



London Borough  
of Hounslow

PICK /  
EVERARD

# planning issues

Isleworth and Syon Secondary School



## RIBA Stage 2: Planning Issues

A planning issues report outlining policy requirements and key considerations for the specific proposals, presented by Useful Studio Architects. The report offers guidance based on current information and planning advice meeting with the Head of Development, at the London Borough of Hounslow.

Document History

Issue	Date	Comment	Author	Chk'd
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## 1.0 INTRODUCTION

The purpose of this report is to highlight any issues that might arise with the current proposals for an expansion at Isleworth and Syon School, in Hounslow. A bid to access potential monies from The Condition Improvement Fund (CIF), (which replaces the Academies Capital Maintenance Fund (ACMF) and the Building Condition Improvement Fund (BCIF)), is currently being prepared and this document is in support of this application.

## 2.0 PLANNING POLICY PRINCIPLES

The National Planning Policy Framework (NPPF) states that local planning authorities should, "give great weight to the need to create, expand or alter schools."

London Plan Policy 3.18 supports developments which enhance education and skills provision. It particularly encourages those which address the current projected school place shortage.

Hounslow Unitary Development Plan Policy **C.2.1** seeks to retain and provide educational facilities where there is a local need. When considering extensions to existing facilities the Council will normally grant planning permission provided:

- (i) the scale and design does not harm the character and amenity of the locality;
- (ii) the proposals would not result in significant disturbance from traffic, parking and noise;
- (iii) the facilities are accessible by a choice of modes of travel with satisfactory parking on site;
- (iv) the development does not result in the loss of existing playing fields.

Policy ENV-N.1.11 states that the Council will not grant planning permission for development on Local Open Spaces, except in very special circumstances, especially where it would lead to a deficiency in publicly accessible Local Open Space.

Policy ENV-B.1.1 requires new development to make a positive contribution to overall environmental quality. Development must relate to the adjacent townscape, respect neighbouring buildings, use high quality materials and protect neighbours' living conditions.

## 3.0 PLANNING CONSULTATION

Pick Everard undertook informal planning consultation advice with Marilyn Smith, Head of Development on the 30 June 2014, 9.30am at Civic Centre, Hounslow. Comments received were positive, as follows:

### 3.1 Comments Received

- Design should be very carefully considered to tie in with the existing style – conservation area.
- Design should be very carefully considered from a planning perspective as it is more visible from the road and 3 storeys.

## 4.0 PROPOSALS – Extracts from Feasibility Report By Useful Simple Spaces.

### 4.1 Publicly Accessible Open Space Deficiency

The site is located within an 'Area of Publicly Accessible Open Space Deficiency'.

### 4.2 Planning and Context

The Isleworth & Syon School site is zoned for D1 Education use and is located within the Spring Grove Conservation Area, designated in April 2002.

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### 4.3 Planning History and Overview

There are numerous planning application decision records held by The London Borough of Hounslow Council relating to the site. Details of applications received since January 1991 are available using a Planning Search facility on the Council website.

Key considerations when approaching planning consent will be the conservation area, specifically the value of the historic buildings on the site.

The planning policy framework for the site is formed by policies at national, regional and local levels. The previous UDP for the Borough was adopted in 2003 and key planning considerations related to Policy, Transport, Development and other issues across the Council are summarised in a series of UDP maps made available by the Council.

However, a new Local Plan 2014 is currently available and this should now be used to evaluate all requirements for planning and development for new proposals.

### 4.4 Conservation Area Considerations

The main effects of the designation of a Conservation Area:

1. Conservation Area Consent is required for the total or substantial demolition of all unlisted buildings (other than excepted buildings) in the area.
2. Permitted development rights under the Town and Country Planning (General Permitted Development Order 1995, are more restricted within the Conservation Area.
3. Trees within the Conservation Area are given special protection. It is an offence to cut down, lop top or uproot a tree, subject to certain exceptions, within the Conservation Area without giving at least 6 weeks' notice of intent in writing to the local planning authority.
4. Planning applications for development which would, in the opinion of the local planning authority, affect the character or appearance of the Conservation Area must be given publicity, and representations received as a result of the publicity must be taken into account in determining the application.
5. The local planning authority must in the exercise of its planning functions pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
6. It is the duty of the local planning authority from time to time to formulate and publish proposals for the reservation and enhancement of the Conservation Area.

### 4.5 Traffic Access and Car Parking

Additional pupils and staff will be present on the site following the expansion of the school and the effect of this on the traffic and car parking is described in the attached highways and transportation document, provided by Pick Everard.

### 4.6 Noise

The site is under the Heathrow flight path. This is likely to result in noise for the school. Any application should include a Noise Assessment with appropriate noise protection measures for assessment. Noise impact from the additional pupils should also be considered and appropriate measures taken to limit the impact on residential neighbours to the site.

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#### 4.7 **Air Quality**

The whole Borough was declared an Air Quality Management Area (AQMA) in March 2006. An Air Quality Assessment, including appropriate Protection measures, should be included with any application for assessment.

#### 4.8 **Playing Fields**

The proposals would not result in the loss of Playing Field or the loss of Local Open Space, Metropolitan Open Land or Metropolitan Green Belt.

#### 4.9 **Scale and Design**

The scale and massing of a two-storey education building is likely to be acceptable here, however the massing of a 3 storey building could be more contentious and would need to be carefully designed to reduce the impact to neighbours.

Key considerations when approaching planning consent will be the conservation area, the value of the historical buildings on the site, and consultation with neighbouring residents. *(Extract from Feasibility Document)*.

### 5.0 **SUMMARY**

In view of the above points, specifically including the positive comments received in the discussion held with the Head of Development Control at LBH it is considered that the proposed extension is likely to comply with policy C.1.2.

The Conservation Area status should be dealt with carefully and sensitively, as described within this report.

If the bid for funding is successful, we recommend that you take account of the points contained within this report before engaging with the London Borough of Hounslow's Planning Department, for any pre-application discussions.

We also recommend that you have pre-application discussions with the Greater London Authority, Transport for London, the Environment Agency, and English Heritage. All of these bodies are statutory consultees if a planning application should be made.



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