Statement from MAP Architecture accompanies this application.

An acoustic report from ACA Acoustics accompanies the application

- Section 2 describes the background context of Cognita Schools Ltd
- Section 3 describes the site and surrounding area.
- Section 4 sets out the relevant planning policy framework.

- Section 5 provides the justification for planning permission.
- Section 6 sets out the conclusions.

Section 2 BACKGROUND CONTEXT

Cognita, owner of North Bridge Prep School, was formed in 2004. The company employs over 2,900 teachers and support staff in 56 schools across the UK and international schools in Brazil, Spain, Singapore, Vietnam and Thailand. There are over 15,200 pupils on the roll of these schools. The schools fit a broad profile, including Pre-Prep, Prep and Senior Schools.

Over the years, Cognita has championed the values that are important to millions of parents across the country 'The basic skills of literacy and numeracy; a broad and balanced curriculum which excites all children; a secure, disciplined learning environment in which each child is known and valued; we do not need to reinvent the 21st century'. 'What we want is what concerned parents have always wanted: teachers who care equally about the subjects they teach and the children for whom they are responsible, who have the highest possible expectations of each and every one of their pupils, and who can keep order and explain ideas with clarity and enthusiasm that captures the child's imagination'.

Cognita's vision is to own and manage a family of independent schools, each of which enjoys an excellent reputation within its community. Each school's reputation will grow as a result of consistently meeting the aspirations that parents have for their child's education. Their child will be happy and enthusiastic about the school. The school will be seen to

invest in its relationship with individual parents and it will be recognised as keen to nurture a culture that treats parents as customers.

The Group will implement three key strategies in all its schools, in order to deliver this vision. It will:

- Protect, preserve and develop the atmosphere, ethos and culture of each school so that it promotes its own identity
- Recruit, retain and develop very good teachers in order to provide the very best education. It will therefore recruit and retain the best head teachers, invest in regular and appropriate staff development programmes, develop programs to support, measure, review and reward excellent performance, foster best practice initiatives between schools and departments, implement regular internal quality control reviews that audit education delivery and performance, and invest in the development and maintenance of a broad and balanced curriculum.
- Develop excellent communications between the school and its parents through frequent and routine communications, easy access to information, the provision of easy access of staff at all levels, regular forums including staff and parents,

the promotion of schemes to encourage parental involvement, programs that adopt appropriate technologies.

this objective and allow the school to meet national curriculum requirements.

The group will exercise four unique sources of competitive advantage in developing these strategies. The Group:

- Maintains a staff of leading educationalists, who are very successful and experienced in education, in teaching and in the development of schools
- Is run by professional management, who have broader business skills than are to be found in most schools
- Has access to funds for the development of people, organisation, facilities and systems infrastructure
- Enjoys the benefits of scale of being a large group. It employs a large cadre of excellent teachers, able to exchange best practice experiences, it is financially robust and it can deliver savings and efficiencies through its support services

School objectives

North Bridge House Prep School provides pupils with a high quality education and to deliver this to meet current Government objectives and curriculum requirements. The provision of this enhancement will meet

Section 3 THE SITE AND SURROUNDING AREA

Italianate villas dominated the principal and secondary roads within the area originally. These large properties are between three and four storeys high, with basements. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers.

The majority of villas are semi detached or form part of a terrace group. In order to reinforce the appearance of grandeur, these groups are often detailed to resemble one large villa. Symmetry is the most common way of unifying a group and can be reinforced by adding a central decorative feature such as a portico, pilasters, projecting section, gable, or pair of central porches. Another way of unifying pairs, even if asymmetrical, is to recess the entrances to the side of the property, allowing the main façade to stand proud. Subsequently, many properties are L shaped with an entrance wing set back to the side.

Dominant features of villa properties include shallow hipped roofs, strong parapet lines, chimney stacks, porches, timber sliding sash windows, bay windows to the ground and first floors, decorative railings to window cills, timber panelled front doors and steps to the entrance.

Historically, the villas were decorated with stucco plasterwork, which had the finished appearance of stonework. Today, much of this stuccowork has been painted a cream or pastel shade. Stucco is usually applied to masonry surfaces on elevations that are visible from the street. At ground floor level, the stucco covers the entire wall surface and is generally rusticated to give the appearance of stone work, whilst on the upper floors, the stucco is smooth with strong horizontal bands and rusticated quoins to the corners of the building. Windows are well defined with projecting surrounds that may incorporate decorative keystones and heads, projecting cills, hoods and console brackets. Larger console brackets, which can take the form of detailed scrolls, decorate the projecting eaves and parapets. Stucco is also used to adorn the columns or arches to the entrance porches and introduce small sculptures and models to the main facades.

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area. No. 1 Gloucester Avenue is included in that list. It is an Italianate style of building with stucco frontage, but has high walls surrounding it.

Adjacent to it in both Gloucester Avenue and in Regal Lane new residential flats have been built constructed of brick and standing seam

roofs. In Gloucester Avenue these are 5 storeys high, while in Regal Lane they are 4 storeys high.

Section 4 PLANNING POLICY FRAMEWORK

The Development Plan provides the statutory policy framework against which planning applications should be made. Decisions should normally be made in accordance with the development plan unless material considerations indicate otherwise. Other material considerations such as Ministerial Statements and National Policy Guidance should be taken into account in reaching decisions.

National Policy Framework

National Planning Policy Framework (July 2021)

The NPPF sets out clearly the rational and aim of sustainable development in paragraph 7 and 8, namely:

- an economic role – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that

reflect current and future needs and support communities' health, social and cultural well-being; and

- an environmental role – to contribute to protecting and enhancing our natural, built and historic environment; including making the effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

And in paragraphs 10 and 11 it emphasises that at the heart of the NPPF is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan making and decision taking. This means approving development proposals that accord with the development plan without delay.

Paragraph 38 advises Councils should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Through section 8 it promotes healthy communities in paragraphs 92 to 95.

Paragraph 95 advises that ‘the Government attaches great importance to ensuring 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. They should:

- **give great weight to the need to create, expand or alter schools;** and
- work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted’.

Paragraph 97 recognises potential malicious threats and the need to take appropriate and proportional steps to reduce vulnerability, increase resilience and ensure public safety and security.

Section 12 through paragraphs 126 to 132 sets out the importance of understanding site context and good design. In paragraph 130 it emphasises the need of planning policies and decisions to ‘address the connections between people and places and the integration of new development into the natural, built and historic environment’.

Section 15 of the NPPF sets out the guidance on conserving and enhancing the natural environment. Through paragraphs 170 to 177 it seeks to protect flora and fauna with ‘opportunities to incorporate biodiversity in and around developments should be encouraged’, while ensuring no adverse air quality or noise issues arise.

Lastly, Section 16 sets out the position in relation to conserving and enhancing the historic environment through paragraphs 189 to 2028

Through paragraph 197 it advises that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The Adopted London Plan

The London Plan 2021 is The Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital.

The Mayor is committed to The concept of Good Growth – growth that is socially and economically inclusive and environmentally sustainable – underpins the London Plan and ensures that it is focused on sustainable development. Chapter one contains six core 'good growth' objectives which should be taken into account for all planning and development in London. Each sets out a high-level objective, which is a more detailed expression of the Mayor's vision, with clauses underneath setting out the strategic approach to development in London. The subsequent chapters provide the topic-specific and spatially-specific policies that are required to deliver the Good Growth objectives. Chapter two sets out the overall spatial development pattern for London, focusing on the growth strategies for specific places in London and how they connect with the Wider South East. Chapters three to twelve cover topic-based policies and implementation.

It is based on planning for substantial population growth while ensuring London has the schools and other facilities needed by a growing number of younger people, while also addressing the needs of a rapidly ageing population.

Education and Employment

Policy S3 Education and childcare facilities

Development proposals for education and childcare facilities should:

- 1) locate facilities in areas of identified need
- 2) locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling
- 3) locate entrances and playgrounds away from busy roads, with traffic calming at entrances
- 4) link to existing footpath and cycle networks to create healthy routes to schools, and other education and childcare facilities, to enable all children to travel actively to school (walk, cycle or travel by public transport)
- 5) maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures
- 6) encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities, and between early years and health and social care providers
- 7) ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach

- 8) ensure that facilities incorporate suitable, accessible outdoor space
- 9) locate facilities next to parks or green spaces, where possible

Air Quality

Policy SI 1 Improving air quality

A Development Plans, through relevant strategic, site-specific and area-based policies, should seek opportunities to identify and deliver further improvements to air quality and should not reduce air quality benefits that result from the Mayor's or boroughs' activities to improve air quality.

B To tackle poor air quality, protect health and meet legal obligations the following criteria should be addressed:

Development proposals should not:

- a) lead to further deterioration of existing poor air quality
- b) create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits
- c) create unacceptable risk of high levels of exposure to poor air quality.

Adopted Camden Local Plan July 2017

Policies

Policy G1 Delivery and location of growth

Policy C6 Access for all Policy

A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy CC1 Climate change mitigation

Policy CC2 Adapting to climate change

Policy T4 Sustainable movement of goods and materials

Camden SPG Planning Guidance

CPG1 (Design) 2018

CPG6 (Amenity) 2018

Policy C2 Community Facilities

The Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and react new approaches to the delivery of services.

The Council will:

- seek planning obligations to secure new and improved

community facilities and services to mitigate the impact of developments. The Council may also fund improvements to community facilities using receipts from the Community Infrastructure Levy where this is identified on the Council's CIL funding list;

- expect a developer proposing additional floorspace in community use, or a new community facility, to reach agreement with the Council on its continuing maintenance and other future funding requirements;
- ensure that facilities provide access to a service on foot and by sustainable modes of travel;
- facilitate multi-purpose community facilities and the secure sharing or extended use of facilities that can be accessed by the wider community, except for facilities occupied by the emergency services due to their distinct operating needs;
- support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK. In assessing proposals, the Council will also balance the impact proposals

may have on residential amenity and transport infrastructure;

- seek the inclusion of measures which address the needs of community groups and foster community integration;
- ensure existing community facilities are retained recognising their benefit to the community, including protected groups, unless one of the following tests is met:

a replacement facility of a similar nature is provided that meets the needs of the local population or its current, or intended, users;

- the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. Where it has been demonstrated to the Council's satisfaction there is no reasonable prospect of a community use, then our preferred alternative will be the maximum viable amount of affordable housing;
- take into account listing or nomination of 'Assets of Community Value' as a material planning consideration and encourage communities to nominate Assets of Community Value.

In the explanatory text it recognises that in paragraph 4.33:

Hampstead and Belsize Park have a very high concentration of schools where significant issues exist concerning the 'school run'. We will refuse applications for new schools or the expansion of existing schools in these areas, unless it can be demonstrated the number of traffic movements will not increase. Policy A1 Managing the impact of development refers to how the Council will manage the impact of traffic movements.

Policy A1 Managing the Impact of Development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

- seek to ensure that the amenity of communities, occupiers and neighbours is protected;
- seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
- resist development that fails to adequately assess and address

transport impacts affecting communities, occupiers, neighbours and the existing transport network; and

- require mitigation measures where necessary.

The factors we will consider include:

- visual privacy, outlook;
- sunlight, daylight and overshadowing;
- artificial lighting levels;
- transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- impacts of the construction phase, including the use of Construction Management Plans;
- noise and vibration levels;
- odour, fumes and dust;
- microclimate;

Policy A4 Noise and Vibration

The Council will seek to ensure that noise and vibration is controlled and managed.

Development should have regard to Camden's Noise and Vibration Thresholds (Appendix 3). We will not grant planning permission for:

- development likely to generate unacceptable noise and vibration impacts; or
- development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.

Policy D1 Design

The Council will seek to secure high quality design in development. The

Council will require that development:

- respects local context and character;
- preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- is of sustainable and durable construction and adaptable to different activities and land uses;
- comprises details and materials that are of high quality and complement the local character;
- integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;

is inclusive and accessible for all;

- promotes health;

- is secure and designed to minimise crime and antisocial behaviour;
- responds to natural features and preserves gardens and other open space;
- incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- incorporates outdoor amenity space;
- preserves strategic and local views;
- for housing, provides a high standard of accommodation; and
- carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

CPG6 (Amenity) 2018

In CPG6 it advises that balconies and roof terraces can provide amenity space for flats that would otherwise have little or no exterior space, they also have the potential to increase opportunities for overlooking. Balconies and roof terraces should therefore be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings. Conversely, residential buildings should also be designed so that new balconies and roof terraces do not suffer from an unacceptable degree of overlooking from existing

developments, particularly when this is the only outdoor amenity space available to the new dwelling.

The Camden CIL Charging Schedule and Section 106

All developments should be assessed against the CIL charging schedule. Developments may require Section 106 contributions.

Having run through in detail the planning policy position to understand the material considerations, it is now considered appropriate to focus in on each of the issues, and how these policies would relate to the proposals before the Local Planning Authority.

Section 5 JUSTIFICATION FOR PLANNING

There is a need to provide for more effective outdoor teaching space at the school and the school wish to utilise the lower first floor flat roof as a science garden. This area sits behind the main 4 storey school building which fronts onto the A4201 Gloucester Gate, the three storey pitched roof tiled building facing towards Regal Lane and 3 storey upper level flat roof building towards Gloucester Avenue.

The roofspace is accessed directly from a large classroom (which can be sub divided) and it has within it 3 raised roof lights, which allow light into the classrooms on the floor below. The proposal is to retain two of these raised rooflights in situ, but to protect them with external raised surround and to the outside of this a lowered seating area. This assists both safety but also ensures they can fulfill their science function with integral planters. and for safety to utilise them as an outdoor seating area as well as planting troughs so that pupils can grow plants and vegetables and to be able to learn about science and the environment in an outdoor setting as part of the curriculum.

An Operational Management Plan accompanies the application, which sets this out in more detail.

Education, Employment and Opportunity

The NPPF July 2021 sets out clearly the rationale and aim of sustainable development in paragraph 7 and 8, namely:

- an economic role – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental role – to contribute to protecting and enhancing our natural, built and historic environment; including making the effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

These proposals reinforce the present and future economic role not just for teachers at the school but future employment for pupils when they leave school. By investing in improving existing facilities we lay the foundations for a fully educated and fully active workforce in the future, thereby driving the economic success of the economy. By providing the right facilities for pupils it allows them to develop and to reach their full potential.

The school provides a crucial role in educating pupils on their roles and responsibilities and guides them on the path to adulthood and society. The school supports strong, vibrant and healthy communities and by providing the right buildings and accommodation through a high quality built environment it meets the community's needs. The science garden will provide and meet the curriculum requirements.

It also meets the key requirement of paragraph 94 on which **‘the Government attaches great importance to ensuring 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. They should:**

- **give great weight to the need to create, expand or alter schools; and**
- **work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted’.**

Crucially, it also meets the emphasises at the heart of the NPPF that there is a **‘presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan making and decision taking. **This means approving development proposals that accord with the development plan without delay’.**

This strategy complies with NPPF July 2021. The London Plan promotes education services encouraging Boroughs to ensure the demand for these services are being met while the newly adopted Local Plan through education provision Policy C2 Community facilities advises new social and community facilities will be supported, subject to movement and amenity within Belsize and Hampstead due to number of existing facilities.

The proposal would meet the key aim of the NPPF, the London Plan and Policy C2 of the adopted Local Plan.

Design and Conservation Area

Good design is central to all objectives of the London Plan as well as policies set out in the Camden Local Plan, particularly Policy D1 Design and D2 Heritage which set out that development within the Borough should create a high quality urban environment. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm and land use can be integrated.

The building is not Listed or Locally Listed, but is recognised in the Primrose Hill Conservation Management Plan as important.

This roof terrace area sits behind the main 4 storey school building which fronts onto the A4201 Gloucester Gate, the three storey pitched roof tiled building facing towards Regal Lane and 3 storey upper level flat roof building towards Gloucester Avenue. The roof terrace is very well screened and it can only be seen from a narrow oblique viewpoint on Gloucester Avenue and not from any other public land being set behind the buildings described above and the adjacent new flats in Gloucester Avenue and Regal Lane.

The design has been kept to a very minimum with a 2 metre high glass balustrade to ensure it remains light in appearance, but with sandblasted glass to ensure privacy towards the adjacent flats in Gloucester Avenue and Regal Lane and for pupils within the roof terrace.

Further explanation and detail is given in the accompanying Design/Access and Heritage Statement from MAP Architecture.

Amenity

CPG6 (Amenity) 2018 it advises that balconies and roof terraces can provide amenity space but also have the potential to increase opportunities for overlooking.

To ensure this doesn't happen the lower flat roof of the building has been utilised and a 2 metre high glass balustrade is proposed which will be opaque through being sandblasted glass. This along with the location, siting and angle of neighbouring flats and their windows and upper level balconies will ensure that privacy and overlooking is not an issue.

In addition, an Operational management Plan has been prepared setting out the use and times of operation of the science garden and this accompanies the application. The proposal will not generate any additional pupils and can only be accessed through the existing classroom. This limits both the amount and time of useage.

The hours of use will be for pupils only from 10.00am to 12.00 noon and 14.00pm to 16.00pm Monday to Friday only.

Noise

National Guidance is set out in NPPF and Building Bulletin 93 'Acoustic Design of Schools', BB10 'Ventilation in School Buildings', while more local guidance is set out in the London Plan Chapter 7 policy 7.14. Policy A1 Managing the Impact of Development and Policy A4 Noise and Vibration work to reduce noise pollution and its impacts and protect Noise Sensitive receptors from noise. These seek to control and minimise noise and disturbance.

The planning system has the task of guiding development to the most appropriate locations. It will be hard to reconcile some land uses, such as housing, hospitals or schools, with other activities which generate high levels of noise, but the planning system should ensure that, wherever practicable, noise-sensitive developments are separated from major sources of noise (such as road, rail and air transport and certain types of industrial development). It is equally important that new development involving noisy activities should, if possible, be sited away from noise-sensitive land uses. Where it is not possible to achieve such a separation of land uses, local planning authorities should consider whether it is practicable to control or reduce noise levels, or to mitigate the impact of noise, through the use of conditions or planning obligations.

ACA Acoustics set up noise monitoring equipment on the 8th and 9th December 2021 and have prepared an acoustic report to accompany the application.

Transport and Parking

The proposal is for a science garden and will not generate any more pupils. The proposal has no impact on traffic or parking.

Section 7 CONCLUSION

As set out in the section 6 above, the proposal has been considered in line with national and local policy, and it is considered that the proposed development would accord with the relevant policies.

The proposal has been carefully sited in relation to the site, neighbours and the Conservation Area.

The proposals are considered to accord with the strategic aims of local and national policy.