

SECTION 1 – MAJOR APPLICATIONS

Item: 1/01
FORMER LOWLANDS ROAD P/0707/08/DT2
RECREATION GROUND AND PART OF
EXISTING HARROW COLLEGE,
LOWLANDS ROAD, HARROW, HA1 3AQ

Ward GREENHILL

REDEVELOPMENT OF HARROW COLLEGE IN AN 8 TO 10 STOREY BUILDING ON ADJACENT SITE AT LOWLANDS ROAD RECREATION GROUND TO PROVIDE 30,380 SQM OF FLOORSPACE, REPLACEMENT AND RECONFIGURATION OF 0.97 HECTARE OF METROPOLITAN OPEN LAND (MOL), CREATION OF NEW ACCESS AT STATION APPROACH, BASEMENT CAR PARKING, CYCLE AND MINIBUS PARKING AND ASSOCIATED LANDSCAPING.

Applicant: Harrow College
Agent: Drivers Jonas
Statutory Expiry Date: 12-JUN-08

RECOMMENDATION

Plan Nos: 0609/A/L (00)/0001 0609/A/L (00)/0002 rev D 0609/A/L (00)/0003 rev A 0609/A/L(00)/0004 rev D 0609/A/L(00)/0005 rev A 0609/A/L(00)/0006 0609/A/L(21)/0011 rev C 0609/A/L(21)/0012 0609/A/L(04)/0010 rev M 0609/A/L(04)/0011 rev N 0609/A/L(04)/0012 rev D 0609/A/L(04)/0013 rev D 0609/A/L(04)/0014 rev C 0609/A/L(04)/0015 rev C 0609/A/L(04)/0016 rev C 0609/A/L(04)/0017 rev M 0609/A/L(04)/0018 rev C 0609/A/L(04)/0019 rev C 0609/A/L(27)/0010 0609/A/L(27)/0011 0609/A/S(04)1100 0609/A/S(04)/1104 0609/A/S(04)/1108 0609/A/L(04)/0021 rev A 0609/A/L(04)/0022 rev A 0609/A/L(04)/0023 rev A 0609/A/L(04)/0024 rev A 0609/A/L(04)/0026 rev A 0609/A/L(04)/0031 rev J 0609/A/L(04)/0032 rev J 0609/A/L(04)/0033 rev J 0609/A/L(04)/0034 rev K 0609/SK/0152 0609/SK0154 0609/SK(0155 254/100 Rev P1 254103 REVP1 254 107 Rev P1 254 110 Rev P1 254 /114 Rev P1 254/115 Rev P1 254 /118 Rev P1 254/202 RevP1 254/204 RevP1 254/120 RevP1 and 254.156

Planning Statement
Design & Access Statement
Landscape Strategy

- Environmental Impact Assessment including
- Sustainability Assessment
- Flood Risk Assessment
- Arboricultural report
- Transport Assessment/Travel Plan
- Energy Statement (Individual and site-wide)
- Statement of Community Consultation
- Green Roofs Study
- Development and Metropolitan Open Land Statement

INFORM the applicant that:

The proposal is acceptable subject to the completion of a legal agreement within 12 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

- **Footbridge**
The College to ensure that appropriate arrangements are in place to facilitate the construction of the footbridge on the south side of the railway
- **Station Approach**
The College to prepare a streetscape improvement scheme for Station approach in accordance with a specification to be agreed with the Council (to include new paving, lighting, tree planting and street furniture) and to finance the cost of the work
- **Lowlands Recreation Ground**
The College to lay out the remodelled Lowlands recreation ground to a specification agreed with the Council, and to contribute £20,000 towards future maintenance for a period of 10 years
- **Travel Plan**
The College to prepare, implement monitor a Travel Plan, to encourage the use of sustainable travel modes by future users of the College
- **Transport**
To pay Harrow Council a contributions of £95,615, on the commencement of development, to address the impact on the bus network and £10,000 for the upgrading of bus stop(s).
- **Local Employment Initiatives**
The College to contribute to a Local Construction Training and Employment Plan, to be agreed in writing by the LPA prior to the commencement of the development
- **Public Access**
The College to ensure that public access is maintained through the proposed new College building from Station Approach to the proposed footbridge and remodelled Lowlands Recreation Ground
- **Public Realm Improvements**
The College to contribute £100,000 towards the cost of public realm improvements in Lowlands Road, as outlined in the draft Public Realm and Access Strategy for Harrow town centre
- **Roxborough Park and The Grove Conservation Area**
The College to contribute £20,000 towards the implementation of management proposals set out in the Roxborough Park and The Grove Conservation Area Management Strategy
- **Renewable Energy**
The College to covenant that at least 20% of the energy used in the development will be generated using renewable resources and low carbon technologies.
- **Public Art**
The College to secure the provision of Public Art in the vicinity of the site to a specification to be agreed with the Council

- **Use of Performance Area**

The College to provide access to the College's Performing Art Facilities for external users when not required by the College, *at a scale of charges in accord with the 2008 practice of reduced charges for charities and community groups.*

- **Legal costs**

The College to pay the Council's reasonable costs in the preparation of the agreement.

- **Planning Administration Fee**

The College to pay an administration fee for the monitoring of and compliance with this agreement, calculated as 5% of the contributions to a maximum of £50,000.

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 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 Prior to the commencement of the development hereby permitted, a detailed schedule of measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development, shall be submitted to and approved in writing by the local planning authority. Any such security measures must meet the standards of the Secured by Design Award scheme (<http://www.securedbydesign.com/guides/index.aspx>) and shall to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

3 Prior to the commencement of the development hereby permitted, details that show how the standards set out in the Park Mark Safer Parking Award Scheme Guidelines (<http://www.saferparking.com/Info.aspx>) are to be incorporated into the provision of the parking element of the scheme shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be fully implemented prior to first occupation or beneficial use of the development in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of providing a safe parking environment compatible with delivering safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

4 Before the development is occupied, or in accordance with a timetable agreed in writing, the boundary treatment shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority in accordance with the principles set out in the two drawings submitted as the Design & Access Statement - Part 2 Design Strategy - Addendum Boundary Treatment: Updated version of 23.01.2008 (dated 01.02.2008).

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

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

5 No demolition or site works in connection with the development hereby permitted shall commence before:

a: the boundary

of the site is enclosed by a close-boarded fence to a minimum height of 2 metres.

Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

6 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

7 The access carriageway that forms the current principle access to the College shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageway and footways completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

8 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

9 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(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs, which, within a period of 2 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, and to enhance the appearance of the development.

10 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority other than in the course of implementing the agreed landscaping plan

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

11 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, 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 landscape management plan shall be carried out as approved.

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

12 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

13 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

a: the extension / building(s)

b: the ground surfacing

c: the boundary treatment

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

REASON: To safeguard the appearance of the locality.

14 The development hereby permitted shall not commence until details of the provision for attenuation against externally generated noise and vibration have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

15 The development hereby permitted shall not commence until a scheme for:

a: the storage and disposal of refuse / waste

b: and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority.

The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse / waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

16 The development hereby permitted shall not be occupied 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 works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

17 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

18 The development of any buildings hereby permitted shall not be commenced until surface water attenuation / storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

19 Development shall not proceed beyond ground level damp proof course until details of a scheme for generating 20% of the predicted energy requirement of the development from on-site renewable resources have been submitted to and approved in writing by the local planning authority.

REASON: To ensure the development provides satisfactory level of renewable energy.

20 Development shall not commence until details of the proposed phasing programme have been submitted to, and approved in writing by, the local planning authority. Development shall be carried in accordance with the approved programme.

REASON: In the interests of safeguarding neighbouring amenity and the character of the surrounding area.

21 The development hereby permitted shall not commence until details showing how the site will be externally lit at night times and during hours of darkness have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

REASON: In the interests of neighbouring amenity and the character of the locality.

22 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

23 Before the development hereby permitted commences a Tree Protection Plan for the whole site shall be submitted to and approved in writing by the Local planning Authority. The details submitted shall include staked fencing around the Root Protection Area for each tree, inside which no construction activity shall take place and no plant or materials shall be stored. The site shall be retained as such until the redevelopment of the site is completed.

REASON: To protect the health of the trees and to safeguard the appearance and character of the area.

24 Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development of any building(s) commences.

REASON: To prevent the increased risk of flooding and to improve water quality.

(Please note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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25 The construction of the site drainage system shall be carried out in accordance with the details submitted to and approved in writing by the Planning Authority before the development of any building(s) commences.

REASON: To prevent pollution of the water environment.

(Please Note: The Environmental Agency asks to be consulted on any details submitted in compliance with this condition.)

26 Only clean uncontaminated roof water shall discharge direct to soakaway via a sealed drainage system (capable of preventing accidental / unauthorised discharge of contaminated liquid into the soakaway) without passing through either trapped gulleys or interceptors.

REASON: To prevent pollution of the water environment.

(Please Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

No soakaway shall be constructed in contaminated ground.

REASON: To prevent pollution of groundwater.

27 The construction of the site foundations shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development of any building(s) commences.

REASON: To prevent pollution of groundwater.

(Note: The Environment Agency asks to be consulted on any details submitted pursuant to this condition.)

28. The living roofs and walls as shown in the approved plans shall be provided and subsequently maintained in a live condition for the life of the development hereby permitted .

REASON To ensure the appearance and sustainability of the development.

29. Prior to the first occupation of the development a local cycling route map showing the relationship of the site to existing designated cycle routes shall be submitted to and approved by the Local planning Authority and included in the Travel Plan.

REASON To ensure that the development minimises the use of private motorised vehicles.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan:

- 2A.1 Sustainability Criteria
- 2A.2 The Spatial strategy for Development
- 2A.8 Town Centres
- 2A.9 The Suburbs: Supporting Sustainable Communities
- 3A.24 Education facilities
- 3A.25 Higher and further education
- 3C.1 Integrating transport and development
- 3C.19 Local transport and public realm enhancements
- 3D.2 Town centre development
- 3D.10 Metropolitan Open Land
- 3D.13 Children and Young People's Play and informal recreation strategies
- 3D.14 Biodiversity and nature conservation
- 3D.15 Trees and woodland
- 4A.4 Energy assessment
- 4A.7 Renewable Energy
- 4A.11 Living Roofs and Walls
- 4A.14 Sustainable drainage
- 4A.18 Water and sewerage infrastructure
- 4B.1 Design principles for a compact city
- 4B.2 Promoting world-class architecture and design
- 4B.3 Enhancing the quality of the public realm
- 4B.9 Tall buildings - location
- 4B.10 Large-scale buildings - design and impact

Harrow Unitary Development Plan:

- S1 The Form of Development and Pattern of Land Use
- EP15 Water Conservation
- EP20 Use of Previously-Developed Land
- EP25 Noise
- EP 26 Habitat Creation and Enhancement
- EP 27 Species Protection
- EP28 Conserving and Enhancing Biodiversity
- EP44 Metropolitan Open Land
- EP47 Open Space
- D7 Design in Retail Areas and Town Centres
- D4 Standard of Design and Layout
- D9 Streetside Greenness and Forecourt Greenery
- D10 Trees and New Development
- D14 Conservation Areas
- D23 Lighting, Including Floodlighting

D29 Street Furniture
D30 Public Art and Design
D31 Views and Landmarks
T6 The Transport Impact of Development Proposals
T13 Parking Standards
C17 Access to Leisure, Recreation, Community and Retail Facilities
I 5 Proposals Map and Proposal Sites Schedule – Proposal Site 6 (Harrow on the Hill and land in College Road and Lowlands Road)
Sustainable Design & Construction: The London Plan Supplementary Planning Guidance (May 2006)
Access For All - Supplementary Planning Document (April 2006)
Harrow on the Hill Station Planning Brief

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

There are public sewers crossing this site. No building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Water's be required, the applicant should be advised to contact Thames Water Developer Services on 08458502777.

4 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (i.e. those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990 and associated legislation.)

5 INFORMATIVE:

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

6 INFORMATIVE:

Building works must be carried out in strict accordance with the London Underground Limited "Special Conditions for Outside Parties Working on or near the Railway". The applicant is advised to contact London Underground Infrastructure Protection office for more information on 02070279549 (105 Victoria Street, London SW1E 6AD).

7 INFORMATIVE:

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 INFORMATIVE

ADVICE TO APPLICANT:

Oil Storage – During the construction phase and then during the use of the building all oil and fuel stored on site should be in accordance with the Oil Storage Regulations (if appropriate). Please refer to the Environment Agency website for more information (www.environment-agency.gov.uk/osr.) More information is also provided in pollution prevention guidelines 26, 8 and 2 available at www.environment-agency.gov.uk/ppg. Please refer to the Pollution Prevention Guideline specifically for Construction and Demolition sites (**PPG 6 Working at construction and demolition sites**).

9 INFORMATIVE

Car parking drainage – Drainage from covered car parking floors should not discharge to the surface water system. When roof parking is proposed surface water should pass through an approved oil separator before connecting to the surface water system.

Chemical and refuse storage area drainage – Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Loading and unloading bays drainage – Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

Other drainage – Roof water downpipes should be connected to the drainage system either directly or, by means of back inlet gullies provided with sealing plates instead of open gratings.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

10 INFORMATIVE

Waste from demolition and construction (and during the use of the building) must be removed by a registered waste carrier and disposed of at an appropriately licensed facility.

11 INFORMATIVE

Building Works must be carried out strictly in accordance with the London Underground Ltd' Special Conditions for outside parties working on or near the railway. Contact the London Underground Infrastructure Protection Office on 020 7027 9549 for further information.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Policy Framework (S1, PS6 – Proposal Site 6 (Harrow On The Hill and Land in College Road and Lowlands Road)
- 2) Harrow on the Hill Station Planning Brief. Adopted in July 2005
- 3) Design and Character of Area (4B 2, 4B 3 S1, D4, D5, D9, D10, D30, D31)
- 4) The Layout and Form of The Proposal (4B 9, 4B 10, S1 EP44 EP47 D4 D5 D7 D9 D10 D14 D29 D30)
- 5) Views and Landmarks (D31)
Metropolitan Open Land (MoL) (3D.10)(EP44)
- 6) Tall Buildings, Design and Layout (4B.9) (HUDP Schedule 3 Criteria for Assessing High Buildings)
- 7) Sustainability & Renewable Energy (4A.4) (EP15, EP20, D4)
- 8) Parking & Highway Safety (3C.19) (T6, T13)
- 9) Landscaping/Trees (3D 15) (D4, D5, D9, D10)
- 10) Ecology/Biodiversity (3D 14) (EP26 EP27 EP28)
- 11) S17 Crime & Disorder Act (D4)
- 12) Consultation Responses

INFORMATION

This report addresses two matters, first the issue of the very special circumstances which might justify development on this site for the College.

Second it brings to the committee some changes which have emerged following the committee's resolution of 14 May 2008 including an additional plan, a revision to the description of the development, additional conditions and revisions to the heads of terms of the legal agreement.

Those parts of the report which are in addition to that reported previously are in italics. Also references to the redevelopment of the existing College site have been removed given the refusal of permission for this development as has the reference of 'up to 4,000 students' from the description of the development. A large part of the basement has now been removed, reducing the floor area by 10.5% and some minor changes made to elevations.

a) Summary

Statutory Return Type:	Major Development, all other
Listed Building Grade 2	The White House
Site Area:	1.57 ha
Car Parking:	Standard: 27 (maximum)
	Justified: 20
	Provided: 20
Secure cycle spaces	100
Council Interest:	Council owned land (MOL)

b) Site Description

- The site is currently a part of Lowlands Recreation Ground which is Metropolitan Open Land. It is bounded to the north by Harrow on the Hill Station and the railway lines, to the east the existing Harrow College, to the south by Lowlands Road and to the west by Station Approach.
- The site is very accessible, being immediately adjacent to the Mainline and London Underground Station and Harrow Bus Station, which provides a range of services across the borough and beyond. As such, the area has a PTAL (Public Transport Accessibility Level) of 6a, which is very high.

c) Proposal Details

- The redevelopment of the College is one part of a comprehensive redevelopment of the area that involves the consolidation of the both the Harrow on the Hill and the Harrow Weald College campuses on the site that is now Lowlands Recreation Ground (MOL) and on a strip of land adjacent to the railway to be acquired by the College.
- The MOL will then be provided to the south of the College site, extending outwards towards Lowlands Road and The Grove Open Space.

- Lowlands Recreation Ground, the existing MOL, is an area of 0.98ha that extends between the Town Centre and The Grove Open Space, which then continues up to St Mary's Church. Mature trees are located on the southern and western boundaries along Lowlands Road. At the north eastern corner of the open space is a children's playground.

d) Relevant History

- None

e) Pre Application Discussion

The planning and design for the redevelopment of the two sites has been the subject of detailed negotiations with the local planning authority over the last two years. This has been carried out within the framework of the adopted Planning Brief , which addresses several sites including the Harrow Post office site on College Road, immediately to the north of the railway lines.

f) Applicant Statement

- The prime object of the scheme is to create a modern, fit for purpose mixed use redevelopment of the College site funded partly by the sale of surplus land.
- The site is allocated in the adopted HUDP 2004 (Harrow Unitary Development Plan) (Site PS6), and in a Planning Brief adopted as Supplementary Planning Guidance (July 2005) as part of a regeneration proposal for 5.08 ha of land encompassing Harrow On The Hill Station and adjoining land to the north and south of the railway. These documents have identified the College site as an Opportunity Site (PS6) whose significance “ provides the opportunity for high quality, higher density, mixed use development and enhanced interchange facilities”.
- Harrow College is a medium sized tertiary College that provides academic and vocational education and training through a range of courses from pre entry level to higher education. It was formed in 1999 following the merger of Weald College and Greenhill College and operates on two sites at Harrow On The Hill and Harrow Weald, along with 35 outreach and community based venues. The College has an enrolment of 9,000 students, which creates a daytime attendance at each campus of some 2,000 students and staff.
- The building stock of the College is very old and is also operating at maximum capacity. The College already is one of the top 10% of national space efficient users and is suffering from a 31% shortfall in space. A property strategy prepared for the College in 2003 and a later feasibility study identified maximum capacity, overcrowding, a poor physical quality of the estate and the waste that arises from duplicating functions (a consequence of two site working) as major problems.

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- In January 2006 the College made an Application In Principle (AIP) to the LSC (Learning and Skills Council) for capital support for a 27,500 sqm single site in the heart of Harrow, which was subsequently revised upwards to 33,970 sqm GEA, in recognition of the need to adhere to new space guidance from the LSC and the need to put disabled car parking and the refuse recycling centre into the basement because of constraints on external space.
- The College is now preparing an Application In Detail (AID) to the LSC for funding, the balance of the project cost to be secured from the disposal of the existing campuses at Harrow On The Hill and Harrow Weald.
- In August 2007 The College presented the proposals, alongside the Borough and Dandara (the developer of the nearby Post Office site on College Road) to the Mayor Of London. The Mayor acknowledged the merits of the scheme and the importance of securing funding from the LSC. He accepted zero affordable housing in lieu of the provision of a £5m funding contribution to public transport provision.
- As required by the Environmental Impact Assessment Regulations 1999 for an application of this scale, a Scoping Report and a request for an Environmental Assessment Scoping Opinion were submitted to the Council in April 2007. The subsequent Scoping Opinion confirmed the content of the Scoping Report. In accordance with the Scoping Opinion, an EIA covering both schemes has been submitted.
- A Public Consultation Exhibition was held from 12th –23rd November at Harrow College, the Civic Centre and Harrow Leisure Centre. Pre application consultations have also taken place with GOL, Harrow Public Transport Users Association, Harrow Heritage Trust, Greener Harrow/Agenda 21, the Roxborough Residents Association and the Conservation Area Advisory Council.
- The proposed building will be located in the northwestern portion of land that is the existing Lowlands Recreation Ground. The building will accommodate 4,000 students.
- Access for pedestrians and vehicles (services and drop off) will be at the northern end of the building from Station Approach. The vehicular access will take an easterly route to the rear of the building where there will be access for deliveries, disabled car parking and minibus bays.
- Along with the basement parking, 100 secure cycle spaces will be provide under the colonnades on the east and west sides of the building, adjacent to the two entrances. Further space is available in this respect, subject to demand.
- Emphasis is put on the context of the site and in particular, the need to preserve views towards and across the site. Regard has also been had to the sensitivity of the site within a conservation area and to the fact that the roofs and profile of the building will be visible across the skyline of the Town Centre.

- This is an attractive building designed with distinctive materials in the knowledge that the scheme is in a conspicuous location. The design of the building is influenced by its functionality. A permissive route through the building will be provided and people will be able to use facilities such as the hair and beauty salons, a fitness suite and a theatre. The general teaching spaces are designed in the knowledge that changes in learning and teaching techniques are rapid and constant. The risk of obsolescence is therefore minimized.
- The design creates a legible building, economy of layout, legibility and good natural surveillance.
- The building will comprise a ground floor and entrance concourse, an east and west teaching wing, a central atrium wing and vertical circulation via escalators, lifts and stairs. The concourse is the focal point of the site and runs on an east west alignment linking the bridge (the subject of a separate application by a third party) and the public square together.
- Most of the teaching accommodation will be located in the east and west wings. The south 'prows' of the wings house the double height local Learning Centres (LLC's) are positioned so that they provide dramatic views of the Grove and Harrow On The Hill beyond.
- The Central Atrium Wing accommodates the large, open plan parts of the scheme, such as the refectory and lecture theatres. These rooms are located on the southern elevation to take advantage of views. They will open out into planted terraces and span back to the atrium to provide the facility for internal break out areas.
- The atrium rises six storeys through the centre of the building, providing light and a hub for circulation and orientation space. It is also a means of surveillance for all of the circulation areas, helping to minimize the opportunity for anti social activity in unsupervised areas such as staircases and corridors.
- The scheme is dependant on the re-provision and reconfiguration of the MOL. The existing area occupied by Lowlands Recreation Ground (an area of 0.97 ha) is proposed for re-provision to the south of the College site. It will be laid out in a manner that respects the Grove Open Space (also designated MOL) on the south side of Lowlands Road, ensuring that the open character of the land is maintained.
- The construction of a new pedestrian bridge over the railway lines is proposed by the developer of the Harrow Post Office site at 51 College Road. This involves the provision of a public square serving the bridge and the College east entrance.
- The reconfigured MOL will provide recreational space for children, a pleasant garden style environment that will be a place for relaxation from the harder edge of the Town Centre
- It will provide a sense of place, a gateway into Harrow and a fitting setting for the Listed Building known as 'The White House'.
- It will maintain views of 'The Grove' Open Space and St Mary's Church.
- The reconfigured MOL will be a sustainable resource and will encourage an ecological venue in the Town Centre.

- It will create a series of pathways that pick up the principle desire lines between the new bridge and the wider area. The key path will run immediately in front of the College and the residential development that links the junction of Station Approach and Lowlands Road with the eastern end of the site.
- Sensitive and carefully designed landscaping will ensure that a clear structure, articulating the different uses of the park and providing opportunities for informal and structured play and new habitat and biodiversity is achieved.
- A sculpted grass area will be provided that forms a central valley in line with the viewing corridor to St Mary's spire.
- Seating areas will be created in the new civic spaces and a formal urban square associated to the new bridge and the entrances to both the College and the Station. This seating will be distributed across the site to take advantage of its south facing aspect. This will also improve security and natural surveillance in the area.
- Tree planting and soft landscaping will be designed to articulate space and create a parkland aspect, whilst maintaining the transition between private and public space and hard and soft spaces.
- Play areas will be created for children in the 4-8 year and the 8-12 year group. They will feature informal changes of level and structural features.
- Supplemental tree planting, particularly around the White House and its associated pavilion will be provided.
- A series of public art elements providing the dual role of visual amenity and informal seating and play areas will be provided along with a public square at the east entrance to the College.
- An accessible footpath will provide the route from the eastern corner of the site to the new footbridge. This will allow pedestrians and cyclists to approach the residential part of the site along the edge of the park and behind the White House to the front of the blocks of flats.
- Materials in the proposed development have been chosen to minimise the impact of the scheme on the environment. The palette will be selected with production and transport environmental concerns uppermost in mind. Where possible, they will be sourced locally. Maintenance operations and the long-term durability of the design will also be key factors to ensure that viability is achieved. Water management techniques will be designed to minimise the impact on the drainage systems.
- The landscaping that is proposed includes the use of in situ concrete with different textures to assist the orientation of people who are visually impaired and define spatial structure. Paths within the park will be made of porous self binding compacted gravel, maintaining the open character of the MOL and integrating it with The Grove.

- The planting strategy will involve habitat creation and biodiversity to increase the wildlife potential of the scheme. It will include green roofs and wild flower meadows. Trees will be removed as a result of the reconfiguration of the MOL and for safety reasons. The trees have been categorised from A to C (A indicates that the specimens are high quality) and R indicates that they are to be removed. No category A trees are to be removed, while trees from categories B and C that are proposed to be removed is 25 and 31 respectively. 10 trees are proposed for removal under category R. This amounts to 66 trees in total.
- The planting of 135 trees in new locations across the site will mitigate this loss. Although the landscape of the MOL will be provided as part of the development, the Local Authority will maintain and manage the open space thereafter.
- The College development will be comprehensive, in order that the services that the College provides during term time will not be disrupted. The new College will be built on the existing MOL and when the building and reconfiguration of the new MOL is complete, the College will vacate its existing site. Construction is hoped to begin in November 2008 and be operational by September 2011.
- All construction traffic will gain access to the site via the existing road network, which would be expected to have the capacity to accommodate the level of traffic that a construction project such as this would generate.
- The route would avoid Station Approach, Grove Hill Road and Peterborough Road and would be defined as part of a site-specific Environmental management Plan (EMP) in line with the Council's construction guidelines. The EMP would also set the hours of operation for the construction vehicles.

g) Consultations:

Defence Estates: The MOD has no objections to the proposal.

Greater London Authority: *Harrow to determine application; GLA does not wish to direct refusal.*

Transport For London: GLA to reply on behalf of TFL due to property interest

London Underground Ltd: Site adjoins LUL land boundary. The developer will need to be able to show to LUL engineers before the development commences that the proposal will not have any harmful effects on TFL land and infrastructure. Otherwise, there are no comments.

Environment Agency: Objection to inadequate Flood Risk Assessment that has been submitted (see report) *Objection withdrawn 2 December 2008*

Thames Water Utilities: No response.

British Airports Authority: No response.

English Heritage: Specialist Staff have considered the information that has been submitted and do not wish to make any comments on this occasion. Recommendation: The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

CABE : Redevelopment of the College site is welcomed as part of the wider regeneration of the Town Centre and the Station area in particular:

- The scheme addresses the Station access and the new public area next to the Bridge landing with active frontages and public functions.
- More attention will need to be paid to the distinction in design terms between the College buildings and the residential scheme.
- The form and layout of the College is coherent and robust, the concourse providing a strong link between the Station and the Bridge area.
- It is questionable whether the replacement MOL will compensate adequately in terms of new green space and landscaping.

Government Office for London: Secretary of State does not wish to direct Harrow or call in application.

Harrow Hill Trust: Scheme is in conflict with the guidance in the Roxborough Park and The Grove Conservation Area Policy statement moving the new building on to green space nearer to the Station, making a proposed footbridge the 'spine' of the new development and building blocks of flats on the existing MOL is poor planning. The view of Harrow on the Hill will be blocked by a 7/8 storey building, few people will use the footbridge, other than students and the new residents. The area between the College and the flats will become windswept dead space.

Advertisement: | Major Development | Expiry: 27-MAR-08

Notifications:

Sent:	Replies:	Expiry: 26-MAR-08
6791	88	

Summary of Response:

- High-rise buildings should not be allowed, given past experience of the social problems associated with such development.
- Loss of valuable open space and link to Harrow on the Hill is unacceptable.
- The proposed development contradicts advice in draft SPD for Harrow on the Hill, because buildings of 10 to 12 storeys will interrupt the view, contrary to Appendix 2 of the SPD.
- The excessive height and scale of the scheme destroys the open character of the area.
- Views of Harrow On the Hill across the Lowlands Recreation Ground will disappear.
- The residential character of the conservation area will be changed.
- Concentration of students will extend into the open spaces, which previously provided a quiet, tranquil alternative to the Town Centre. The development of the bridge link will exacerbate this process.
- The proposal in MOL terms is in conflict with HUDP policies SEP 5 and Policy EP 43.

- Not a reconfiguration of the MOL involving a 'like for like' land swap. Area of replacement MOL should reflect the much greater scale and extent of buildings and replacement area of MOL is in an inferior location.
- The schemes that have been submitted do not contain any detailed plans for Transport Hub.
- No appropriate transition between the town centre and surrounding areas.
- The proposals do not follow the illustrative concept of Planning Brief Figure 11 and as such, should be refused.
- The basketball or sports pitch proposed on the open green will become a meeting place for youths to hang around and for anti social activity such as drug taking.
- Disturbance and pollution and the upheaval of construction work and traffic disrupting everyday life for residents.
- Does not reflect the architectural vernacular and townscape of the locality.
- The proposal to replace the existing amenity space with alternative open space that is surrounded by buildings bisected by paths leading into the town centre will render it as little more than a cut through rather than a park.
- This proposal is badly thought out.
- Inappropriate location for student accommodation.
- It should not be provided on Open Space but in existing locations such as the private rented sector or where there is under used accommodation, as for example at the Northwick Park campus.
- This proposal, along with the other large schemes that are proposed in Harrow, will put intolerable pressure on an already overstretched infrastructure.
- Harms the setting of a Listed Building, out of keeping with its surroundings.
- All of the large scale developments that are currently proposed in the centre of Harrow are unacceptable, the vista of St Mary's spire will be destroyed residual open space that remains will not compensate for overdevelopment.
- Excessive heights and densities. Better to develop elsewhere.
- Renewable Energy requirements should be at 50% to accord with the Government's aim to make all new homes carbon neutral by the year 2016.

APPRAISAL

1) Policy Framework

The application site is identified in the Harrow Unitary Development Plan 2004 (HUDP) as Proposal Site 6 (PS6) Harrow On The Hill Station and Land in College Road and Lowlands Road. Development that is encouraged includes public transport improvements and preferred uses include mixed-use developments for office, education, civic, residential, leisure and retail use and open space. Specifically, the HUDP recognises that the PS6 site offers the potential for Harrow College to locate its core functions at a single site within Harrow Metropolitan Centre

The proposal for the College use and the ancillary uses associated with the scheme are consistent with PS6.

The site sits within the Roxborough Park and the Grove Conservation Area. Supplementary Planning Guidance, dating from 1990, has been adopted for the area. A new appraisal and management strategy has been drafted and been the subject of public consultation, along with the accompanying Harrow on the Hill Conservation Areas SPD. Both documents are due for adoption in May.

2) **Harrow on the Hill Station. Planning Brief**

The Planning Brief, adopted as Supplementary Planning Guidance by the Council in July 2005, was prepared to help shape proposals for land around Harrow on the Hill station. It establishes a set of principles intended to ensure a comprehensive approach to development and enable proposals for all or part of Proposal Site 6 to be brought forward in accordance with an agreed planning framework. The brief identifies 5 key objectives.

A 21st Century Mobility Hub – that resolves bus and rail capacity issues

A new North South Connection – that provides a new pedestrian route over the railway and improves the link between the town centre and areas to the south.

Signature Development – that raises the profile and performance of the town centre through high quality, distinctive design

Mix of Uses –that promotes an exemplary form of sustainable town centre development

Improved Access – that integrates all modes of transport into the town centres and balances the needs of a range of users

More particularly, the brief identifies specific development guidelines that developers will need to take into account. Those relevant to the current application require:

- A comprehensive development that accommodates, at least as a future phase, the expansion plans of the College;
- A distinctive scheme that strengthens the town centre and brings enhanced identity, at a scale and density that makes full and effective use of the site's location adjacent to a major transport hub;
- Proposals should respect the character and function of Metropolitan Open Land within the site, though the scope to remodel the open space to improve its function and create a better relationship with The Grove should form part of comprehensive proposals.
- The visual impact of proposals from key views will need to be considered and buildings laid out in a manner that create opportunities to provide new views to St Mary's church from College Road and others parts of the site.

An illustrative layout is included in the brief to demonstrate one way of achieving the identified development objectives. It shows "..... Harrow College comprehensively remodelled to become a model campus with 21st century facilities for learning, framing the open space and, combined with high quality flats, offering superb views of Harrow on the Hill".

The extent to which the application complies with the adopted brief is considered in the relevant sections of the report.

3) Design & Character of Area

London Plan Policy 4B.3 requires that development proposals achieve the highest possible intensity of use compatible with local context, key design principles and public transport capacity. It puts strong emphasis on the design led approach to development advocated in policy D4 of the HUDP, which seeks to ensure that new development is considered in the context of the site and its surroundings and encourages imaginative new buildings that can contribute positively to the local environment.

The scheme meets these criteria: The height and scale of the proposed College buildings is greater than the immediate surrounding development in the locality. A positive contribution does not imply that developments should merely reflect their surroundings. The College will make a positive statement appropriate to its function and location.

The site is in effect a buffer between two separate character areas, the larger scale tall buildings of the Town Centre to the north and west of the site and the more human, domestic scale of the Roxborough Park and The Grove Conservation Area to the south of the site.

The chief aim in the design of the scheme, using PS6 and the adopted Planning Brief as its guide, is to address the main context of the site, which is the Town Centre and the Grove Open Space, rather than the smaller scale of the Roxborough Conservation Area, which is on the periphery of the site. In this the scheme is comparable to the height and massing of the rather undistinguished buildings of the Town Centre to the north of the site.

4) The Layout and Form of the Proposal

In providing this role, the development responds well to the criteria of PS6 and to the requirements of HUDP Policy D4, in that it is an imaginative design that has grasped the need for economy of space. It is a compact design in recognition of the fact that an educational establishment needs to house a large number of students, who, by the nature of their activity, spend a considerable amount of time circulating around the campus as they attend lectures and seminars in different places.

They will also need to use other facilities such as the refectory or the learning resource centre. The need for a compact footprint and a maximum height of ten storeys is fundamental to the design and layout of the scheme, which needs to be space efficient.

Furthermore, the layout and form of the proposal needs to relate to the proposed new footbridge across the railway lines. The proposed route allows two entrances to be created on the east and west sides of the building, addressing the Station and the footbridge.

The development recognises the open character of the area and its green setting. The reconfigured MOL to the south of the site unifies the Grove Open Space to it, providing a fitting transition and a significant improvement in the quality of open space provision. The proposal is able to achieve this by stepping the arrangement and massing of the building down and out towards the Grove, while the green character of open space integrates through a segment within the building, complemented by terraces and green sedum roofs.

The scale of the landscape in the reconfigured MOL is an appropriate backdrop to the scale of the new College buildings, which in turn act as a buffer for the noise and pollution of the railway lines. The massing of the buildings, set out in splayed wings that open out towards the Grove Open Space, is designed with the taller elements running north-south with a lower element in between to avoid the scheme creating a barrier between the north and south sides of the Town Centre.

Integral to the layout of the scheme is the sequence of public squares that are linked by pedestrian routes, which in turn connect to existing streets and the town centre. This is in line with the thrust of PS6, which seeks to unify the land on the northern and southern sides of the railway, to enhance the MOL, and to provide a link between the Town Centre and the Hill.

The existing MOL, Lowlands Recreation Ground, is within the Roxborough Conservation Area. The northern part will be the site for the new College, while the southern part will provide the reconfigured MOL. PS6 recognises that the site is disparate in character and lacks focus. It also notes that some of the buildings are poor quality and that some of the buildings and spaces to the adjacent to the conservation area detract from its overall quality. The proposal provides a visual and pedestrian link between Conservation Area and Open Space and the Town Centre. The opportunity to improve the overall quality of the site by distinguishing hard and soft landscaped spaces is apparent.

Policy 3D.10 of the London Plan re MoL provides that planning authorities should maintain the protection of MoL from inappropriate development. Any alterations to the boundary of the MoL should be undertaken by boroughs through the development plan document process in consultation with the Mayor The same test as in PPG2 (on Green Belt) should be applied and that development should not be permitted unless very special circumstances justify that development.

The supporting text in para 3.303 goes on to advise that 'Development that involves the loss of MoL in return for the creation of new open space elsewhere will not be considered appropriate'.

In the case of the proposal it is intended to alter the boundary of the MoL. The proposed change is on a no net loss basis. This reflects the HUDP Policy 15, proposal site 6. This also includes the very special circumstances for the boundary change on a no net loss basis. Therefore the principle of this development is, in your officers' view acceptable, subject to its being on a no net loss basis and the amended boundary being formally recognised through the LDF process.

In order for no net loss to occur all the land in the reconfigured space must address one or more criteria of London Plan Policy 3D.10. These are:

- Land that contributes to the physical structure of London by being clearly distinguishable from the built up area.*
- Land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism which serve the whole or a significant part of London*
- Land that contains features or landscapes of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national interest*
- Land that forms part of a Green Chain and meets one of the above criteria*

Having regard to the location of the recreation ground, the first of these criteria is met and this is underlined, in three dimensions, by the ground level rising southwards to form the lower slope of Harrow on the Hill.

The GLA initially expressed concern whether the strip of land which will remain between the new and existing college sites can perform a MoL function. However the authority has accepted that this strip is and will remain MoL. In your officers view it will perform a vital 'gateway' from the town centre being the start of the open area which separates it from the settlement on the Hill. It is not uncommon, as illustrated by the applicant, including reference to Roxeth Recreation Ground, for strips to be considered as part of wider MoL.

There is also the issue that the new college be built in advance of the reconfigured MoL being formally designated giving an interim short term loss of MoL. Therefore there the matters which constitute 'very special circumstances' need to be made clear.

Principle of development and Metropolitan Open Land

The GLA stage 1 consultation report noted that, in view of Policy 1 5 Proposal Site 6 of the Harrow Unitary Development Plan, the principle of developing a new college building on Lowlands Recreation Ground Metropolitan Open Land was acceptable. This was subject to there being no net loss of Metropolitan Open Land on the overall site and the amended boundary being formally established through Harrow council's Local Development Framework (LDF) production process.

Furthermore the stage 1 consultation report noted that in order to avoid a loss of Metropolitan Open Land now, or through a future review, Harrow council should satisfy itself, and the applicant should comprehensively demonstrate, that the full extent of the reconfigured and extended Metropolitan Open Land Satisfies one or more of the criteria for designation as Metropolitan Open Land set out in London Plan Policy 3D.10. If this is not the case and the proposal would give rise to a net loss of Metropolitan Open Land then Harrow Council should work with the applicant to increase the extension of the Metropolitan Open Land in the southeast to ensure that there is genuinely no net loss of Metropolitan Open Land in perpetuity. This comment principally concerned the proposed strip of Open Land running between the new college building and the proposed residential development, which is intended to link the main body of the space to the footbridge and town centre beyond.

Following the Mayor's stage 1 comments and subsequent meeting with GLA officers the applicant has submitted further information in support of the application. This comprises an assessment of the land in question against the criterion of London Plan Policy 3D.10, with supporting examples of similar land designated as Metropolitan Open Land; and a Planning Policy Guidance Note (PPG) 2 'very special circumstances' case to justify the development on land designated as Metropolitan Open Land.

The former is submitted to demonstrate that the application would not result in a net loss of Metropolitan Open Land in the long term as a result of subsequent boundary review against the criterion of London Plan Policy 3D.10 through the LDF production process. The latter is submitted to justify the proposal were the above analysis to conclude that it would give rise to a long-term net loss of Metropolitan Open Land. It is also considered essential as whilst the principle of amending the boundary was established by the Harrow UDP Proposal Site 6 designation the actual boundary amendment was not established; nor will it be until Harrow council formally redraws the boundary as part of its LDF production process. Therefore, whilst the LDF production process and the implementation of any planning consent would occur in parallel, it is possible that in the interim the new college building would be constructed on land still designated as Metropolitan Open Land and the proposed Metropolitan Open Land would be created as open space some time before being formally designated as Metropolitan Open Land. This situation would result in an interim, short-term loss of Metropolitan Open Land, which would require justification by very special circumstances.

In view of this and the unusual local planning policy circumstances, it is prudent that a PPG2 'very special circumstances' case be made to justify the proposal.

Assessment of short-term net loss of Metropolitan Open Land

As highlighted above, whilst the principle of developing a new college building on Lowlands Recreation Ground Metropolitan Open Land on a no net loss basis was established in the Harrow Unitary Development Plan, unusually the actual boundary change was not established. Therefore there is potential for the new college to be constructed in advance of the formal change to the boundary and this situation would technically result in a short-term net loss of Metropolitan Open Land although there would not be an actual loss of open space beyond the construction of the development. In the first instance Harrow council is encouraged to progress its LDF production process as expeditiously as possible in order to establish the full protection of the Metropolitan Open Land as closely as possible to the implementation of the new college consent.

Notwithstanding this, in determining the acceptability of the application at this point it is necessary to establish whether, in the event of the above situation occurring, the development of the new college building on Metropolitan Open Land would be acceptable. In order to be considered acceptable the applicant must demonstrate that very special circumstances exist for the construction of the new college building on Metropolitan Open Land.

London Plan policy 3D.10 states that the Mayor will and boroughs should maintain the protection of Metropolitan Open Land from inappropriate development and that the Metropolitan Open Land should be given the same level of protection as green belt. Government policy on green belt is set out in Planning Policy Guidance note 2 (PPG2), which establishes the relevant definitions and tests also applicable to development on Metropolitan Open Land.

PPG2 states that development in green belts, and thus Metropolitan Open Land, is inappropriate unless it is for the following purposes: agriculture and forestry, essential facilities for outdoor sport and outdoor recreation, cemeteries, limited extension, alteration and replacement of existing dwellings, limited infilling in existing villages, and limited infilling or redevelopment of major developed sites. Inappropriate development is, by definition, harmful to Metropolitan Open Land and very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is outweighed by other considerations.

PPG2 also identifies that the use of land in green belts, and thus Metropolitan Open Land, has a positive role to play in fulfilling the following objectives: to provide opportunities for access to the open countryside for the urban population; to provide opportunities for the outdoor sport and outdoor recreation near urban areas; to retain attractive landscapes, and enhance landscapes, near to where people live; to improve damaged and derelict land around towns; to secure nature conservation interest; and to retain land in agricultural, forestry and related uses.

The extent to which a proposed development contributes to, or does not conflict with, these objectives is not in itself a reason for justifying otherwise inappropriate development.

The proposed college development would potentially result in a loss of 4745 square metres of Metropolitan Open Land. The proposed development does not satisfy any of the criteria identified in PPG2 and therefore constitutes inappropriate development which is, by definition, harmful to Metropolitan Open Land. Planning permission can therefore only be granted if very special circumstances, which outweigh the harm by reason of inappropriateness, can be demonstrated.

The applicant has sought to demonstrate the existence of very special circumstances on the basis of educational need for, and the significant community benefits of, the development. These issues are addressed in turn below.

Harrow College is a medium-sized tertiary college providing academic and vocational training to young people and adults, with a diverse range of courses from pre-entry level to higher education. The College was formed in 1999 following the merger of Weald College and Greenhill College. It operates on two main sites in Harrow-on-the-Hill and Harrow Weald, as well as approximately 35 outreach and community-based venues. The College currently has a total enrolment of 9,000 students as its Harrow-on-the-Hill and Harrow Weald campuses, which creates a daytime maximum at each campus of around 2000 students and staff.

The case for the existence of very special circumstances on the basis of educational need is based upon the following:

The College currently has insufficient accommodation of the right quality and with the right specialist facilities to attract and retain students or to encourage consistent use by employers. The College's two main campuses have had new buildings added on a piecemeal basis over a number of years which do not fully comply with the Disability Discrimination Act.

A high proportion of the existing estate is at the end of its useful life and unsuitable for learning and in need of refurbishment. The capacity of the whole estate has been exploited fully and it is utilised well above benchmark norms such that it already falls into the top 10% of space efficient colleges nationally, despite the building problems that exist; in effect there is a 31% shortfall in space. There is a significant shortage of provision for some functions, most notably learning and social science space as well as an urgent need to provide an adequate learning environment. As part of a stages application for Learning and Skills Council funding the College prepared a Property Strategy in April 2003 and a Feasibility Study in 2005 which support the above conclusions.

In summary, the redevelopment of a new College facility will enable the College to provide high quality, sustainable, fit for purpose, flexible education facilities and complete effectively in the further education sector in the region.

The case for the existence of very special circumstances on the basis of significant community benefit is summarised as below.

- The new College building would provide extensive facilities for community use with access to facilities such as hair and beauty training salons, fitness suites, cafes and the theatre. The centrally located, distinctive building is designed to encourage community access and use throughout the day.*
- The proposal would facilitate physical, social and economic regeneration of this part of the town centre and in particular would make a substantial contribution to the enhancement of the transport interchange to the benefit of the wider community. The proposal would also enhance the College's demand for local goods and services.*
- The proposal would facilitate a qualitative improvement to the quality and accessibility of Lowlands Recreation Ground greatly enhancing the use and contribution of open space to Harrow town centre. This would also enhance the setting of the adjacent Grade II Listed White House.*

Taking the educational and community benefit factors in account, the applicant has demonstrated a compelling case for the need for the new college building. It is clear that the new building would enable Harrow College to deliver its diverse education programme more effectively to the benefit of a broad section of the wider community. It would also deliver significant community benefits, notably through the improvements to the transport interchange and the access and quality of the open space. The design of the new College building would minimise the area of Metropolitan Open Land taken and responds to the character of this open space, notably in its use of tiered green roofs and walls. The above being the case, very special circumstances exist for the construction of the new college building on Metropolitan Open Land and also for any net loss of Metropolitan Open Land arising from future boundary reviews through the LDF production process.

As outlined in the stage 1 report in order for there to be no net loss of Metropolitan Open Land all land in the reconfigured and extended recreation ground should satisfy one or more of the criteria for designation as Metropolitan Open Land set out in London Plan Policy 3D.10. These are:

- Land that contributes to the physical structure of London by being clearly distinguishable from the built-up area.*
- Land that includes open-air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism which serve the whole or significant parts of London.*

- *Land that contains features or landscapes of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level.*
- *Land that forms part of a Green Chain and meets one of the above criteria.*

The lane at Lowlands Recreation Ground, together with that adjoining it to the south, currently satisfies the first of these four criteria. At stage 1 the plans for the reconfigured and extended recreation ground suggested that the land to be added to this space from the existing college site will meet this criteria and consolidate the relationship between this space and the rest of the Metropolitan Open Land to the south beyond Lowlands Road. However, the inclusion of the strip of retained land between the new college building and the proposed residential development in the north of the site as part of the reconfigured Metropolitan Open Land was questionable as it was unclear which, if any, of the Metropolitan Open Land criterion it would satisfy.

The applicant's assessment of the proposed Metropolitan Open Land against the criteria for designation in London Plan Policy 3D.10 concludes that the strip of retained land would meet the first and second criterion. However, it is not accepted that any of the proposed Metropolitan Open Land would meet the second criterion as, despite its location adjacent to a Metropolitan centre, it is unlikely to include any open air facilities which would serve the whole or significant parts of London.

The applicant's assessment regarding the first criterion is that this land, whilst acknowledged as being a narrow strip, should be considered as part of wider Metropolitan Open Land designation and forms an important link between this and the town centre. It is not uncommon for strips of land to be designated as Metropolitan Open Land where they either link two larger areas of land designated as such or where they form part of an access route to a larger area, typically where this breaks through the building line on to a street or public route.

In the case of the land in question it would be contiguous with the main body of the Metropolitan Open Land designation, which would be centred on the Grove and the reconfigured Lowlands Recreation Ground, and provide access to the space from the town centre via the proposed pedestrian bridge. It would also facilitate views from the town centre to the open space and the spire of St Mary's Church and, subject to designation, preserve these views and the access in perpetuity by preventing development.

Therefore, whilst the character of this land would be significantly changed through enclosure by building in excess of 30 metres high, the land would likely continue to meet the first criterion for designation as Metropolitan Open Land in the future by virtue of its relationship to main body of open space. The land will remain designated as Metropolitan Open Land until the designation is reviewed through the LDF production process. At present the above analysis provides sufficient comfort that this strip of land is likely to remain designated as Metropolitan Open Land following the current LDF production process and the application would not, therefore give rise to a net loss of Metropolitan Open Land in the long term.

In summary, the further information submitted, together with that originally submitted, demonstrates that:

- Very special circumstances exist for the construction of the new college building on Metropolitan Open Land and these justify: i) any interim, short term technical loss of Metropolitan Open Land arising from the potential disparity between the timescales of application and LDF production process; and ii) any long term net loss of Metropolitan Open Land arising from a future boundary review through the LDF production process concluding that the narrow strip of retained land between the new college building and the proposed residential development did not meet the criteria for designation.*
- The narrow strip of retained land between the new college building and the proposed residential development is likely to remain designated as Metropolitan Open Land following the current LDF production process. The application is therefore unlikely to give rise to a net loss of Metropolitan Open Land in the long term and even were this to be the case this would be justified by very special circumstances.*

In your officers view very special circumstances do exist such that this development may be permitted. This view is also taken by the GLA in its letter of 17th July 2008.

Particular regard should be had to HUDP Policy D14 in terms of the effect of the proposal on the Roxborough Park and The Grove Conservation Area. This has many different character areas, as defined in the Conservation Area Appraisal document. The part in which the application site sits has a predominantly open character, centred on the Recreation Ground, with a belt of mature trees along the Lowlands Road frontage. It is, however, located at the northern extremity of the Conservation Area and separated from the remainder by Lowlands Road, creating a sense of remoteness despite its proximity to a busy transport hub.

The scheme will impact on this character, replacing the open space with a large building, but this is considered acceptable since the open space will be re-provided. The open character of the site will not be lost and the remodelled open space will be aligned alongside the Grove Open Space, making both feel larger and better connected. The new building would not be in character with the domestic scale of the houses on the south side of Lowlands Road, but this area is already not of the same character as the residential areas – it is surrounded by larger scale buildings of variable quality and separated from the rest of the Conservation Area by the open space and the road. It is therefore considered that on balance the open space proposals would make a positive enhancement to the character of the Conservation Area while the new College would make a neutral impact in terms of overall character.

This layout also means that the bulk of the proposed buildings does not cut the north south axis, allows views through and helps break up the development. It also allows the development to step down in scale towards the south and the southeast, helping to make a more gentle transition from the large-scale buildings in the north to the domestic scale of the Roxborough Conservation Area in the south.

It is concluded that the layout and form of the proposal meet the criteria of PS6 and HUDP Policies D4 and D14.

5) Views and Landmarks

Views of the site are very important and a source of wider public concern. The effect of development within the PS6 site should be weighed against the effect on Strategic Views that are identified in HUDP Policy D31.

It should be recognised that the Planning Brief stressed that any scheme should seek to create new views of St Mary's church, the emblematic view of the whole borough, while protecting existing views.

The analysis of views by the applicant is set out in Chapter 10 of the Environmental Statement (Visual and Townscape Analysis). Those that have been identified are mostly to the west of the site and would not be affected by this scheme. In all, eighteen viewpoints have been agreed including strategic views that are affected and more immediate views.

A telling change will be that the view of the long vista of the Hill and Grove Fields from the south facing steps of Harrow On The Hill Station will change dramatically. However, this view can still be attained from a different angle from people coming across the bridge and the view will still be preserved from Station Approach, which is the key view identified in PS6. This could be a more enjoyable experience once the Public Realm improvements to Station Approach, which will be the subject of a separate application, are made. Other views identified in the Environmental Statement show that the scheme would be seen against a backdrop or foreground of Harrow town centre and would therefore not have any significant negative impact.

Significantly, the proposed scheme will facilitate the provision of a new footbridge, linking directly with the Town Centre, which is on the alignment of St Mary's Church. This will provide a dramatic new view of St Mary's and the Hill. The development of the College, and proposals for adjacent residential development, provide a new focus on the Hill and St Mary's to the benefit of users of the developments and open space.

Overall, it is considered that this loss of view can be justified and would not cause conflict with HUDP Policy D31 or PS6.

6) Tall Buildings, Design and Layout

Schedule 3 of the HUDP 2004 and policy D31 outline specific criteria for assessing high buildings. The scheme has been assessed against this.

- Aircraft Operations – Defence Estates raise no objections to the proposal.
- Environment Statement – See applicant's statement above and list of documents in support of application.
- Telecommunications – Considered in the Environmental Statement and shown to have no significant impact??
- Construction and Demolition – any phasing is dealt with by way of condition. Considerate Contractor Code of Practice to be adhered to.

As part of the environment impact statement an assessment has been made on the impact of the complete development proposal on the transmission of radio and television transmission waves, as large structures can interfere with the reception of telecommunication signals.

- During the construction phase of the development, the presence of construction equipment such as cranes, would be expected to cause some reception interference.
- However, the impact on terrestrial reception can be mitigated by the temporary realignment of antennae to areas of better reception. Satellite signals should remain unaffected due to the elevated position of their antennae.
- Following the completion of the development it is anticipated that analogue television reception in the northwestern part of the site would be affected to shadowing of transmission waves from the Crystal Palace Transmitter to the southeast. This can be mitigated by viewers realigning their aerials towards the Hemel Hempstead transmitter to the north west or by switching to digital transmission.

Interference in television reception will be seriously reduced nationally when analogue reception is replaced by digital reception, which will be completed in 2012, the same year that it is anticipated that the proposed College redevelopment would be completed.

7) Sustainability and Renewable Energy

In accordance with PPS 22 and London Plan policies 4A.7 and 4A.8, a statement of energy demand and resultant CO2 emissions has been prepared and a feasibility study of the sites energy demand from renewable technologies has been undertaken. The statement seeks to mitigate the proposed development in terms of its impact on climate change as set out in the Mayor's Energy strategy.

The scheme will incorporate passive design and energy efficiency that will achieve a 32% improvement in CO2 emissions over part L2A of the Building Regulations. The development will be equipped with a central plant room, which can be connected to the 500Kwe Combined Heat and Power plant (CHP) plant proposed at College Road to the immediate north east of the site. The site wide CHP is anticipated to deliver a further 13% reduction in CO2 emissions. Should this not prove feasible, the new College plant room will connect to a 150Kwe CHP installed on the residential development adjacent to the College.

8) Parking and Highway Safety

The new College site will cater for an increase of 1500 students as compared to the existing site. As a result there will be an increase in pedestrian movement, which is expected to follow current pedestrian trends into and out of the site. The location is already well served with pedestrian crossing facilities and the projected increase in pedestrian movement can be absorbed within the existing capacity of the public footway network and the additional pedestrian capacity gain resulting from the new pedestrian routes through the reconfigured Metropolitan Open Land (MOL) linking through to the proposed footbridge provision across the railway line. This should positively contribute to improved pedestrian permeability and capacity to and from the site.

Cycle parking will consist of 100 cycle stands which although below the 500 recommended provision will be monitored via the Travel Plan to ensure that if cycling demand increases an adequate provision can be met. Currently approximately 25 cycle movements have been observed therefore the initial provision for the new College is four times greater than at present.

In traffic generation terms the minimal scale of parking facilities will amount to 20 basement parking spaces serving visitors, staff and students with disabilities. These spaces together with a servicing area will be accessed via Station Approach. The 84-space surface level season ticket station car park at the rear of the site currently owned by Transport for London (TFL) will cease to operate as a car park and the area will be incorporated within the new College site.

Item 1/01 : P/0707/08/CFU continued/...

In summary vehicle movements on Station approach will change as follows:

Existing	Description	Proposed
84	Surface Station Car Park	Nil
100	Multi Storey Station Car Park	100
Nil	College Parking	20
Nil	College Service Yard	18
Drop off/Pick up	Railway Passengers	Drop Off/Pick Up
Nil	Disabled Parking	2
Nil	Disabled Mini Bus Drop off/Pick Up	4

Therefore traffic impact onto Station Approach and Lowlands Road will be minimal and significantly reduced as compared to peak movements attributed to the existing College and TFL car park. This development is therefore not expected to have a detrimental cumulative impact on the road network when combined with future major town centre redevelopments.

Station Approach will continue to operate as a shared use area combining the existing station 'kiss and ride' facility with pedestrian and vehicular access to the College. The intention is to enhance this area, in public realm terms, to reflect and complement the new College location. Negotiations with TfL who own the land are still in progress. It is envisaged that this area will be subject to a separate planning application in due course. The design and funding of streetscape improvements, however, will be secured through the legal agreement attached to this application.

Given the high public transport accessibility levels of this location together with the stringent parking controls in the vicinity it is predicted that the current dominant public transport mode use by students will remain. In capacity terms this will however impinge on Harrow on the Hill Train station and bus capacity at peak periods. It is anticipated that there will be a negligible increase in evening peak student movement and a net increase in the region of 500 additional movements during the morning College peak period (8.45 – 9.45 am). A further 550 students would be expected during the highest College peak period (12.30 – 13.30).

It is accepted that the majority of students from both the Brookshill and Lowlands Road Harrow College sites will be existing users of the public transport network so the consolidation of both sites to Central Harrow will not impinge greatly on overall transport capacity but will act as a peak localised concentration of demand on the town centre.

In capacity terms it is the morning peak that will significantly impact on service provision. Improvements to Harrow on the Hill Station and Bus Station are to be facilitated through the pooling of S106 contributions on major schemes in the Town Centre.

Contributions of £5 million is being sought towards the enhancement of Harrow on the Hill bus and train stations from both the College residential application and the Dandara application. It therefore envisaged that this will positively impact on the additional College related demands made on public transport.

The travel plan is in accord with Transport for London, London Plan and HUDP Policy T13 and conforms to the advice in PPG 13.

9) Landscaping/Trees

A landscape strategy has been proposed for the whole of the MOL. The Planning Brief for PS6 seeks to retain the MOL's character and to create a series of public spaces to connect to the town centre.

The proposed reconfiguration of the MOL links to the Grove Open Space by use of the land in a strip parallel to Lowlands Road. The proposed simple landscape treatment of grass, retention of mature existing trees and new tree planting together with terracing and new earth profiling will enhance the MOL and links to the character of the Grove Open Space. The existing MOL's principal character is that of simple, open green space which is afforded quality and dynamism by its topography and the very large trees. This simple approach is continued in the scheme proposals and should enhance the quality and use of the space to a large degree.

The pedestrian link between the proposed footbridge and the MOL - to the east of the proposed Harrow College - is more formal in landscape treatment. This landscape is a suitable treatment since it would be a transitional space between Harrow town centre - a built up area, past Harrow College and the proposed residential development through to the MOL. The scheme proposes some high quality and innovative features that should create a real sense of place such as the field of jet fountains and the grass banking. The hard landscaped areas take account of proposals in the draft Public Realm Strategy for Harrow town centre, which should help to ensure that the spaces in and around the centre feel linked and of high quality. Implementation of the landscape strategy for the remodeled MOL, and funding for future maintenance, will be secured through the legal agreement.

A site visit was made in the summer of 2007 to consider the Tree Survey and Constraints Plan submitted by BJ Unwin Forestry Consultancy. The report was found to be acceptable.

The scheme involves the removal of 11 x 'B' grade trees. It appears that in order to accommodate the proposal approx. 11-x 'B' grade trees will have to be removed.

It is recommended that any underground utilities are routed along/under the existing access road for the underground station, rather than through the open space, which could have a serious impact on existing tree roots.

If recommended to grant, the following conditions be appropriate:

- A Tree Protection Plan* As part of this plan, the tree protection fencing should be staked and in place before the demolition & construction works commence, and should remain in place for the entire duration of the construction works.
- A scaled plan detailing how any underground utilities will be laid to service the new Campus at the rear of the Park.
- A landscape plan – with new tree planting – for the site frontage and the front of the existing Harrow College site. This should seek to compensate for the tree loss at the rear of the Park.
- The proposed reconfiguration of the MOL links The Grove Open Space by use of land in a strip parallel to Lowlands Road. The simple landscape treatment of grass, retention of mature existing trees and new tree planting, together with terracing and new earth profiling will enhance the MOL and merge well with the Grove Open Space.
- The pedestrian link between the proposed footbridge and the MOL – to the east of the College building is more formal in landscape treatment. It is a suitable landscaped transition between the more built up area of the Town Centre, past Harrow College and the proposed residential site and through to the MOL.
- This element requires more details design. Careful consideration should be given to the mounds (form and height) adjacent to the College, the footpath network and the likelihood of wind tunnelling between the College and proposed residential sites.
- The College square will require detailed design involving high quality hard landscape materials to reflect those used in the improvements to the St Ann's Centre – Yorkstone and granite.
- The proposed green roofs are a welcome proposal, again subject to careful design and a programme and schedule of maintenance.

These are reflected in the proposed conditions.

10) Ecology /Biodiversity

- The statement that the applicants have submitted (Planning Policy Statement 9) recognises that planning decisions should be made based on up to date environmental characteristics of the area, and that development proposals should aim to maintain and enhance, restore or add to biodiversity interest.
- The report sets out the likely impact of the development, both during the construction phase and once completed a number of proposals are outlined, replacing those lost due to the development, and also to provide new opportunities through bat roosting, bird nesting boxes, landscaping.
- The surveys are acceptable because the inconclusive results are outlined and further surveying suggested. This can be conditioned. A number of measures to protect wildlife from disturbance will also need to be conditioned. If bats are found to be present in trees, a mitigation strategy will be required.

11) Drainage

The Environment Agency have objected on the basis that there is inadequate provision for floodwater run off to meet the 100-year flood occurrence. This can be dealt with through design of the adjacent open space to allow for storage, as has been the case in other developments such as Stanmore Park.

12) S17 Crime & Disorder Act

The upgrading of Station Approach, with increased CCTV coverage, the reconfiguration of Lowlands Recreation Ground, and the development of the access road to the rear of Lowlands Road will all reduce applications for anti-social behaviour in the area.

13) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Addressed in report

CONCLUSION

The application is consistent with the overall objectives of the adopted brief for Proposal Site 6 and will not prejudice their detailed implementation.

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above this application is recommended for grant.

24 RAILWAY APPROACH, HARROW

Item: 1/02

P/1455/08/DC3

Ward GREENHILL

OUTLINE: DEMOLITION OF EXISTING WAREHOUSE AND CONSTRUCTION OF PART 5/PART 6 STOREY BUILDING CONTAINING 34 RESIDENTIAL UNITS, GROUND FLOOR OFFICE SPACE AND LOWER GROUND FLOOR CAR PARKING

Applicant: Chantry Estates

Agent: Robin Harper

Statutory Expiry Date: 11 February 2009

RECOMMENDATION

Plan Nos: K35/08/01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, HA/08/PL12, HA/08/13, 14
Accommodation Schedule
Code For Sustainable Homes
Design & Access Statement (April 2008)
Addendum to Design, Access & Sustainability Statement
Environmental Noise Investigation Report

INFORM the applicant that:

1. The proposal is acceptable subject to:

a) The completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

i) the provision of 11 social rented dwellings and 3 shared ownership dwellings, the affordable units to be managed by an RSL subject to a nomination agreement with the Council.

2. A formal decision notice to **GRANT** permission for the development described in the application and submitted plans, and subject to the following condition(s) will be issued only upon the completion of the aforementioned legal agreement and resolution of 1a) above.

1 Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall commence before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:

c: appearance

e: landscaping

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

3 Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website:

<http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

4 The development hereby permitted shall not commence until details of all homes within this scheme, built to 'Lifetime Home' Standards and 10% of all homes to 'Wheelchair' Standards, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the homes have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that, where the development is capable of meeting 'Lifetime Home' or 'Wheelchair' Standards, the development complies with the policies of the Harrow Unitary Development Plan.

5 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

b: before the building(s) is / are occupied

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

Item 1/02 : P/1455/08/DC3 continued/...

6 No demolition or site works in connection with the development hereby permitted shall commence before:

b: the boundary

of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

7 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

8 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

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

9 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(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 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, and to enhance the appearance of the development.

Item 1/02 : P/1455/08/DC3 continued/...

10 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

11 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

a: the extension / building(s)

b: the ground surfacing

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

REASON: To safeguard the appearance of the locality.

12 The development hereby permitted shall not be occupied 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 works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

13 The development of any buildings hereby permitted shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

14 The development of any buildings hereby permitted shall not be commenced until surface water attenuation / storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

15 The development hereby permitted shall not commence beyond ground level damp proof course until details of sustainable water use measures including, but not limited to, rain water harvesting, low flow taps, dual flush toilets and low flow shower heads to be installed in each of the extra care units and ancillary facilities units have been submitted to 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 reduce overall water consumption from the development, to ensure a sustainable form of development and to comply with policy 4A.16 of The London Plan 2008.

16 The development hereby permitted shall not commence until a scheme for reducing carbon dioxide emissions from the development by 20% from on-site renewable energy sources (which can include sources of decentralised energy) has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

REASON: To ensure a sustainable form of development and consistency with London Plan 2008 policies 4A.3 and 4A.7.

17 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 4A.33 of the London Plan 2008 and Policy EP22 of the Harrow Unitary Development Plan 2004.

18 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EP22 of the Harrow Unitary Development Plan 2004.

19 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EP22 of the Harrow Unitary Development Plan 2004.

20 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EP22 of the Harrow Unitary Development Plan 2004.

21 The development hereby permitted shall not commence until details of the provision for attenuation against externally generated noise and vibration have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

22 The parameters of the building hereby permitted shall in respect of its length and width be that shown in plans K35/08/01, 02, 05, 06 and 08 and the building's heights shall be as shown in plans K35/09, 10 & 11.

INFORMATIVES

1 INFORMATIVE:

INFORM40_M - Reasons for Grant of Planning Permission

The London Plan Policies:

3A.1, 3A.2, 3A.5, 3A.9, 3A.10, 3A.11, 4A.3, 4A.7, 4A.16, 4B.1

HUDP 2004 Policies: S1, EP15, EP20, EP25, D4, D5, D9, D30, T6, T13, H3, H7, EM15

Supplementary Planning Guidance: Providing for Children and Young People's Play and Informal Recreation (March 2008)

Supplementary Planning Guidance: Designing New Development (March 2003)

Supplementary Planning Guidance: Extensions: A Householders Guide (March 2003)

Accessible Homes Supplementary Planning Document (April 2006)

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website

Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote **Product code:** 02 BR 00862 when ordering. Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237 Textphone: 0870 1207 405

E-mail: communities@twoten.com

5 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for resident's parking permits in the surrounding controlled parking zone.

6 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (i.e. those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

7 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if / when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

8 INFORMATIVE:

Before implementing the planning permission hereby granted, or the works indicated in your certificate of lawful proposed development, the applicant is advised to contact the Council's Highways Crossings Officer on 020 8424 1799 or by email to frank.cannon@harrow.gov.uk to find out whether the construction of the crossover is acceptable in highway terms.

9 INFORMATIVE:

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

10 INFORMATIVE:

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.

11 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Loss of Employment Use (EM15)
- 2) Design & Character of Area (4B.1 & S1, D4, D5, D9, D30)
- 3) Residential Amenity (4B.1 & D5, EP25)
- 4) Sustainability & Renewable Energy (4A.3, 4A.7, 4A.16, 4B.1 & EP15, EP20)
- 5) Affordable Housing, Housing Provision & Density (3A.1, 3A.2, 3A.9, 3A.10, 3A.11 & H3, H7)
- 6) Parking & Highway Safety (T6, T13)
- 7) Accessible Homes (3A.5 & D4)
- 8) S17 Crime & Disorder Act (D4)
- 9) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Smallscale	Major	Other
Site Area:	900m ²		
Habitable Rooms:	128		
Density:	1422 hrph		
	378 dph		
Car Parking:	Standard:	see report	
	Justified:	14	
	Provided:	14	
Lifetime Homes:	yes		
Wheelchair Standards:	yes		
Council Interest:	None		

b) Site Description

- Tear shaped site bounded by Railway Approach, Marlborough Hill and the nightclub at number 26 Railway Approach;
- Existing building used as warehouse with ancillary offices;
- Variety of architectural styles and materials in surrounding area;
- Mainland and underground train tracks to the north and east of the site;

- To the west is a 2-storey social club, Civic Centre car park and 4-5 storey block of flats off Marlborough Hill;
- To the south are office buildings.

c) Proposal Details

- Demolition of warehouse building;
- construct part 5 part 6 storey building to provide 34 flats
- Residential element comprises 14x2 bed, 11x3 bed, 4x4 bed, and 3x5 bedroom units.
- Tenure mix of 21 market units, 7 intermediate and 6 social rented units
- Provision of 14 off-street car parking spaces
- 290m² of commercial floor space at lower ground floor level
- Appearance and landscaping are reserved matters for later consideration.
- Provision of cycle spaces on a one to one ratio.

Revisions to Previous Application:

Following the previous decision (P/2654/07/CFU) the following amendments have been made:

- Reduction in number of units proposed from 45 to 34;
- Design rethink to include more breaks and cohesion with surrounding townscape;
- Implementation of sustainability measures;
- Secured by Design principles designed into proposal;
- Better layout and internal circulation.

d) Relevant History

P/2654/07/CFU	Demolition of existing warehouse, construction of part 5, part 6 storey building containing 45 residential units and offices on ground floor.	REFUSED 23-OCT-07
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Reasons for Refusal:

1. The proposed development by reason of its height, bulk, shape and location represents an overdevelopment of the site contrary to HUDP policies EP44, D4, D5, D7, D9, D29 and D30
2. The development does not fit within its immediate context contrary to HUDP policy D4.
3. The proposed development makes inadequate provision for residential amenity space and privacy contrary to HUDP policy D5.
4. The proposed development by reason of poor design will give rise to opportunities for crime and disorder contrary to HUDP policy D4 and the obligation placed on the Council by S17 of the Crime & Disorder Act 1998.
5. A number of residential units will not receive adequate sunlight and/or daylight contrary to HUDP policy D4.
6. In the absence of a quantified affordable housing offer, substantiated if appropriate by the use of the housing toolkit, the development does not make provision for affordable housing in accord with HUDP policy H5.

7. The development does not provide all homes to a lifetime standard contrary to The London Plan policy 3A.4 and the Supplementary Planning Document 'Accessible Homes'

8. The development does not provide 10% of the dwellings capable of wheelchair access contrary to The London Plan policy 3A.4 and the SPD 'Accessible Homes'

9. The proposal represents a piecemeal form of development which prevents the full development potential of the application site and the larger island site it forms part of from being realised contrary to the advice of PPS1 and PPS3.

e) Pre Application Discussion

The applicants had a pre-application meeting (PAM) on the 30th of July 2008. The follow key points were raised:

- Proposed development has piecemeal nature;
- Concerns regarding the suitability of residential development in this noisy location;
- The office use at ground floor level acts as a buffer to residential element;
- Concern with single aspect, north facing nature of some flats;
- Poor security with long impersonal corridors, poor legibility and possible conflict with adjacent uses;
- Introduction of setbacks in the design or articulation of the block to create recessed elevations to include amenity areas could create dual or triple aspect properties;
- The south facing boundary needs more articulation;
- Suggest the installation of CCTV for surveillance of the steps;
- Residential element should be fully accessible by wheelchair users;
- Cycle provision to be provided at a 1:1 ratio;
- Larger family dwellings in short supply in the borough and these should be provided within residential element;
- building would need to be of high quality built to Code for Sustainable Homes level 3 as a minimum;
- Suggest use of solar panels and grey water & rainwater water recycling;
- Use of green walls and green roofs supported by the Council.

f) Applicant Statement

- The scheme has progressed over time as a result of meetings with the local planning authority
- There will be no less than 50% affordable housing in perpetuity with a 70:30 split of social rented to shared ownership
- The more centrally positioned entrance and circulation means that the length of the internal corridors is reduced;
- The quality of the living conditions to all units has been enhanced with good outlook, levels of sunlight and orientation of units;
- All units comply with current HQI standards and wheelchair access to the entrance is improved with no ramp greater than 1:20;
- All units are designed to the Lifetime Homes Standards with at least 4 units to be fully Wheelchair Homes Standards;

- The scheme is designed to adhere to the principles of Secured by Design with good ground floor level fencing and entrance points with passive surveillance and the steps between Marlborough Hill Railway Approach to have CCTV surveillance
- The main concept of the massing is that the primarily eastern facing portion of the building is to be sited along the perimeter of the site, following the curve of Marlborough Hill; the building then cascades down, floor by floor towards Railway Approach, maximising the southerly and westerly aspect;
- A ground floor courtyard facing Railway Approach is provided and this amenity space is given to the ground floor units;
- The northernmost point of the site is also the tallest part of the proposed scheme and the angled glass tower feature on this corner will provide a focal point when approaching the site from the north or south;
- The building will meet Code for Sustainable Homes level 3 and will incorporate the use of solar panels, green roofs, green walls, grey water and rainwater harvesting.

g) Consultations:

Crime Prevention Design Advisor: No response

Advertisement: | Major Development | Expiry: 11-JUN-08

Notifications:

Sent: 24

Replies: 2

Expiry: 05-JUN-08

Summary of Responses:

Light obstruction and the impact on the privacy for residential properties on 4-6 Marlborough Hill and 26-28 Railway Approach; danger to pedestrians through increased traffic and location of vehicle exit & entry point, environment issues, loss of light and privacy to neighbouring offices at 3 Marlborough Hill.

APPRAISAL

1) Loss of Employment

The site is located just outside of the designated employment and industrial use area. The proposed demolition of the existing warehouse building represents a net loss of employment floor space from 1862m² to 290m². The applicant has demonstrated that the loss of employment floor space is justified by addressing the criteria of HUDP policy EM15.

Given the sites locality on the edge of a designated employment area there is sufficient provision of other sites employment site4s in the vicinity. Given the size of the existing warehouse building it is considered that there would be no demonstrable harm to the local economy.

Evidence submitted by the applicant demonstrates that there has been sufficient marketing of site and a vacancy period that justifies a mixed-use redevelopment of the site.

Access to public transport is very good and will ensure the site remains attractive for pick up of the modern office facilities to be provided at lower ground floor level.

It is considered that the proposed development meets the criteria of HUDP policy EM15 and that a mixed-use redevelopment of the site represents an appropriate form of redevelopment for this site.

2) Design & Character of Area

The architectural character of the surrounding area is mixed with no one predominant or established theme.

Indicative designs presented in support of this outline application demonstrate that the applicant has taken on board the key design comments received from the Council through the pre-application planning process. In particular the frontage off Marlborough Hill would create a continuous active frontage that would follow the contour of the street. Off the Railway Approach frontage the block would have a series of breaks with a predominant central element dividing the two main landscaped areas. As the building increases in height the building steps back away from the Railway Approach frontage with a series of balconies to each flat and finally roof gardens at the highest points.

Although the more detailed design considerations will be assessed with a future reserved matters application for the site, the principle of what is being proposed is considered acceptable.

Overall the proposal is considered to represent an appropriate form of development that is in keeping with the transitional nature of the area and is compliant with policy 4B.1 of the London Plan 2008 and policies S1, D4 and D9 of the Harrow Unitary Development Plan 2004.

3) Residential Amenity

Given the sites location in a predominantly business use area the proposed building would not result in an adverse impact on neighbouring residential amenity.

The proposed development would be at least 55m away from the nearest residential block of flats at Moon House off Marlborough Hill. It is therefore considered that the proposed development would not result in an unacceptable impact on light and outlook to neighbouring residential properties. Impact on neighbouring office blocks in terms of light and privacy are not considered to outweigh the numerous benefits associated with the proposed development.

On the southern elevation, habitable room windows to the residential units are positioned in such a way that they do not directly overlook any neighbouring habitable room windows.

The applicant has submitted a noise report which recommends the following measures be implemented to ensure the amenity of future occupants is preserved:

- high performance glazing;
- acoustically rated trickle ventilators;
- mechanical ventilation;
- non-opening windows.

To ensure the above requirements are implemented a condition is attached to this report.

Amenity for future residents is considered acceptable with balconies and private garden space at ground floor level providing adequate levels of on site amenity for a development of this nature. Further the site is only 400m from Byron Recreation ground with the Harrow Recreation Centre providing a wide range of recreation opportunities and activities.

Overall the proposed development is considered to have a minimal impact on neighbouring amenity and is consistent with policies D5 and EP25 of the HUDP 2004.

4) Sustainability & Renewable Energy

The applicant has submitted details of Code for Sustainable Homes where the development would meet code level 3 which is supported in principle. Policy 4A.7 of the London Plan 2008 requires new developments to reduce carbon emissions by 20% from on-site renewable energy sources. The applicant has highlighted various sustainable measures to be implemented into the final scheme but has not submitted a renewable energy statement / report which quantifies carbon savings or specifies and compares various onsite renewable energy sources.

The applicant seeks to implement water conservation and efficiency measures into the proposed development but does not quantify specific savings. Policy 4A.16 of the London Plan 2008 and policy EP15 of the HUDP 2004 encourage efficient water use in new developments.

It is considered that the development is acceptable insofar that it aims to achieve the principles and practices of sustainable development. However it is considered necessary to require further details through relevant conditions to this report.

5) Affordable Housing, Housing Provision & Density

The proposed residential element of the development would provide 34 units in a mix of sizes which would make a positive contribution to the borough's housing stock.

The density of the proposed development is high and reflective of a town centre development. Given the sites locality to good public transport links and town centre services and amenities the high-density levels are considered acceptable.

The proposed level of affordable housing and tenure mix is as follows:

TENURE	TOTAL
SOCIAL RENTED	11
INTERMEDIATE	3
MARKET	20

In terms of units the above represents 41% of units or 51% of habitable floor space.

London Plan policy 3A.9 requires all new build major residential developments to have 50% affordable housing with a 70% to 30% split between social rented and shared ownership (intermediate) housing. The Council's housing enabling team has assessed the proposed affordable housing offer and are satisfied that the offer is appropriate for the development, taking account of all the other benefits of the proposal discussed in this report.

The proposal is considered to comply with policies 3A.9, 3A.10 & 3A.11 of the London Plan 2004 and H3 & H7 of the HUDP 2004.

6) Parking & Highway Safety

It is proposed to provide 14 off-street parking spaces. This parking allocation is considered appropriate for the site given its locality to the Harrow & Wealdstone station. The PTAL rating for the site is 4 which is high accessibility. The applicant also proposes cycle parking on a 1:1 ratio which is in line with Harrow transport policy.

Overall the proposed development is considered to comply with policies T6 and T13 of the HUDP 2004.

7) Accessible Homes & Access for All

Access is not being considered as part of this outline application, although the plans show an internal layout of units which are generally compliant with the Lifetime Homes Standards. As a result the appropriate accessibility conditions are attached to this report.

8) S17 Crime & Disorder Act

The proposed development appears to take on the basic practices and principles of Safer Places and Secured by Design with good natural surveillance throughout the site and clear defined points of entry. To ensure the more detail aspects of security are implemented into the scheme the relevant security condition is attached to this report.

9) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- None – issues discussed above.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above, this application is recommended for grant.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01
WILLIAM ELLIS SPORTS GROUND, P/3434/08/RP1
CAMROSE AVENUE, EDGWARE
Ward EDGWARE

CHANGE OF APPROVED LEVELS TO PLANNING PERMISSION REF:
P/1282/07/CFU

Applicant: Mr Nitesh Gor
Agent: Mr Brian Vermeulen
Statutory Expiry Date: 16-FEB-08

RECOMMENDATION

Plan Nos: PL01, PL02, PL03, PL04, PL05, PL06, Flood Risk Statement, Letter from Environment Agency dated 4 December 2008.

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 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.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
London Plan: 4B.1

Harrow Unitary Development Plan: SEP5, EP25, EP47, D4

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Impact on Open Space & Character of Area (4B.1 & SEP5, EP47, D4)
- 2) Neighbouring Amenity (4B.1 & D4, EP25)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application has been reported to committee at the request of members.

a) Summary

Statutory Return Type: Smallscale Major Other
Site Area: 0.87 ha
Council Interest: Freehold

b) Site Description

- A regular shaped site of some 4.46 ha of which 0.87 ha is subject to the planning application;
- The site is designated open space;
- Application site currently under construction to build new primary school granted under planning permission P/1282/07/CFU;
- Site shares boundaries with mostly residential properties.

d) Proposal Details

- Retain soil on site and redistribute it throughout the site;
- Raise approved levels within the development site;
- Raise the shared all weather pitch by 0.4m;
- Raise the multi use games area by 1m;
- Raise the flood bund will be raised 1m and 1.5m;
- Add a new earth bund between the multi use games area and the football pavilion to the south.

e) Relevant History

P/1282/07/CFU	Construction of one form primary school, external works, access & car parking	GRANTED 10-MAR-2008
P/1412/08/DFU	Single storey sports facility with access from Camrose Avenue	GRANTED 24-JUL-2008

f) Applicant Statement

- The content of the previous application remains unchanged with the exception of some additional earthworks and landscaping which will result in a reduction in the volume of soil requiring off-site disposal;
- The application site generally falls in a northerly direction with proposed playing fields at a higher level than the school building;
- In general the planning application includes lowering/levelling of the playing field area. This results in a terraced effect, which maximises the utilisation potential of the site and also allows the inclusion of an amphitheatre between the upper and lower parts of the playing fields and school building respectively;
- The surface water drainage proposal of the site includes the addition of a flood bund and French drains to protect the school building and adjacent residential properties from surface water runoff from the higher playing field areas.

It is considered that the proposed development would not result in an adverse effect on neighbouring amenity and complies with policy 4B.1 of the London Plan 2008 and policies EP25 and D4 of the Harrow Unitary Development Plan 2004.

3) S17 Crime & Disorder Act

The proposed development would not result in an adverse impact on the security or safety of the site.

4) Consultation Responses

None.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above, this application is recommended for grant.

287-293 WHITCHURCH LANE, P/3473/08/RH
EDGWARE

Item: 2/02

Ward **CANONS**

APPROVAL OF RESERVED MATTER (EXTERNAL APPEARANCE) PURSUANT
TO PERMISSION P/3309/06 - REVISED DRAWINGS

Applicant: Mr Neil Cottrall

Statutory Expiry Date: | 20-JAN-09

RECOMMENDATION

Plan Nos: P.01, P.02 Rev E, P.03 Rev D, P.04 Rev C, P.05 Rev C, P.06 Rev G,
Design and Access Statement dated 21st October 2008.

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 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 & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Before the development commences details of the fenestrational treatment of the building shall be submitted and approved in writing by the Local Planning Authority. The details so approved shall remain thereafter and shall not be altered or removed with the prior permission of the local Planning Authority.

REASON: In the interests of the visual amenity of the building and the appearance and character of the area.

4 The ground floor window in the western side wall of flat 1 of the approved development shall:

a) be of purpose-made obscure glass,

b) be permanently fixed closed below a height of 1.7 metres above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

5 Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

Item 2/02 : P/3473/08/RH continued/...

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';
2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the London Plan and-or the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

London Plan: 4B.1, 4B.5, 4B.6, 4B.15

Harrow Unitary Development Plan:

S1, EP20, D4, D5, D22

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

I refer you to condition 5 attached to P/3309/06 which requires that the development hereby permitted shall be constructed to Lifetime Homes standards as shown on the approved plans and at least on the dwellings shall be built to Wheelchair standard, as set out in the Council's guidance document, and thereafter retained. Currently none of the ground floor units comply with Harrow Council Supplementary Planning Guidance Accessible Homes wheelchair requirements. In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is <http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

5 INFORMATIVE:

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Principle of Development (EP20, D4)
- 2) Character and Appearance (4B.1, 4B.5, D4)
- 3) Residential Amenity (D4, D5)
- 4) Crime and Disorder Act (4B.1, 4B.6, D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	0.160 ha
Habitable Rooms	42
Density:	262 hrph 87 dph

Car Parking:	Standard:	15.1
	Justified:	9
	Provided:	9
Council Interest:	None	

b) Site Description

- Site is located on the north side of Whitchurch Lane at the junction with Howberry Road.
- The two original pairs of semi detached houses and garages that previously occupied the site have been demolished
- A timber fence encloses the site.
- Surrounding locality is predominantly residential in character, with pairs of semi detached houses in the main. Although Station Parade, immediately to the east of the site, is a long, three storey terrace of shops and restaurants/cafes with flats above them.
- The former Government offices site on Honeypot Lane is due south of the site.
- Canons Park London Underground Station is at the eastern end of Station Parade.
- Canons Park Conservation Area is to the east of the site

c) Proposal Details

- The application proposes revisions to the external appearance of the two storey block (with rooms in the roof) of 14 flats with parking and basement fitness spa centre. The outline application for the redevelopment of the site was allowed on appeal reserving external appearance and landscaping. A subsequent application P/1201/08/CFU has been approved for the external appearance on the 30th June 2008.

Revisions to Previous Application:

Following the previous decision (P/1201/08/CFU) the following amendments have been made:

- The shape of the roof slope in the south eastern corner of the building (corner of Whitchurch Lane and Howberry Road) has been amended increasing the roof slope.
- An additional dormer and three velux windows are proposed in the southern roof slope.
- In the eastern roof slope the application proposes to replace a velux window with a dormer window and an existing dormer window is to be moved to make room for an additional velux window
- The Juliet balcony above the under-croft parking area is to be replaced with small useable balcony.
- The roof form over the north eastern corner of the building has been amended to increase the slope of the roof pitch.
- The roof area above the gables along the front and side elevation (Whitchurch Lane and Howberry Road) have also been increased in size (ridge height increased from 1.8m to 2.3m high).

Item 2/02 : P/3473/08/RH continued/...

- Two dormer window are proposed in the rear roof slope (western elevation facing Whitchurch Lane properties) in place of two velux windows.
- The internal layout of the flat 3 has been altered to provide a separate entrance to the rear of the flat, a new door is proposed at ground floor level in the western elevation to serve this flat.

d) Relevant History

P/3309/06	Redevelopment to provide two storey block (with rooms in the roof) of 14 flats with parking and basement fitness spa centre.	REFUSED 13-FEB-07
	Scale, layout and access were approved. Landscape and appearance were reserved.	ALLOWED 02-JUN-07
P/1201/08	Approval of reserved matters 2A external appearance	GRANTED 30-JUN-08

Revised plans were received on 30/06/08 the amendments are summarised below:

- The roof form was amended and reduced in scale thereby reducing bulk of the building.
- Five dormer windows along the Howberry Road elevation were replaced with four velux windows.
- Two velux windows were removed from the front elevation (Whitchurch Lane).
- Balustrade detailing was amended from brick to glass panels.
- Two juillette balconies were replaced with small balconies (1m deep by 2.3m wide) along Howberry Road elevation and one along the Whitchurch Lane elevation.
- No windows were proposed in the western roof slope with the plans submitted with the application, the revised plans included two velux windows in this roof slope and a dormer window with small balcony (two velux windows and dormer windows (one with balcony was shown on the plans submitted with the outline application).
- Two additional velux windows were included in the north facing roofslope and the blocked up windows on the northern (rear elevation facing Howberry Road properties) elevation were replaced with windows that will serve the staircase.

Item 2/02 : P/3473/08/RH continued/...

P/2607/08	Approval of reserved matters re: landscaping	GRANTED 30-SEP-08
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Plans submitted application 24-JUL-08
BAN16748-11 landscape proposal plan

The landscape proposal moved the cycle store along the western site boundary (shared property boundary with 295 Whitchurch Lane) removing the landscape planting along that section of the boundary.

Revised plan 30-SEP-08
BAN16748-11B landscape proposal plan

The revised plan included an additional parking space along the western site boundary between the northern site boundary and cycle store.

P/2898/08	Details of archaeological assessment condition 8	GRANTED 12-NOV-08
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e) Applicant Statement

- Planning application P/3309/06 for the proposed demolition of the existing buildings, erection of 14 apartments, fitness/spa centre, reception for fitness/spa centre and internet café, car parking and all external works was refused on 28/02/07. An appeal was subsequently allowed on 2nd July 07.
- Reserved matters approval subsequently took place in particular approval of the external appearance of the development was granted 30th June 2008.
- The current application follows discussions with the LPA. The proposal is a small scale reworking of the extant reserved matters approval for external appearance. The changes are summarised as follows: insertion of an additional dormer to the front elevation; ditto for the flank elevation; replacement of a Juliet style balcony to the side elevation with a full functional balcony.
- The proposals would be confined to the approved building envelope, without any material increase in scale, bulk or visual impact. The overall amount of development would also be unchanged.
- Similarly, the proposed balcony would provide future occupants with an improved standard of residential amenity, without generating loss of privacy to neighbouring residents.
- The proposal is considered to comply with relevant Development Plan policies and Central Government advice.

f) Consultations:

Advertisement: | Site Notice

| Expiry: 20-NOV-08

Notifications:

Sent:
46

Replies:
3

Expiry:
20-Nov-08

Summary of Response:

- Appearance of block will not be in keeping with existing properties, the appearance is of a mass produced approach which would be detrimental to the residential character of Whitchurch Lane and surrounding streets.
- Cement rendering and bay windows should be used to break up the unbroken mass of brickwork of the massive flat façade of the proposed block of flats.
- The numerous variations to the original appeal scheme have resulted in a different appearance that departs further from the appeal scheme's elevations.
- The brick work should match the existing houses, roof tiles should be traditional tiles and match the colour of the existing houses in order to retain the character of the area.
- The entrance halls to the flats, instead of brick should be glazed to allow natural lighting and to create a better rhythm of solid to void.
- The upper storey could be rendered to reduce the amount of unrelieved brick work that would make the block overbearing with the street scene.
- The bays to the living rooms and bedrooms at first and second floor level should be done as a traditional bay, all windows instead of brick with a central window to relate to the design of the bay windows along Whitchurch Lane and to break up the overbearing brick façade.
- How will the two flats along Howberry Road be entered with the removal of the rear access balcony? The external staircase is not shown on the plans
- The ground floor flats should all be designed for wheel/chair/lifetime homes standards.
- The landscaping plan shows an additional parking space and the relocation of the cycle store along our shared property boundary rendering our rear garden unusable.
- Application proposes even more windows and doors, dormers and velux windows both at the front and rear of the block, the ones of most concern at the rear elevations, particularly the dormer window with a balcony. These will over look our rear garden and result in a loss of privacy.
- Overlooking from kitchen window of flat 1, request this window is obscured glazed
- The building will extend closer to our property and Whitchurch Lane
- Another balcony is proposed on the Howberry Road elevation above the car park
- The left and right hand corners of the roof in bedroom two of flat 14 will come out further.

APPRAISAL

1) Principle of Development

The principle of development for the redevelopment of the site to provide two storey block (with rooms in the roof) of 14 flats with parking and basement fitness spa centre has been established in the earlier application P/3309/06 at appeal approving scale, siting and access. External appearance and landscaping were reserved for later determination.

A reserved matter application P/1201/08/CFU for external appearance was submitted and approved under delegated powers on the 30th June 2008. This current application proposes a revised scheme to that approved, retaining the main design elements of the. The scope of this application is limited to seeking approval of external appearance accordingly the main issues of the case are considered to be design and architectural quality of the proposal and the impact this has on neighbouring properties.

For clarity scale, siting and access have been established with the outline application and the external appearance is required to accord with the scale parameters already approved.

2) Character and Appearance

Explanatory paragraph 4.10 of Policy D4 of the Harrow Unitary Development Plan 2004 (HUDP) states that 'new development should contribute to the creation of a positive identity for the area through the quality of building layout and design and should take account of the character and landscape of the locality.

The site benefits from an extant permission P/1202/08/CFU for the reserved matter of external appearance dated 30th June 2008. The approved scheme was considered to provide a coherent, symmetrical design with a horizontal emphasis that complements the inter war architectural style of the area. The detailed design of the scheme was a marked improvement on the illustrative drawings that were submitted as part of the outline application P/3309/06.

The revised scheme would largely occupy the same footprint as the extant permission however the three tiered section in the south east corner of building will be amended to a single bay and 6.1m wide flat elevation. This change in the footprint is to accommodate the amended roof form in the southern corner of the proposed block. The approved scheme is made up of three elements in this corner, the proposed scheme would incorporate the two larger gable roof forms into one. The entire roof slope would be increased from 40 degree angle to 45 degree angle, this increased in roof slope would also be incorporated into the gable roof form above the bays. This change in the roof form would effectively increase the useable area within the roof space.

An additional dormer window and velux window are proposed in the southern roof slope, an additional velux window is also proposed in the eastern roof slope and a velux window also in this roof slope is to be replaced with a dormer window. Two velux windows in the western roof slope are to be replaced with two dormer windows (rear roof slope facing Whitchurch Lane properties).

The Juliette balcony above the undercroft parking area, facing Howberry Road is to be replaced with a small useable balcony measuring 1m in depth and 2.3m wide.

A door is proposed at ground floor level in the western elevation to provide separate access to flat no. 3. The internal layout of flat no.3 has been amended to provide the new access to the unit.

Overall, the basic external appearance of the block of flats would for the most part mirror the appearance of the reserved matter scheme P/1202/08/CFU approved 30th June 2008.

The proposed changes to the roof form and slope would not be notably different from the approved scheme and would simplify the roof form at the south eastern corner of the block. The corner site location and I-shaped footprint of the two-storey block enable the scheme to accommodate the changes to the roof form without harming the appearance and scale of the approved block within the street scene.

Further it is considered that the roof is of a sufficient scale and design to accommodate the additional velux and dormer windows without dominating or harming the appearance of the building. The design and proportion of the dormer and velux windows would complement the windows on the lower elevations in accordance with Harrow Council's Supplementary Planning Guidance: Extensions A Householders Guide.

The replacement of the Juliette balcony with a small useable balcony is not considered to harm the appearance or proportions of the building and would be consistent with the two other first floor balconies along the eastern elevation.

The revised scheme would not result in a materially different impact on the views and character of the surrounding area than the recently approved scheme.

It is recommended that the condition from the extant approval P/1202/08CFU requiring a more detailed and closer treatment of the fenestration is carried over to this permission to ensure the proposed materials and detailed design are consistent with the character and appearance of the surrounding area.

3) Residential Amenity

The proposed development would provide an acceptable standard of residential accommodation for future occupiers in accordance with policy D4 and D5 of the Harrow Unitary Development Plan. The additional dormers in the roof space would enable increased levels of natural light to the flat 14 and would not result in a loss of privacy to future occupiers of the units. The proposed first floor level balcony would provide a small private outdoor space (2.3m²) for the occupiers of flat 7 and would not result in an unacceptable loss of privacy to the future occupiers of the unit.

Policy D5 of the Harrow Unitary Development Plan 2004 seeks to ensure that the amenity and privacy of occupiers of existing and proposed dwellings is safeguarded.

An objection has been raised regarding the replacement of the two velux windows in the western roof slope with two dormer windows and the resulting overlooking and loss of privacy of the rear garden of 295 Whitchurch Lane from these windows and the roof terrace.

The outline scheme P/3309/06/COU included two velux windows, a dormer window and a roof terrace cut into the roof in the western roof slope and a dormer window and second roof terrace in the northern roof slope. An access balcony wrapped around the northern and western elevation of the block providing access to the first floor flats.

The approved reserved matter scheme P/1202/08/COU deleted the roof terrace and dormer window from the northern roof slope and replaced each one with a velux window. The roof terrace and two velux windows were retained in the western roof slope. The internal layout of the block of flats was amended to enable access to the 12 of the 14 flats from Whitchurch Lane thereby removing the requirement of the first floor access balcony along the northern and western elevation. Access to flats 7 and 8 on the first floor was provided via a reduced first floor balcony directly to the front of the neighbouring doors in the western elevation.

Due to the internal reconfiguration of flat 13 the two velux windows in the western roof slope are to be replaced with two dormer windows one to serve the living room and the other a bedroom. The dormer windows and roof terrace would be set back within the roof slope and would be positioned approximately 22m from the shared site (western) boundary with no. 295 Whitchurch Lane.

The dormer window and roof terrace in the outline application P/3309/06/COU was considered an acceptable form of development by the Planning Inspectorate. The Planning Inspector considered that they may be an increase in overlooking of the rear of 295 Whitchurch Lane from the dormer window in the northern roof slope however, given the small size of the dormer and the acute angle of vision this would be limited to a small area at the bottom of the garden. As noted above this dormer window has been replaced with a velux window.

Accordingly it is not considered that the additional dormer window in the western roof slope would result in an unacceptable increase in overlooking or loss of privacy to the rear of 295 Whitchurch Lane. The 22m wide area of separation between the dormer window and the shared property boundary is considered an acceptable distance to reloss of privacy in accordance with Policy D4 and D5 of the Harrow Unitary Development Plan.

The additional dormer and balcony along the Howberry Road elevation would not result in an unacceptable loss of privacy to properties directly to the east of the site along Howberry Road in accordance with Policy D4 and D5 of the Harrow Unitary Development Plan.

4) S17 Crime & Disorder Act

Policy D4 of the Harrow Unitary Development Plan 2004 advises crime prevention should be integral to the initial design process of a scheme. In particular buildings should be orientated to provide natural surveillance, roads, footpaths should be well lit and direct, with good visibility, and there should be no unobserved access to the rear of buildings.

As with the approved reserved matter application P/1202/08/COU the external appearance and design of the proposed development has not taken sufficient account of the principles of 'Secured By Design' and 'Safer Places', accordingly it is recommended that the secure by design condition attached to the above mentioned approved reserved matter application is attached to this permission/application to ensure further consideration and compliance of the secure by design issues.

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Condition 5 attached to outline permission P/3309/06 requires that the development is constructed to Lifetime Homes standards and that at least one of the dwellings is built to Wheelchair standard, as set out in the Council's Supplementary Guidance Accessible Homes. An informative is attached to this decision referring the applicant to the requirement of condition 5.
- The landscaping plan and refuse storage does not form part of this application.
- The applicant will submit amended plans showing the external staircase to flats 7 and 8 on the first floor plans.

CONCLUSION

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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None