



DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 8 DECEMBER 2004

PLANNING APPLICATIONS RECEIVED

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SECTION 1 - MAJOR APPLICATIONS

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS

BACKGROUND INFORMATION

All reports have the background information below.

Any additional background information in relation to an individual report will be specified in that report:-

Individual file documents as defined by reference number on Reports

Nature Conservation in Harrow, Environmental Strategy, October 1991

1994 Harrow Unitary Development Plan

2002 Revised Deposit Draft Harrow Unitary Development Plan

Harrow Unitary Development Plan, adopted 30th July 2004

The London Plan (Spatial Development Strategy for Greater London), Mayor of London, February 2004

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 8TH DECEMBER 2004

INDEX

					Page No.
1/01	19 & 21 & R/O 11-29 ALEXANDRA AVENUE, SOUTH HARROW DEMOLITION OF EXISTING DWELLINGS AND REDEVELOPMENT TO PROVIDE 14 TWO STOREY TERRACED HOUSES WITH ACCESS AND PARKING	ROXETH	P/2684/04/CFU/TW	GRANT	1
2/01	15 HOLLAND WALK, STANMORE FIRST FLOOR SIDE, SINGLE AND 2 STOREY REAR EXTENSION	STANMORE PARK	P/2822/04/DFU/SK1	GRANT	5
2/02	LAND R/O 123-135 WHITCHURCH LANE, EDGWARE OUTLINE: REDEVELOPMENT: TWO X 2 STOREY BLOCKS TO PROVIDE 8 FLATS AND CHALET BUNGALOW WITH ACCESS AND PARKING	CANONS	P/2723/04/COU/TW	GRANT	10
2/03	MULTI-STOREY/SURFACE CAR PARKS, R/O 18-50 THE BROADWAY, STANMORE DEMOLITION OF MULTI- STOREY CAR PARK AND REPLACEMENT WITH COMBINED SURFACE LEVEL CAR PARK WITH FENCING AND ACCESS	STANMORE PARK	P/2621/04/CLA/TEM	GRANT	14

2/04	R/O 56/58 CHURCH ROAD, STANMORE RENEWAL OF TEMPORARY PLANNING PERMISSION EAST/988/02/LA3 FOR SURFACE LEVEL CAR PARK WITH ACCESS FROM ELM PARK	STANMORE PARK	P/2620/04/CLA/TEM	GRANT	18
2/05	259/261 NORTHOLT ROAD, SOUTH HARROW CHANGE OF USE: PART GROUND FLOOR RETAIL TO FINANCIAL/PROFESSIONAL SERVICES (A1 TO A2), USE OF FIRST FLOOR AS 2 FLATS, SINGLE/2-STOREY REAR EXTENSION, SHOPFRONT (RESIDENT PERMIT RESTRICTED)	ROXETH	P/1845/04/CFU/TEM	GRANT	22
2/06	THREE CHIMNEYS, 59 THE COMMON, STANMORE ALTERATIONS AND SINGLE STOREY REAR EXTENSION, FIRST FLOOR REAR EXTENSIONS, CREATION OF 2 BALCONIES, ROOF LIGHTS AT REAR	STANMORE PARK	P/2606/04/CFU/JH	GRANT	26
2/07	31 BORROWDALE AVENUE, HARROW SINGLE STOREY SIDE TO FRONT AND REAR EXTENSION AND TWO REAR DORMERS; GARAGE AND STORE IN REAR GARDEN AND CONSTRUCTION OF VEHICLE CROSSOVER	MARLBOROUGH	P/883/04/DFU/ME2	GRANT	30
2/08	36-38 HIGH STREET, HARROW ON THE HILL CHANGE OF USE OF FIRST FLOOR RESTAURANT AT NO. 38 IN ORDER TO EXTEND GUESTHOUSE AT NO. 36	HARROW ON THE HILL	P/2710/04/DFU/PDB	GRANT	34
2/09	HAMSTEDE, 4 PRIORY DRIVE, STANMORE FIRST FLOOR SIDE AND REAR AND SINGLE STOREY REAR EXTENSION AND THREE REAR DORMER WINDOWS	STANMORE PARK	P/1824/04/CFU/JH	GRANT	39

2/10	37 NELSON ROAD, STANMORE CONVERSION OF DWELLING HOUSE TO 2 SELF-CONTAINED FLATS	STANMORE PARK	P/2379/04/DFU/KMS	GRANT	43
2/11	41 HIGH STREET, HARROW ON THE HILL CHANGE OF USE OF FIRST AND SECOND FLOORS FROM OFFICE (CLASS B1) TO TWO SELF-CONTAINED FLATS: ALTERATIONS TO FRONT AND REPLACEMENT WINDOWS AT REAR	HARROW ON THE HILL	P/2547/04/DFU/KMS	GRANT	48
2/12	41 HIGH STREET, HARROW ON THE HILL LISTED BUILDING CONSENT: INTERNAL ALTERATIONS IN CONNECTION WITH CHANGE OF USE TO 2 FLATS, EXTERNAL REPAIRS AND ALTERATIONS TO WINDOWS	HARROW ON THE HILL	P/2548/04/DLB/CKJ	GRANT	52
2/13	9 SPRINGFIELD CLOSE, STANMORE CONSERVATORY AT REAR	STANMORE PARK	P/2660/04/CFU/RJS	GRANT	54
2/14	7 HILLVIEW CLOSE, PINNER SINGLE STOREY FRONT, SIDE AND REAR EXTENSION	HATCH END	P/2357/04/DFU/AMH	GRANT	57
2/15	HILL VIEW, BROOKSHILL DRIVE, HARROW TWO STOREY REAR EXTENSION AND REPLACEMENT SINGLE STOREY EXTENSION	HARROW WEALD	P/2583/04/CFU/TEM	GRANT	62
2/16	7 STANMORE HALL, WOOD LANE, STANMORE LOWERING OF PARAPET WALL WITH THE PROVISION OF RAILINGS	STANMORE PARK	P/2555/04/CFU/JH	GRANT	66
2/17	7 STANMORE HALL, WOOD LANE, STANMORE LISTED BUILDING CONSENT: LOWERING OF PARAPET WALL WITH THE PROVISION OF RAILINGS	STANMORE PARK	P/2556/04/CLB/TBW	GRANT	66

2/18	MULBERRY HOUSE, PINNER HILL, PINNER PART SINGLE, PART TWO STOREY SIDE EXTENSION WITH REAR DORMERS AND ROOFLIGHTS	PINNER	P/2724/04/CFU/RJS	GRANT	71
3/01	294 UXBRIDGE ROAD, HATCH END CHANGE OF USE: RETAIL (CLASS A1) TO PUBLIC HOUSE (CLASS A3) AS PART OF GROUND FLOOR	HATCH END	P/2030/04/CFU/JH	REFUSE	75
3/02	21 & 23 WOODHALL DRIVE, PINNER ALTERATIONS TO ROOF AND REAR DORMER	HATCH END	P/2653/04/DFU/JH	REFUSE	80
3/03	FORMER KINGS HEAD HOTEL, HARROW ON THE HILL USE OF GROUND FLOOR & BASEMENT AREA INTENDED FOR A3 USE IN PERMISSION WEST/971/02/FUL, AS RESIDENTIAL UNIT	HARROW ON THE HILL	P/1941/04/CFU/TW	REFUSE	84
3/04	FORMER KINGS HEAD HOTEL, HARROW ON THE HILL USE OF GROUND FLOOR AND BASEMENT AREA INTENDED FOR A3 USE IN PERMISSION WEST/971/02/FUL, AS RESIDENTIAL UNIT (DUPLICATE)	HARROW ON THE HILL	P/1942/04/CFU/TW	REFUSE	84
4/01	131-135, KENTON ROAD, KENTON TIMBER & BUILDERS, HARROW, MIDDX CONSULTATION: PART 4/5/6 STOREY BUILDING TO PROVIDE 16 FLATS WITH RETAIL UNIT ON GROUND FLOOR AND PARKING	ADJ AUTH - AREA 1 (E)	P/2751/04/CNA/RJS	OBJECTS	88

SECTION 1 - MAJOR APPLICATIONS

19 & 21 & R/O 11-29 ALEXANDRA AVENUE, SOUTH HARROW **1/01**
P/2684/04/CFU/TW
Ward: ROXETH

DEMOLITION OF EXISTING DWELLINGS AND REDEVELOPMENT TO PROVIDE 14 TWO STOREY TERRACED HOUSES WITH ACCESS AND PARKING

GILLETT MACLEOD PARTNERSHIP for CLEARVIEW HOMES LTD

RECOMMENDATION

Plan Nos: 04/2309/1A, 2A, 6, 7, 8

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

- 1 Time Limit - Full Permission
- 2 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 treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 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
The development shall be completed 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.
- 4 Highway - Closing of Access(es)
- 5 Highway - Approval of Construction
- 6 Landscaping to be Approved
- 7 Landscaping to be Implemented
- 8 Levels to be Approved
- 9 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste 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.

continued/

10 Water Storage Works

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall etc. Act 1996
- 3 Standard Informative 35 – CDM Regulations 1994

4 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 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:

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

T13 Parking Standards

MAIN CONSIDERATIONS (2004 UDP)

- 1) Principle of Development
 - 2) Character of the Area
 - 3) Amenity of Neighbours
 - 4) Highways/Parking
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	max 20
	Justified:	20
	Provided:	24
Site Area:	0.34ha	
No. of Residential Units:	14	
Density:	41 dph	

b) Site Description

- land formed by parts of rear gardens of nos. 11-29 Alexandra Avenue
- the site adjoins rear gardens of houses on Somervell Road, Balmoral Road and Alexandra Avenue
- the site is irregular in shape and measures approximately 70m from north to south and 45m west to east

c) Proposal Details

- demolish nos. 19 and 21 Alexandra Avenue to form access into the site
- construction of 14 houses in 4 terraces
- provision for 24 car parking spaces is proposed, 4 within garages
- the house would be traditional in design with pitched tiled roofs
- the houses would be arranged around a central access area with rear gardens of 14m to 17m in depth

continued/

d) Relevant History

None

e) Applicant's Statement

The applicants have designed a proposal which meets national and local policies and respects the general character of the area.

f) Consultations

EA: Awaited

TWU: Awaited

Advertisement	Major Development	Expiry
		11-NOV-04

Notifications	Sent	Replies	Expiry
	45	61 + copy of petition of 626 sigs., originally submitted in December 2003 in relation to a separate proposal	01-NOV-04

Response: Noise and pollution, loss of openness, loss of light, loss of privacy, increased congestion, lack of parking, out of character, pressure on local services, flooding

APPRAISAL

1) Principle of Development

The application site is not given any statutory protection in the adopted UDP. It comprises previously developed land as defined in PPG3 as it falls within the curtilage of existing buildings. In these circumstances consideration of the application depends upon the detailed impacts of the proposals.

2) Character of the Area

The proposed access road would have generous amounts of landscaping to the sides to enable sufficient adjacent planting to provide an acceptable appearance in the streetscene.

The proposed form and massing of the proposed buildings would relate to the existing two storey houses within the area. As such the new buildings would not appear incongruous or out of place.

Sufficient space around the buildings would remain in order to provide a good setting and adequate areas of amenity space would be provided.

3) Residential Amenity

Buffer zones of between 4m and 5m in width between the access road and the flank boundaries of nos. 17 and 23 Alexandra Avenue could accommodate generous amounts of planting. It is considered that the limited amount of activity and the landscaping of these areas would combine to preserve the amenity of those neighbours.

continued/

The rear elevation of properties 1-8 would be sited between 35m and 46m from the rear elevation of houses on Somervell Road. The rear gardens of those proposed houses would be between 14m and 17m.

The rear elevation of properties 9-14 would be sited at a distance of 14m and 15m from the site boundary and would not face any existing houses.

The proposed flanks of the houses would reduce in height to single storey level towards the site boundaries. Generally, the two storey flank walls would be between 4m and 6m from the site boundaries.

It is considered that the amenity of neighbours would not be comprised by the proposed development.

4) Highway/Parking

A satisfactory level of parking is proposed in a form which would not result in an excess of hardsurfacing nor would it impact on the amenity of neighbours. The proposed access to the slip road serving other residential properties is considered safe and would not introduce problems of capacity.

5) Consultation Responses

Noise and pollution)

Loss of openness)

Loss of light)

Loss of privacy) Addressed above

Increased congestion)

Lack of parking)

Character of Area)

Increased pressure on doctors, dentists, schools - would not, as very limited numbers

Affect water pressure – not material to planning

Flooding – see conditions

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

15 HOLLAND WALK, STANMORE

2/01

P/2822/04/DFU/SK1

Ward: STANMORE PARK

FIRST FLOOR SIDE, SINGLE AND
2 STOREY REAR EXTENSION

ANTHONY J BLYTH AND CO for MR & MRS S FREEMAN

RECOMMENDATION

Plan Nos: PMB/04/149/1A; 2D

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

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan nos. PMB/04/149/1A; 2B; 2C shall be installed in the western flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.
- 4 The roof area of the single storey extension to the rear of the garage hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the written permission of the Local Planning Authority.
REASON: To safeguard the amenity of neighbouring residents.
- 5 Where any planting is cleared adjacent to the two storey extension hereby permitted, a scheme of replacement landscaping works along the boundary with No.14 must be submitted to, and approved in writing by the Local Planning Authority before the completion of the development hereby permitted. Plans and particulars submitted in accordance with this condition shall include details of the species, size, number/density and location of each tree to be retained and each tree to be planted.
REASON: To mitigate the visual impact of the development on the neighbouring dwelling and to enhance the appearance of the development.

INFORMATIVES:

- 1 Standard Informative 20 - Encroachment
- 2 Standard Informative 23 – Considerate Contractor Code of Practice
- 3 Standard Informative 36 – Measurements from Submitted Plans

4 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 Harrow Unitary Development Plans 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:

1994 Harrow Unitary Development Plan:

E6 High Standard of Design

E45 Quality of Development - Design and Layout of Residential Development

continued/

2002 Revised Deposit Draft Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

SD1 Quality of Design

2004 Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

SD1 Quality of Design

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Character of Area (E6) (SD1, D4) (SD1, D4)
 - 2) Residential Amenity (E45) (D5) (D5)
 - 3) Consultation Responses
-

INFORMATION Details of this proposal are reported to Committee as an adjoining neighbour is a member of the Committee.

a) Summary

No of Residential Units: 1
Council: None

b) Site Description

- site is located at the end of Holland Walk and is occupied by a 2-storey detached house
- surrounding area is characterised by detached dwellings on moderate sized plots, however the site is located on a plot considerably larger
- to the rear are three garden/utility sheds, a pool and a single storey extension
- the rear garden is well landscaped and surrounded by a significant amount of mature vegetation which reaches height of approximately 15-20m in places and significantly screens almost all views to and from the rear garden from surrounding properties
- a garage with a single storey extension above, directly adjoins the boundary of No.14
- at present there is a significant amount of scrub and vegetation to the rear which totally screens views between No. 14 and 15
- there is a tree located inside the boundary of No.14 reaching a height of approximately 10 – 15m and located approximately 4m from the rear elevation of the garage at No. 15 and it is likely this would be lost as a result of this application
- the land at the front of the site slopes from the house down to the road, so the front elevation is raised above the road
- to the rear the topography slopes up towards the north

c) Proposal Details

- the proposal has been amended since originally submitted: the proposed first floor side extension over the garage on the front elevation has been removed so that there would no longer be any change to the front elevation
- the proposal now consists of a single and two storey rear extension

continued/

Item 2/01 – P/2822/04/DFU continued.....

- a single storey element would extend 3m from the rear of the garage, alongside the boundary of No.14 and would be 3.4m wide
- the 2 storey element would extend 5.8m from the existing rear main wall of the garage, would be 5m wide and would be set 3.4m away from the side boundary with No. 14
- the roof over the two storey element would be pitched and integrated into the roof of the dwelling
- the roof over the single storey element would be flat and would reach a maximum height of 3.5m
- clearance of planting would be required to the rear of the garage and a tree located inside the boundary of No.14 Holland Walk may be disturbed
- the tall tree approximately 12m to the north of the garage and inside the boundary of No.15 would not be removed

d) Relevant History

LBH/41861	Single storey front and side, single and two storey rear extensions	GRANTED 10-JAN-91
P/2153/04/DFU	First floor side extension and 2 storey rear extension	WITHDRAWN 30-SEP-04

e) Notifications	Sent 4	Replies 1	Expiry 16-NOV-04
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Summary of Responses: No complaint about the single storey or first floor rear extension provided vegetation on the boundary is maintained and the roof is not used as a balcony in order to protect privacy. Object to first storey infill at the front. Will lose tiered effect, cause tunnel image and devalue present amenity. Photographs.

APPRAISAL

1) Character of Area

The primary views to and from the site are from the street directly in front of the dwelling and leading up to it when approaching from the south. When viewed from this direction the proposal would not be out of character with the street scene.

The property is located in a street that is characterised by large, closely set detached dwellings of a similar size and character but unique in individual design. The existing dwelling is situated approximately 9m back from the footpath and due to a rise in the land, is elevated above street level. The dwelling is located on a kite shaped site and has been designed so that the front of the building wraps around the front of the site and faces the road (south). Based on this, the visual impact of the bulk of the dwelling on the street scene is minimised and from a lower elevation, the scale and bulk of the roof is also minimised.

continued/

The development as amended, would not be visible from the front and changes to the rear would be screened by the bulk of the existing dwelling. The amendments now ensure that there would be no change to the space that exists between No. 14 and 15. Reasonable separation would be maintained between the two dwellings, and in comparison to other dwellings in the street, the detached character would be retained. The two storey rear element would not be visible through the space between the dwellings as it is set back from the boundary.

In other aspects, although the increase in size would result in a building that has a larger footprint than surrounding dwellings and there has been a significant increase in the original footprint, it is considered the proposal would be a suitable continuation of the existing building form by way of matching material, roof form, and proportions. It is also considered that the site is large enough to accommodate the proposed development without any adverse impact on rear amenity space.

2) Residential Amenity

The primary impact of this proposal would be on No 14 Holland Walk, the property located to the west. Due to the amount of screening and the separation distance, it is considered that there would not be any material harm to No 16 or other properties to the rear.

The previous application (P/2153/04/DFU) was withdrawn as a result of concerns that were raised with regard to the overall impact of the proposal on No 14. It was considered that the scale, bulk and proximity to the boundary of No 14 would be visually dominant and overbearing when viewed from the rear garden of No 14.

Significant changes have been made to this application in order to address these concerns and further changes have been made to address concerns relating to development over the existing garage to the front. Most significantly the two-storey extension, which would have stretched 5.4m on the boundary of No 14, and the 1st storey extension over the garage have both been removed.

The proposed development would now involve extending a single storey element 3.0m from the rear wall of the garage along the boundary of No 14. A two storey element would extend 5.8m towards the rear and would be set in 3.4m from the boundary. On the boundary the extension would not protrude beyond the rear wall of No 14 and would not be in full view of the rear garden. This element would be consistent with SPG Householders policy guidance in terms of the 45° rule. Due to the setback and given that Nos. 14 and 15 are angled away from each other, it is considered that this proposal would not be overbearing when viewed from the garden of No 14. With regard to the visual impact it is accepted that there would be views towards a brick wall, even though it would now be set back. Given that the extension would be replacing an area that is currently well vegetated, it is considered that some replacement planting on the boundary should take place to mitigate the visual impact. Accordingly a condition to this effect is suggested. Based on the above it is considered that this proposal overcomes previous concerns regarding siting.

continued/

Item 2/01 – P/2822/04/DFU continued.....

In terms of overlooking of No 14, there are no windows on the western flank of the rear elevation (closest to No 14) as previously proposed windows have been removed. It is considered that there would be acceptable separation distance between the windows on the (rear facing) northern elevation to avoid views towards No 14.

It is noted that once the vegetation has been cleared at No 15, there may be the possibility of overlooking from the existing first storey rear balcony but this would be mitigated by the proposed two storey element in-between the balcony and the boundary of No 14.

It is also noted that the mature tree located closely inside the boundary of No 14 may be affected by this proposal, and it is accepted that the tree contributes to some screening and amenity enjoyed by No 14. However the tree is not protected and it is considered that provided replacement landscaping is carried out on the boundary, there would not be any material harm to the amenity of No 14 from the loss of the tree or surrounding vegetation.

3) Consultation Responses
Discussed in report

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.

OUTLINE: REDEVELOPMENT: TWO X 2 STOREY
BLOCKS TO PROVIDE 8 FLATS AND CHALET
BUNGALOW WITH ACCESS AND PARKING

GILLETT MACLEOD PARTNERSHIP for LONDON & DISTRICT HOUSING LTD

RECOMMENDATION

Plan Nos: Revisions Awaited

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

- 1 Time Limit - Outline Permission
 - 2 Outline - Reserved Matters (Design, Appearance, Landsc.)
 - 3 Highway - Approval of Construction
 - 4 Highway - Closing of Access(es)
 - 5 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas 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.
 - 6 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (b) the boundaryof 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 Levels to be Approved
 - 8 Landscaping to be Approved
 - 9 Landscaping to be Implemented
 - 10 Disabled Access - Buildings
 - 11 Water Storage Works
- INFORMATIVES:
- 1 Standard Informative 23 – Considerate Contractor Code of Practice
 - 2 Standard Informative 27 – Access for All
 - 3 Standard Informative 32 – The Party Wall etc. Act 1996
 - 4 Standard Informative 35 – CDM Regulations 1994

continued/

- 5 **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 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:
2004 Harrow Unitary Development Plan:
D4 Standard of Design and Layout
D5 New Residential Development
SD1 Quality of Design
T13 Parking Standards
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Principle of Development
 - 2) Character and Appearance of the Area
 - 3) Residential Amenity
 - 4) Parking
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	max. 14
	Justified:	13
	Provided:	13
Site Area:	0.069ha	
Habitable Rooms:	24	
No. of Residential Units:	9	
Council Interest:	None	

b) Site Description

- northern side of Whitchurch Lane, to the east of Whitchurch Gardens
- the site comprises a large area of overgrown backland most of which is within the curtilage of no.133, extending behind back boundaries of nos. 127-135 Whitchurch Lane
- to the north of the site are 3 storey flats at Dudley House
- to the east of the site are 3 storey flats at Kent House

c) Proposal Details

- outline application – siting and means of access to be determined
- development of 2 x 2 storey blocks, each containing 4 flats
- construction of a chalet bungalow at the eastern edge of the site
- block A in the north-western corner of the site containing 4 x 1 bedroom flats
- block B beyond the rear garden boundary of no. 133 would contain 4 x 2 bedroom flats
- 13 parking spaces are proposed

continued/

d) Relevant History

Relating to eastern part of site

EAST/272/01/OUT	Outline: Detached bungalow with parking space and access	GRANTED 09-MAY-01
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Relating to the western majority of the site

P/2918/03/COU	Outline: Redevelopment to provide 8 flats in two 2 storey blocks with access and parking	REFUSED 13-FEB-04 APPEAL PENDING
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Reasons for refusal:

1. This proposal would be detrimental to the residential amenities of nos. 129 & 135 Whitchurch Lane by reason of noise and disturbance from traffic and activity generated by the use of the access road.
2. The character and the building line of the row of semi-detached houses would be abruptly interrupted by the gap caused in the streetscene by the demolition of two semi-detached houses to the detriment of the character of this section of Whitchurch Lane.

e) Consultations

EA:	No comment
TWU:	No comment

Notifications	Sent 49	Replies 16	Expiry 09-NOV-04
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Summary of Responses: Overdevelopment, out of character, overlooking, questionable access, little amenity space, loss of outlook.

APPRAISAL

1) Principle of Development

The application site is not given any statutory protection in the Adopted UDP. It is considered that it comprises previously developed land as defined in PPG3. The principle of development was not opposed when the previous applications were determined.

2) Character and Appearance of the Area

The impact of the proposed bungalow would be almost identical to that of the approved scheme, and is similarly considered to be acceptable.

The proposed blocks of flats would relate to the many 3 storey flatted blocks in close proximity viz Kent House, Dudley House, Dover House, which are accessed from Stratton Close to the north. The proposed blocks, therefore, would not appear out of place. Sufficient space around each building would remain to provide a good setting and adequate areas of amenity space would serve the development.

continued/

3) Residential Amenity

The access would be along Stratton Close to the south, which serves an existing garage block and the site of the approved bungalow. Suitable boundary treatment could be secured to reduce any impact from traffic, which in any case would be low from the 8 flats.

The rear wall of Block A would be sited over 30m from the rear wall of nos. 133 and 135 Whitchurch Lane. The flank wall of Block B would be approximately 24m from the main two storey rear elevation of no. 131 Whitchurch Lane. The proposed bungalow would have a similar relationship to surrounding properties as envisaged in the existing permission.

4) Parking

A satisfactory level of car parking is proposed, in a form which would minimise the amount of hardsurfacing and impact on neighbouring premises.

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.

**MULTI-STOREY/SURFACE LEVEL CAR PARKS, R/O 18- P/2621/04/CLA/TEM
50 THE BROADWAY, STANMORE**

Ward: STANMORE PARK

DEMOLITION OF MULTISTOREY CAR PARK AND REPLACEMENT WITH COMBINED SURFACE LEVEL CAR PARK WITH FENCING AND ACCESS.

HARROW ENGINEERING SERVICES

RECOMMENDATION

Plan Nos: RR603/001/E

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

- 1 Time Limit - Full Permission
- 2 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment, including the car park barriers, to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
a: before the use hereby permitted is commenced
The development shall be completed 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.
- 3 The development hereby permitted shall not commence until there has been submitted to, and approved by the Local Planning Authority, a scheme of soft landscape works which will include planting plans, and schedules of plants, noting species, plant sizes and proposed numbers and densities.
REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.
- 4 Landscaping to be Implemented
- 5 Details of the footpath across the site including levels and surfacing shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.
REASON: To ensure satisfactory access for pedestrians and disabled persons.

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 - The Party Wall etc. Act 1996
- 3 Standard Informative 35 - CDM Regulations 1994
- 4 Standard Informative 27 - Access for All

Cont...

- 5 **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 Harrow Unitary Development Plans 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:
2004 Harrow Unitary Development Plan:
SD1 Quality of Design
D4 Standard of Design and Layout
T9 Walking
T14 Public Car Parking
EM24 Town Centre Environment

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Character and Appearance of Area and Amenity (SD1, D4, EM24)
2. Car Parking Provision (T14)
3. Pedestrian Movement (T9)
4. Consultation Responses

INFORMATION

This application was deferred from the meeting of 9th November 2004 to await the decision of the Cabinet on wider issues related to the re-provision of a multi storey car park in Stanmore and the treatment of displaced tenants. In its meeting on 10th November 2004, the Cabinet authorised the Director of Professional Services to conclude compensation arrangements with relevant tenants. Some further advice in this regard is provided in a letter from the applicants, which states:

“I refer to the above planning application and confirm that it is linked to the application for Elm Park reference P/2620/04/cla/tem which is required to provide alternative temporary parking to enable the main works to proceed.

The council has contractual commitments to 3 tenants in respect of the multi storey car park and it is only possible to deal with the situation on the basis of a full approval being granted for the new surface level car park. This would not preclude the possibility of a future replacement multi storey car park being provided.”

a) Summary

Town Centre	Stanmore
Site Area:	0.4 ha
Council Interest:	The site is Council owned

Cont...

b) Site Description

- northern side of The Broadway within Stanmore District Centre.
- comprises 3-level multi storey public car park on eastern end of site (267 spaces), and adjacent ground level public car park at western end (45 spaces).
- pedestrian footpath link from The Broadway to land north of site located between the car parks.
- main vehicle access from Dennis Lane via service road behind The Broadway.
- 2 secondary accesses from The Broadway.
- building in hostel use, Anmer Lodge, plus flats in Dennis Gardens to north.
- private car parking to west.
- commercial premises, some with residential above, to south.
- rear of 3 storey building with ground floor supermarket and offices over, to east.
- trees and vegetation provided along northern boundary and at eastern end.
- upper decks of multi-storey closed for almost 4 years because of the poor condition of the structure.

c) Proposal Details

- demolition of multi-storey car park and associated ramp.
- formation of combined ground level car park.
- 151 spaces proposed, 8 of which would be for disabled badge holders, plus a motorbike parking area.
- single entrance towards western end of car park, exit at eastern end.
- 1.8m high chain link and palisade fencing proposed around majority of site.

d) Relevant History

EAST/978/02/LA3	Demolition of existing multi-storey car park, replacement temporary surface level car park (in association with existing adjacent car park), boundary fencing, height barrier and portacabin, revised access.	GRANTED 14-OCT-2002 (2 year temporary consent)
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e) Notifications

Sent	Replies	Expiry
70	5 plus petition (25 signatures)	26 OCT 2004

Summary of Response: Support proposals, spaces should be allocated at reasonable prices for shop workers, contract parking should be removed, multi-storey car park should be reinstated, structural defects should be repaired, object.

Cont...

APPRAISAL

1. Character and Appearance of the Area and Amenity

Removal of the multi-storey car park would result in the provision of openness on the site and benefit the outlook from neighbouring premises. Surface level car parking would be in character with adjacent uses. The proposals would enable retention of the majority of existing planting around the site. A landscaping condition is suggested in relation to new areas of planting which are proposed.

In safety terms, the proposal would be lit and the removal of the multi-storey facility would enable improved surveillance and better security.

2. Car Parking Provision

Policy T14 acknowledges that while a certain level of public parking is required in town centres in order to maintain their vitality and viability, this needs to be balanced against the aim of not generating car-borne traffic. This proposal, by retaining public parking but with a reduced capacity, achieves both objectives and, in effect, **formalises the existing arrangement whereby only the ground floor of the car park is available for use.**

3. Pedestrian Movement

The proposed layout retains a footpath link across the site. Further details are suggested by condition to ensure satisfactory access by disabled persons.

4. Consultation Responses

- spaces should be allocated at reasonable prices for shop workers, contract parking should be removed, multi-storey car park should be reinstated - such considerations are car park management issues.

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.

R/O 56/58 CHURCH ROAD, STANMORE

2/04

P/2620/04/CLA/TEM

Ward: STANMORE PARK

RENEWAL OF TEMPORARY PLANNING
PERMISSION EAST/988/02/LA3 FOR
SURFACE LEVEL CAR PARK WITH ACCESS
FROM ELM PARK

HARROW ENGINEERING SERVICES

RECOMMENDATION

Plan Nos: RR602/100

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

- 1 Time Limit - Full Permission (3 years)
- 2 The use hereby permitted shall be discontinued and the land restored to its former condition within three year(s) of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.
REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.
- 3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected, including measures to protect the adjacent listed wall, has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
a: before the use hereby permitted is commenced
The development shall be completed 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.
- 4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of soft landscape works which shall include: planting plans, and schedule 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.
- 5 Landscaping to be Implemented
- 6 The car park hereby permitted shall not be open to customers outside the following times:-
(a) 07.00 hours to 22.00 hours, Monday to Saturday inclusive,
(c) 09.00 hours to 18.00 hours, Sundays or Bank Holidays,
without the prior written permission of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.

continued/

- 7 The car park hereby permitted shall not be brought into use until it has been constructed and surfaced with impervious materials, and drained in accordance with details to be submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out in accordance with details to be approved beforehand by the Local Planning Authority and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 8 The access road from Elm Park shall be resurfaced to a standard previously approved by the Local Planning Authority before the car park hereby permitted is brought into use.
REASON: To ensure the provision of satisfactory access.
- 9 Details of lighting shall be submitted to, approved in writing by the Local Planning Authority and installed prior to the car park hereby permitted being brought into use.
REASON: To ensure satisfactory development.

INFORMATIVES:

1 Standard Informative 23 – Considerate Contractor Code of Practice

2 **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 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:

2004 Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- D4 Standard of Design and Layout
- D11 Statutorily Listed Buildings
- D15 Extensions and Alterations in Conservation Areas
- T14 Public Car Parking
- T15 Servicing of New Developments

MAIN CONSIDERATIONS (2004 UDP)

- 1) Appearance and Character of Area and Conservation Area (SD1, SD2, D4, D15)
 - 2) Setting of Listed Building (SD2, D11)
 - 3) Neighbouring Amenity (SD1, D4)
 - 4) Traffic Generation (T14, T15)
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Town Centre	Stanmore
Site Area:	677m ²
Council Interest:	Freehold owner of site

continued/

Item 2/04 – P/2620/04/CLA continued.....

b) Site Description

- south side of Church Road
- western end of service road from Elm Park which runs behind nos. 40-58 Church Road, commercial uses on ground floor mostly with residential above
- comprises cleared vacant site last used for car parking in connection with car showroom on Church Road frontage
- service road and properties in Church Road to north of site
- end of row of lock-up garages and residential premises in Elm Park to the east
- trees and vegetation within garden of the Church House adjacent to southern boundary
- high listed wall, about 3m high, along boundary with Bernays Gardens and garden of Church House Cottage which abuts site to east
- Old Church Lane Conservation Area contiguous with western and southern boundaries of site
- tree cover and vegetation on all sides apart from northern boundary

c) Proposal Details

- use of land as surface level car park for 3 year period during redevelopment of Stanmore multi-storey car park
- use by permit holders proposed
- unbound macadam surface
- illustrative layout shows 30 spaces

d) Relevant History

LBH/19634	Continued consent to park motor vehicles at rear	GRANTED 23-SEP-81
EAST/988/02/LA3	Temporary surface level car park with access from Elm Park	GRANTED 08-NOV-02 2 YEAR CONSENT
P/474/03/CFU	Part single, part two storey office building	GRANTED 04-AUG-03

e) Notifications	Sent 34	Replies 2	Expiry 18-NOV-04
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Summary of Responses: Access would be blocked, noise and disturbance, may give rise to antisocial behaviour.

continued/

APPRAISAL

1) Appearance and Character of Area and Conservation Area

This land is currently in an untidy and overgrown condition which detracts from the appearance of the area. The proposal would therefore improve the overall appearance of the land and restore a use which operated for about 20 years between the mid-1960's and 1980's. The character of the adjacent Conservation Area which is separated from the site by the high listed wall would be preserved by the proposal

2) Setting of Listed Building

A soft buffer strip and measures to protect the listed wall will be required between the proposed hardsurfaced area and the wall so that its integrity and setting would not be adversely affected. Such details cannot be prepared until initial preparatory works have been carried out, and these will have implications for the car park layout. Appropriate conditions are suggested.

3) Neighbouring Amenity

The impact of the previous car park application in this respect was considered to be acceptable, subject to conditions in relation to hours of use and lighting. Such conditions are again suggested.

4) Traffic Generation

Policy T14 acknowledges that a certain level of car parking is required in town centres in view of the need to balance the promotion of the attractiveness of a town centre against the aim of not generating car-borne traffic. This relatively modest proposal would not undermine the objective to encourage trips to town centres by means other than the private car.

5) Consultation Responses

Noise and disturbance	-	the suggested hours of use condition would prevent late night activity
Access would be blocked, may give rise to anti-social behaviour	-	these are highway management and Police matters respectively

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.

CHANGE OF USE: PART GROUND-FLOOR RETAIL TO FINANCIAL/PROFESSIONAL SERVICES (A1 TO A2), USE OF FIRST FLOOR AS 2 FLATS, SINGLE/2-STOREY REAR EXTENSION, SHOPFRONT (RESIDENT PERMIT RESTRICTED)

TECON LTD for MR K SHAH

RECOMMENDATION

Plan Nos: 3172/P/01A, 02A, 03C, 04C, 05A, 06A, 07A

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

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 Restrict Use of Roof as a Balcony
- 4 Disabled Access - Buildings
- 5 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas 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.
- 6 The development hereby permitted shall not be occupied until the car parking area as shown on the approved plan number(s) 3172/P/03C has been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 27 – Access for All
- 3 Standard Informative 32 – The Party Wall etc. Act 1996
- 4 Standard Informative 33 – Residents Parking Permits
- 5 Standard Informative 35 – CDM Regulations 1994

continued/

- 6 **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 Harrow Unitary Development Plans 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:
- 1994 Harrow Unitary Development Plan:
- E6 High Standard of Design
 - E45 Quality of Development - Design and Layout of Residential Development
 - E46 Quality of Development - Design and Layout of Non-Residential Development
 - S13 Change of Use of Shops - Key Frontages
 - H1 Housing Provision - Safeguarding of Amenity
 - T13 Car Parking Standards
- 2002 Revised Deposit Draft Harrow Unitary Development Plan:
- SD1 Quality of Design
 - D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - EM8 Enhancing Town Centres
 - EM17 Change of Use of Shops - Primary Shopping Frontages
 - H10 Conversions of Houses and other Buildings to Flats
 - T13 Parking Standards
- 2004 Harrow Unitary Development Plan:
- SD1 Quality of Design
 - D4 Standard of Design and Layout
 - D5 New Residential Development - Amenity Space and Privacy
 - EM8 Enhancing Town Centres
 - EM16 Change of Use of Shops - Primary Shopping Frontages
 - H9 Conversions of Houses and Other Buildings to Flats
 - T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Retail Policy (S13) (EM17) (EM16)
 - 2) Appearance and Character of Area (E6, E45, E46, H1) (SD1, D4, D5, H10, EM8) (SD1, D4, D5, H9, EM8)
 - 3) Residential Amenity (E6, E45) (SD1, D4, D5) (SD1, D4, D5)
 - 4) Parking (T13) (T13) (T13)
 - 5) Consultation Responses
-

continued/

INFORMATION

a) Summary

Town Centre	South Harrow	
Car Parking	Standard:	3 additional (3 additional)
	Justified:	See Report
	Provided:	0 additional
Site Area:	332m ³	
Habitable Rooms:	7	
No. of Residential Units:	2	
Council Interest:	None	

b) Site Description

- eastern side of Northolt Road between Eastcote Road and Whitby Road within South Harrow District Centre
- part of 2 storey parade within primary shopping frontage
- retail on ground floor (ex Post Office) with ancillary floorspace over front part of building
- single storey flat roofed projection at rear, with first floor staircase extension, rear yard for parking and bin store, accessed via rear service road
- site within Controlled Parking Zone

c) Proposal Details

- use of first floor as 2 flats, partly in first floor rear extension adjacent to existing staircase projection
- 1 x 2-bed x 3 habitable rooms, 1 x 3-bed x 4 habitable rooms
- single storey rear extension to provide additional retail accommodation
- change of use of about 30m² of ground floor from retail to financial and professional services (Class A1 to A2), accessed from within shop
- new shopfront with central entrance with double doors and single door at each end providing access to first floor flats
- area retained for parking/unloading between rear wall of proposed rear extension and service road

d) Relevant History

None

e) Notifications

Sent	Replies	Expiry
21	1	29-SEP-04

Summary of Response: Object

continued/

APPRAISAL

1) Retail Policy

The first floor accommodation has been used solely in connection with the ground floor retail use as storage, staff rest room and toilets. The proposed conversion to flats with separate entrances could take place without necessarily affecting the operation of the retail unit. In addition, the area of the proposed rear extension to the shop (some 80m²) is only slightly less than that of the existing first floor accommodation (100m²), and would provide better retail floorspace than is currently provided at first floor level. No objection in principle, therefore, is raised to the loss of the existing first floor retail area. The 30m² proposed area for A2 use would still leave a large retail floorspace of some 240m². The area would be accessed from within the shop and overall would not compromise the integrity of the retail use.

2) Appearance and Character of Area

The provision of flats on this site accords with the intention set out in Policy EM8 to provide mixed use schemes in town centres, particularly involving residential accommodation. The proposed rear extension would be similar to many such extensions behind retail premises in this parade, and would not be obtrusive or overbearing.

The new shopfront would have a satisfactory appearance, in character with the centre. A condition is suggested to ensure accessibility by persons with disabilities.

3) Residential Amenity

The proposed flats would comprise acceptable residential units in accordance with Policy H9. The amenities of an adjacent flat above no.257 would not be adversely affected by the proposals.

4) Parking

An area for the parking of 2 cars or for servicing is shown between the rear extension and the service road. In order to prevent on-street parking from the proposed residential accommodation the scheme is designated 'Resident Permit Restricted'.

5) Consultation Responses

Addressed in report.

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.

THREE CHIMNEYS, 59 THE COMMON, STANMORE

2/06

P/2606/04/CFU/JH

Ward: STANMORE PARK

ALTERATIONS FIRST FLOOR AND SINGLE STOREY REAR EXTENSIONS, AND ALTERATIONS, CREATION OF 2 BALCONIES, ROOF LIGHTS AT REAR

ROGERSON LIMITED for MR & MRS ZIMMERMAN

RECOMMENDATION

Plan Nos: COM/SLP.01; COM/P.100

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

- 1 Time Limit - Full Permission
- 2 Materials to Match

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 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 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:

2004 Harrow Unitary Development Plan:

- SD1 Quality of Design
 - SEP5 Structural Features
 - SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
 - EP31 Areas of Special Character
 - EP32 Green Belt - Acceptable Land Uses
 - EP33 Development in the Green Belt
 - EP34 Extension to buildings in the Green Belt
 - D4 Standard of Design and Layout
 - D12 Locally Listed Buildings
-

MAIN CONSIDERATIONS (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SD1, SEP5, SEP6, EP31, EP32, EP33, EP34, D4, D12)
 - 2) Locally Listed Building (D12)
 - 3) Neighbouring Amenity (D4)
 - 4) Consultation Responses
-

continued/

INFORMATION

a) Summary

Area of Special Character

Locally Listed Building

Green Belt

Site Area: 0.2ha

Council Interest: None

b) Site Description

- site occupied by a large 2 storey detached dwelling on the southern side of The Common
- the dwelling is a locally listed building situated in the Metropolitan Green Belt and Area of Special Character
- the area is characterised by large detached dwellings set in spacious plots

c) Proposal Details

- extension of bay window to ground floor family room and minor projection of ground floor reception room
- additional gable created at first floor level to form an extension of the master bedroom above extended ground floor bay window
- 2 balconies with railings created off rear first floor bedrooms above existing flat roof projection
- continuation of central gable feature above projection to ground floor reception room
- addition of 5 rooflights to the rear roof slope and 1 rooflight to the side (west) roof slope
- changes to the fenestration details of the rear elevation
- the drawings submitted also indicate rooms within the loft area that do not require express planning permission

d) Relevant History

HAR/8115/A	Alterations and additions to house	GRANTED 01-JUN-04
HAR/8115/B	Alterations and additions to house	GRANTED 30-OCT-64
LBH/36415	First floor side to rear extension & alterations to windows on existing single-storey rear extension (revised)	GRANTED 08-SEP-88
LBH/38406	Single storey side extension	GRANTED 07-JUN-89

continued/

Item 2/06 – P/2606/04/CFU continued.....

e) Applicant's Statement

- the proposals will provide improved accommodation internally
- improve significantly the rear elevation which, as a result of previous extensions carried out, has lost almost all of the design aesthetic of the original façade
- creation of central extended and gabled extension will help to articulate the elevation and break up the detrimental intrusion of the ground floor extension
- increase in footprint would be no more than 4.25m²
- extensions are all to the rear elevation and will not affect the amenity of the property or neighbouring properties

f) Notifications	Sent	Replies	Expiry
	2	0	22-OCT-04

APPRAISAL

1) Green Belt Land and Area of Special Character

Plan policy requires that such proposals 'retain the openness and character of the Green Belt' and in the case of extensions to dwellings, 'not result in disproportionate additions over and above the size of the original dwelling'.

The relevant data is as follows:

	Original	Existing	% increase over original	Proposed	% increase over original
Footprint (m ²)	118	218.5	85.2	221.5	87.7
Floor Area (m ²)	235.4	357.5	52	430	83
Volume (m ³)	870	1193	37.1	1249	43.6

Figures are approximate.

As the figures indicate, the existing dwelling has been heavily extended in the past. However, in terms of the current application the extensions proposed are relatively minor. At ground floor level the footprint of the dwelling would be increased by only 2.9m² (taken from plans) with the enlargement of a bay window and small projection off the reception room. The enlargement of the bedrooms at first floor level and formation of gabled features together with balconies would not represent a significant increase in floor area or volume and would improve the appearance of the rear elevation. The apparent increase in floor area is largely due to the inclusion of the loft space that does not require express planning permission.

The openness and character of the Green Belt and Area of Special Character would be preserved by the extensions given the relatively minor nature of the proposals and character of the locality with large detached dwellings set in spacious plots.

continued/

2) Locally Listed Building

The proposed extensions would be limited to the rear elevation and would improve the appearance of this elevation given the combined effect of previous extensions and changes to fenestration. It is considered the character and appearance of the locally listed building would be preserved and enhanced.

In terms of the number and siting of rooflights proposed, these would be permitted development.

3) Neighbouring Amenity

It is not envisaged that there would be any overlooking impact on adjoining properties as a result of changes to the fenestration or the addition of balconies and rooflights on the rear elevation.

Neighbouring properties are sufficiently removed and screened by mature vegetation to retain existing levels of privacy.

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.

31 BORROWDALE AVENUE, HARROW

2/07

P/883/04/DFU/ME2

Ward: MARLBOROUGH

SINGLE STOREY SIDE TO FRONT AND REAR EXTENSION AND TWO REAR DORMERS; GARAGE AND STORE IN REAR GARDEN AND CONSTRUCTION OF VEHICLE CROSSOVER.

M HALAI for M L VISHRAM

RECOMMENDATION

Plan Nos: 502/01, 502/02

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

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 The rear store/garage shall not be used for commercial purposes including the repair, storage or sale of vehicles.

INFORMATIVES:

- 1 Standard Informative 20 - Encroachment
- 2 Standard Informative 23 – Considerate Contractor Code of Practice
- 3 Standard Informative 32 – The Party Wall etc. Act 1996
- 4 Standard Informative 36 – Measurements from Submitted Plans

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 Harrow Unitary Development Plans 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:

1994 Harrow Unitary Development Plan:

- E6 High Standard of Design
- E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- H10 Conversions of Houses and Other Buildings to Flats
- T13 Parking Standards

2004 Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- H10 Maintenance and Improvement to Existing Housing Stock
- T13 Parking Standards

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of Area
 - 2) Residential Amenity
 - 3) Parking and Vehicle Crossover
 - 4) Consultation Responses
-

INFORMATION

At the meeting of the Committee on 9th November, consideration of this application was deferred to enable a Members site visit. This took place on Saturday 27th November.

a) Summary

None

b) Site Description

- site is located on the corner of Borrowdale Avenue and Cross Road and is occupied by a single storey detached dwelling
- surrounding area is characterised by both detached and semi-detached dwellings
- the rear garden is approximately 20m in depth and is predominantly grassed
- the site has an existing hardsurfaced area at the front with space for approximately 4 cars
- a 1.8m high hedge is located around the perimeter of the front garden
- recently the site has been under investigation as the tenants have allegedly been selling cars from the street, repairing and storing them on site and on the street
- the applicant's agent advises that the current tenants are moving from the premises

c) Proposal Details

- application proposes a single storey side extension, single storey front extension, two rear dormers, a garage/storage shed at the rear of the garden and the construction of a vehicle crossing to the proposed storage shed from Cross Road
- access to the site would continue from Borrowdale Avenue and access to the shed is proposed at the rear of the site to Cross Road

d) Relevant History

ENF/170/04/P	Selling cars in street and storing them at home	31-MAR-04
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e) Notifications

Sent	Replies	Expiry
9	2 + petition of 31 signatures	28-MAY-04

continued/

Summary of Responses: No objections to the proposal for single storey side to rear extension and two rear dormers, however have concerns about rear storage shed as it appears the property is being used as a base for storing, repairing and selling vehicles; site is currently used for trade of second hand vehicles; a residential area being used for business; increased crime levels; increased danger to public through additional non-residential parked cars; unacceptable noise levels; unacceptable levels of dirt and pollution; detriment to the environment via turning back garden into a parking lot; proposed garage and store at rear likely to encourage parking on site as well as off, this is more an amenity issue than a highway one; site used for trade of second hand cars and carrying out repairs to these late at night; applicant in breach of covenant on deeds which states property shall be used for residential activities only, applicant abused this restriction by storing up to ten cars in front garden sometimes delivered by car transporters, panel bearing also carried out; concern that the extended house will be put to business use as well

APPRAISAL

1) Character of Area

The proposed front, side and rear extensions would not result in any adverse effects with regard to the character of the area for the following reasons outlined below.

The increase in size would result in a dwelling of similar size to other dwellings in the immediate area. The detached dwelling located on the opposite corner has a long side elevation fronting the road similar to that proposed.

The proposed rear shed, although large in scale, would not be out of character given other properties in the surrounding area have similar sheds and garages at the rear of their sites.

A reasonable separation distance would be maintained with the adjacent dwelling and from the road boundary, which would maintain the detached character of the dwelling.

The extensions would harmonise with the scale and architectural style of the original building and the character of the area. The proposed extensions are considered to be a suitable continuation of the existing building form by way of matching materials, roof form, proportion and window positions.

2) Residential Amenity

With respect to residential amenity, the proposed development would not detract from the residential amenity of the neighbouring property for the following reasons :

continued/

The rear element would extend to a depth of 4m from the rear main wall of the dwelling abutting No. 29, and would not meet the two for one rule outlined in the Supplementary Planning Guide with regard to setback from the side boundary. However it is noted that the additional depth would be setback by 1m from the boundary and the roof pitches away from the boundary mitigating any adverse effects. The neighbouring property is setback from the boundary by way of a driveway with an associated vehicle parking area and this would mitigate the additional depth of the proposed rear extension. It is also noted no.29 has part of the dwelling projecting approximately 1.5m further than the existing rear main wall of the dwelling.

The proposed development would not result in any overlooking or loss of light given there are no flank windows proposed abutting no.29. As aforementioned, there is a driveway, associated parking area and garage located in between the two dwellings on the neighbouring property, therefore mitigating any loss of light. It is also noted that there are no protected windows along the flank elevation of no.29.

It is not considered that the rear storage shed would result in any adverse effects with regard to the amenity of the adjacent site, given that it would be well set back from all surrounding dwellings and given that other surrounding properties have similar structures in the rear garden.

Lastly amenity issues relating to the use of the site for car storage, sale of vehicles and vehicle repairs have been resolved as the applicants agent has advised that the tenants carrying out these activities are vacating the site. Confirmation of this has been received in writing from the applicant's agent.

3) Parking and Vehicle Crossover

There is existing on-site parking at the front of the site with a hardstanding area and garage. There is space to accommodate up to 4 cars and this is considered to be more than satisfactory.

A vehicle crossover is also proposed at the rear of the site to serve the proposed storage shed. It is noted, however, that given that this is not a classified road, planning permission would not be required for this alone. Notwithstanding, the proposed vehicle crossover is not considered objectionable.

4) Consultation Responses

The applicants agent has advised that the current tenants who have been carrying out these activities are being evicted and that the applicant will be moving into the dwelling. The concerns and objections relating to unauthorised uses will be resolved. It is however noted that should any business activity be carried out on the site in the future, this activity will be subject to planning control and the appropriate action will be taken.

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.

36-38 HIGH STREET, HARROW ON THE HILL

2/08

P/2710/04/DFU/PDB

Ward: HARROW ON THE HILL

CHANGE OF USE OF FIRST FLOOR
RESTAURANT AT NO.38 IN ORDER TO
EXTEND GUESTHOUSE AT NO.36

KENNETH W REED & ASSOCIATES for MR D O PELAEZ

RECOMMENDATION

Plan Nos: 1333/11, 12, 13A, 14, 15

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

- 1 Time Limit - Full Permission
- 2 Noise - Insulation of Building(s) - 4
- 3 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced 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.
- 4 The guest house shall be used in conjunction with the Old Etonian Restaurant at 38-40 High Street, Harrow on the Hill and not as a separate entity and for as long as the Old Etonian Restaurant, 38-40 High Street is used as a restaurant.
REASON: In the interests of the amenities of the area and in the light of parking availability.
- 5 The use hereby approved shall not commence until the rear parking space has been provided in accordance with a detailed scheme to show the levels, access and finished appearance of any associated alterations that shall first be approved in writing by the Local Planning Authority. The space must be made available only for the parking of cars and for no other purposes including storage.
REASON: To ensure satisfactory parking provision and in the interests of the character and appearance of the Conservation Area.

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall etc. Act 1996
- 3 Standard Informative 36 – Measurements from Submitted Plans

continued/

4 **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 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:

2004 Harrow Unitary Development Plan:

- SD1 Quality of Design
- SEP5 Structural Features
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- SD3 Mixed-Use Development
- SR2 Arts, Cultural, Entertainment, Tourist and Recreational Activities
- EP25 Noise
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- R15 Hotels and Guest Houses
- T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Hotel and Guest House Policy
 - 2) Residential Amenity and Character
 - 3) Character and Appearance of Conservation Area and Area of Special Character
 - 4) Parking
 - 5) Consultation Responses
-

INFORMATION

Details of this application are reported to Committee at the request of a Nominated Member.

a) Summary

Area of Special Character

Locally Listed Building

Conservation Area: Harrow on the Hill Village

TPO

Car Parking	Standard:	1
	Justified:	1
	Provided:	1

Council Interest: None

b) Site Description

- first floor of mid-terrace locally listed property no.38 High Street, in use as part of ground floor restaurant (Class A3)
- adjacent property no.40 used as restaurant on ground floor with residential flat 40A
- within Harrow on the Hill Village Conservation Area and Area of Special Character

continued/

c) Proposal Details

- change of use of first floor part of restaurant (Class A3), to form part of existing guest house at no. 36 (Class C1)
- would provide four additional bedrooms with en-suite facilities

d) Relevant History

P/354/03/CFU	Change of use: dwellinghouse to guest house(class C3 to C1) in association with restaurant use at 38-40 High Street	GRANTED 30-APR-03
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EAST/1261/02/FUL	Continued use of dwellinghouse as guest house(Class C1)	REFUSED 21-JAN-03
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Reasons for refusal:

- “1. Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council’s requirements in respect of the development, and the likely increase in parking on the neighbouring highway(s) would be detrimental to the free flow and safety of traffic on the neighbouring highway(s) and the amenity of neighbouring residents.
2. The application property is not located on a secondary road and is not in or near any of the centres identified in the adopted local plan. Therefore, the proposed conversion would, cumulatively with other conversions in the vicinity, alter the character and appearance and social character of this part of the Conservation Area.
3. The proposed conversion would lead to a loss of residential accommodation.”

e) Applicants Statement

Permission granted in 2003 for the change of use of a dwellinghouse to a guest house in association with the Old Etonian Restaurant. The new use has been a great success; previous concerns about parking, noise and intensification have been unfounded and local neighbours have been happily surprised. The existing staff room office and office storage are run-down and under used; the existing first floor room of the restaurant is only used occasionally for groups or parties but demand is diminishing. The female lavatories are to be relocated on the lower ground floor. The rear yard has been reconfigured to provide an off-street parking space. The client is happy for the same conditions as on the previous permission to be applied.

f) Consultations

CAAC:	Concerns raised over loss of parking.	Otherwise no objections.
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Advertisement	Character or Appearance of Conservation Area	Expiry 25-NOV-04
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Notifications	Sent 15	Replies 1	Expiry 19-NOV-04
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continued/

Summary of Response: Harrow Hill Trust: Success of business evidenced by increased parking difficulties in West Street. Choice has to be made about controlling parking demand and should not be at the cost of residents.

APPRAISAL

1) Hotel and Guest Houses Policy

Policy R15 of the replacement Harrow UDP encourages a range of hotel and guest house accommodation. Criterion A seeks to retain existing stock and encourage its improvement; Criterion C supports the development of smaller hotels in appropriate locations where, inter alia, the area is well served by public transport.

The expanded guest house would continue to operate in association with the Old Etonian restaurant on the ground floor, for marketing and administration purposes, and the proposal could be said to be consistent with the above policy in so far as it would help to sustain the retention and improvement of the existing facility. Two bus services operate over this part of Harrow on the Hill - routes 258 and H17 - the frequencies of which vary between 15 and 30 minutes and provide links to local town centres and regional transport stations. In these circumstances, together with the desirability of having a good quality guest house facility within this area of primary historical and visual importance within the Borough, no objection to the proposed expansion is raised on policy grounds.

2) Residential Amenity and Character

The policy also requires proposals involving conversion to form guest houses to respect the character, amenity and environment of the locality.

No external alterations to the building are proposed, and in the context of the High Street where there are a mix of uses it is not considered that the expansion of the existing guest house would be of detriment to the character of the Hill. In relation to the adjacent first floor flat, the proposal would secure the replacement of the existing first floor part of the Old Etonian restaurant and its ancillary offices with bedrooms and en-suites. It is considered that the resulting use would be more compatible with the adjacent residential flat and the proposal represents an opportunity to soundproof the party wall to modern specifications. Accordingly it is not considered that there would be any detriment to the amenity of adjoining occupiers.

3) Character and Appearance of the Conservation Area and Area of Special Character

As noted above, no external alterations to the building are proposed and the surrounding part of the High Street is mixed in terms of the character of uses. In these circumstances the proposed change of use would preserve the character and appearance of the Harrow on the Hill Village Conservation Area.

continued/

The provision of a parking space at the rear (described in more detail below) may necessitate some minor alterations to secure satisfactory access and levels. Subject to details of the finish materials and any works to make good affected areas, which can be controlled by condition, neither is this aspect of the proposal detrimental to the Conservation Area.

The proposal would have no impact on the Special Character of Harrow on the Hill.

4) Parking

As part of the Old Etonian restaurant, it is considered likely that the first floor, the subject of this application, already generates some parking demand. Schedule 5 of the replacement UDP gives no specific range for the provision of parking in relation to A3 uses but does set a maximum, per 15 employees, of one space. For hotel uses, the UDP sets a standard of one space per 5 bedrooms.

In these circumstances the requirement for either use is effectively the same and given also central Government advice, the loss of the existing A3 floorspace, the provision of one space at the rear, and the availability of public transport, it is not considered that the provision of one space in accordance with the standard is unacceptable. A condition is suggested to ensure it is provided prior to the commencement of the proposed use.

Any concern about the cumulative impact of additional parking demand with the existing accommodation is considered to be outweighed by the benefit of the use in terms of the local economy, vitality and activity.

5) Consultation Responses

Awaited

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.

FIRST FLOOR SIDE AND REAR AND
SINGLE STOREY REAR EXTENSION AND
THREE REAR DORMER WINDOWS

BRILL & OWEN ARCHITECTS for MR M & MR L REUBEN

RECOMMENDATION

Plan Nos: 04/511/1; 2; 3; 4; 5; 6; 7; 8; 9; 10; 20; 21; 22; 23; 24; 25; 26A; 27

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

- 1 Time Limit - Full Permission
- 2 Materials to Match

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice

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 Harrow Unitary Development Plans 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:

1994 Harrow Unitary Development Plan:

- E4 Protection of Structural Features
- E6 High Standard of Design
- E8 Areas of Special Character
- E10 Green Belt - Criteria for Development
- E11 Green Belt - Extensions to Building
- E45 Quality of Development - Design and Layout of Residential Development

2002 Revised Deposit Draft Harrow Unitary Development Plan:

- SEP5 Structural Features
- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- SD1 Quality of Design
- EP31 Areas of Special Character
- EP32 Green Belt - Acceptable Land Uses
- EP33 Development in the Green Belt
- EP34 Extension to Buildings in the Green Belt
- D4 Standard of Design and Layout

2004 Harrow Unitary Development Plan:

- SD1 Quality of Design
- SEP5 Structural Features
- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- EP31 Areas of Special Character
- EP32 Green Belt - Acceptable Land Uses
- EP33 Development in the Green Belt
- EP34 Extension to Buildings in the Green Belt
- D4 Standard of Design and Layout

continued/

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Green Belt Land and Area of Special Character (E4, E6, E10, E11, E45) (SEP5, SEP6, SD1, EP31, EP32, EP33, EP34, D4), (SD1, SEP5, SEP6, EP31, EP32, EP33, EP34, D4)
 - 2) Neighbouring Amenity (E45) (D4) (D4)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character:

Green Belt

Site Area: 1568m²

Council Interest: None

b) Site Description

- site situated on the north eastern side of Priory Drive within the Green Belt and Area of Special Character
- site occupied by extended 2-storey detached dwelling with single storey double garage extension towards Priory Lodge to the north and 2 storey wing adjacent to Kimbolton to the south
- surrounding residential area characterised by detached houses of substantial size and individual design

c) Proposal Details

- single storey rear extension to form garden room
- small infill extension at rear first floor level to extend bedroom, en-suite bathroom and landing
- rear roof extension over modified first floor
- crown formed at top and 3 flat-roof, lead clad dormers added to the rear roof slope
- materials to match existing dwelling

d) Relevant History

HAR/23094	Alterations and addition to house	GRANTED 14-APR-65
LBH/12241	Erection of first floor extension to side of dwelling house	GRANTED 05-NOV-76
LBH/38480	Two storey side extension	GRANTED 05-JUL-89
EAST/605/02/FUL	Two storey side and rear extensions with front and rear dormers to facilitate provision of accommodation in roofspace	REFUSED 13-SEP-02

continued/

The openness and character of the Green Belt and Area of Special Character would be preserved by the proposals, given the suburban character of the locality with large detached dwellings set in spacious plots.

In terms of the design it is considered that the alterations would be in keeping with the parent building. The roof height and pitch would remain the same with a small crown formed at the top, which would not be visible. The dormers would be subordinate features and well contained within the rear roof slope. Matching materials would also integrate the new additions with the existing building.

2) Neighbouring Amenity

It is not envisaged that there would be any adverse impact on adjoining properties. The extensions would be set away from these and given the number and position of existing first floor windows, it is not considered that the proposed alterations to the rear elevation would significantly increase the levels of overlooking that exist at present.

3) 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.

CONVERSION OF DWELLINGHOUSE TO 2 SELF-CONTAINED FLATS

MR J BHASIN, JLB DESIGN ASSOC for MS U VOHRA

RECOMMENDATION

Plan Nos: JLB/803/PL4/01; JLB/803/PL4/02; JLB/803/PL4/04-CC

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

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 Noise - Insulation of Building(s) - 4
- 4 Landscaping to be Approved
- 5 Landscaping to be Implemented

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 - The Party Wall etc. Act 1996
- 3 **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 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:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- H9 Conversions of Houses and Other Buildings to Flats
- T13 Parking Standards
- EP25 Noise

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Conversion policy (H9, T13)
2. Character of area (SD1, D4)
3. Residential amenity (D5)
4. Changes from previous schemes
5. Consultation Responses

Cont...

INFORMATION

Details of this application are reported to the Committee at the request of a Nominated Member and as a petition against the proposal has been received.

a) Summary

Area of Special Character:

No. of Residential Units: Existing: 4
 Proposed: 2

Car Parking: Standard: 2.8 max
 Justified: See report
 Provided: 2

Council Interest: None

b) Site Description

- 2-storey semi-detached dwelling with 2-storey side and single storey front extensions
- Dwelling converted into 4 self-contained flats without planning permission
- Hard surfacing to front with 1 m high picket fence to front and right side (east) boundaries, and 1.8 m close boarded fence to left (west) boundary
- Rear garden extends behind garages to west of site

c) Proposal Details

- It is proposed to convert the semi-detached property to two self-contained flats
- The proposed conversion relates to the dwelling as extended. No further extensions are proposed
- Access to the two units would be provided via the existing entrance door, with internal arrangements to facilitate access to the upper unit in the lobby area. A ramp to the entrance door is proposed to facilitate disabled access to the ground floor unit
- The proposal includes 2 parking space to the front on the existing hardsurfaced area, to the left of the entrance door, with the area to the right of the entrance door being landscaped and planted. Pedestrian access would be via a path between the parking and landscaped areas
- A storage area for 2 refuse bins is proposed on the east side of the path, 0.6 m from the front boundary

Cont...

d) Relevant History

EAST/1536/02/FUL	First floor and two storey side, single storey rear extension; rear dormer	GRANTED 12-MAY-2003
P/641/04/DFU	Conversion of dwellinghouse to four self-contained flats (retrospective)	WITHDRAW 17-MAY-2004
P/1453/04/DFU	Conversion of dwelling house to 3 self contained flats	REFUSED 21-JUL-2004

Refused - over-intensive use, inadequate access to rear garden, parking area unduly obtrusive and requiring excessively wide crossover, internal layout likely to cause unreasonable noise transmission between units, no arrangements for waste disposal.

e) Consultations

Notifications	Sent	Replies	Expiry
	14	2 inc petition with 28 signatures	04-OCT-2004

Summary of Responses: Increased noise, parking problems, increased refuse, overcrowding, character of street, precedent for future conversion of other houses, existing 'illegal' extension causing loss of light.

APPRAISAL

1. Conversion Policy

Suitability of the new units in terms of sizes, circulation and layout

The proposed units would each comprise of 3 habitable rooms and would exceed the Institute of Environmental Health standards for habitable floorspace. It is therefore considered that the conversion to 2 flats would not result in overcrowding.

The proposal would increase the proportion of non-single family dwelling houses on Nelson Road from 0% to 2.27%. Having regard to the Council's policy and guidelines, it is not considered that the proposal would constitute an over-intensive use of the site, nor is it considered that any detrimental change to the single-family dwelling house character of Nelson Road would occur as a result of the proposed conversion. Furthermore, given the policies of the Council in respect of meeting housing need and facilitating of a range of housing types and sizes, it is considered that the proposal should be favoured.

Cont...

Standard of sound insulation measures between units

The vertical arrangement of the proposed layout would be generally acceptable in terms of noise reduction. Furthermore, the noise insulation condition suggested would serve to negate potential noise disturbance

Amenity space

The property would have a rear garden area of approximately 100 m². As originally proposed, the layout of the property was such that direct access would only be available from the ground floor flat. Whilst policy H9 acknowledges that access to rear gardens from 1st floor units is not always achievable in conversions involving terraced properties, it should be provided where semi-detached dwellings are involved. This was brought to the attention of the agent, and amended plans showing such access via an internal staircase, have been received.

Parking and Forecourt Treatment

The recently adopted UDP sets a maximum of 1.4 parking spaces per unit. The originally submitted plans showed parking space for 3 cars, accessed via a dropped kerb. Whilst this would accord with the maximum standard, it would not enable landscaping to be provided within the front garden, resulting in the parking area appearing unduly obtrusive in the street-scene. Additionally, the width of the vehicle crossover which would be required to service the existing garages between nos. 35 and 37 Nelson Road, and the proposed parking in front of no. 37, at c.20 m, would have been likely to give rise to conditions prejudicial to safety and the free flow of traffic on the adjoining highway. Amended plans showing parking provision for 2 cars with landscaping were therefore requested, and have been received. Despite the shortfall of one space, given the relatively close proximity of local bus routes, this is considered to be acceptable subject to the submission of full details of the landscaping and its implementation being required by condition.

The amended plans indicate arrangements for the siting of bin enclosures. This would be sited adjacent to the proposed pedestrian access, 0.6m from the front boundary. Given that this is neither at the back of the footway along Nelson Road nor beneath a window to a habitable room, its location is considered to be acceptable subject to it being adequately screened by the proposed landscaping.

2. Character of area

Given that the proposals comply with the criteria set out in policy H9 and there are no extenuating circumstances, it is not considered that there would be any detrimental impact on the character of Nelson Road as a result of this conversion. It is recognised that no other property in Nelson Road has been converted to flats but the conversion of this property would not impact detrimentally on local character.

Cont...

3. Residential Amenity

Similarly, given that the proposals comply with the criteria set out in policy H9, it is not considered that the proposal would be detrimental to the amenities of adjoining owners

4. Changes from previous schemes

The main difference from the previous schemes (P/641/04/DFU and P/1453/04/DFU) is the reduction in the number of proposed units to 2, with a consequent reduction in car parking provision. Both previous schemes were considered unsatisfactory due to the proposed number of units (4 and 3 respectively) which would have resulted in the property being over intensively used, especially as the vertical arrangement of the rooms would not have minimised potential noise transmission. It is considered that the reduction to 2 units, enables these problems to be overcome.

5. Consultation Responses

Noise – addressed above

Parking – addressed above

Refuse – addressed above

Overcrowding – addressed above

Precedent – any future applications for conversion of other properties to flats would be assessed against the policies and other material considerations pertaining at the time of any such application

'Illegal' extension – the existing single storey rear extension was approved as part of planning permission EAST/1536/02/FUL on 12/05/2003

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.

CHANGE OF USE OF FIRST AND SECOND FLOORS FROM OFFICE (CLASS B1) TO TWO SELF-CONTAINED FLATS; ALTERATIONS TO FRONT AND REPLACEMENT WINDOWS AT REAR

KENNETH W REED & ASSOCIATES for MR ROBERT FULKER

RECOMMENDATION

Plan Nos: 1350-01A; 02B; 03C; 04; 7A; 8A; 14; 16; 18; 20; 21

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

- 1 Time Limit - Full Permission
- 2 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 treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Noise - Insulation of Building(s) - 4
- 4 The development hereby permitted shall not commence until a scheme for:-
 - (a) The storage and disposal of refuse/waste
 - (b) and vehicular access theretohas been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced 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.

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall etc. Act 1996

3 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 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:

2004 Harrow Unitary Development Plan:

SD1 Quality of Design

continued/

SD2	Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
SH1	Housing Provision and Housing Need
SH2	Housing Types and Mix
D4	Standard of Design and Layout
D5	New Residential Development - Amenity Space and Privacy
D11	Statutorily Listed Buildings
D13	The Use of Statutorily Listed Buildings
H9	Conversions of Houses and Other Buildings to Flats
T13	Parking Standards
EP25	Noise

MAIN CONSIDERATIONS (2004 UDP)

- 1) Character of Listed Building
- 2) Character of Area
- 3) Parking and Forecourt Treatment
- 4) Amenity Space
- 5) Layout and Circulation
- 6) Consultation Responses

INFORMATION

Details of this application are reported to Committee at the request of a Nominated Member

a) Summary

Area of Special Character:

Grade II Listed Building

Conservation Area:

Harrow on the Hill Village

Car Parking

Standard: 2.8

Justified: See report

Provided: 0

Council Interest:

None

b) Site Description

- 3 storey terraced property

bb) Listed Building Description

- built 1870-72 by Habershon & Brock in Free Gothic revival style
- building is 3 storeys with red brick drapering
- there are three modern casements to second and third storeys and pointed arches and tracery to first storey
- stepped central gable with flanking smaller bargeboarded gables

c) Proposal Details

- repair, renew and restore external features
- replace aluminium windows with timber sash windows

continued/

Item 2/11 - P/2547/04/DFU continued.....

- conversion of first and second floors from B1 to two self-contained flats
- access to the two units would be via the existing entrance door to the left of the front elevation, with internal arrangements to facilitate access to the upper unit in the lobby area

d) Relevant History

P/561/04/CFU	Change of use: Class B1 (office) to mixed use A1 (retail) & A3 (restaurant) on basement and ground floor	GRANTED 24-MAY-04
P/1940/04/DLB	Listed Building Consent: Internal alterations including replacement staircase	GRANTED 17-AUG-04
P/2548/04/DLB	Listed Building Consent: Internal alterations in connection with change of use to 2 flats, external repairs and alterations to windows	SEE AGENDA ITEM 2/18

e) Consultations

CAAC: No objections

Advertisement	Change of Use and Alterations to	Expiry
Building		Listed 23-NOV-04
Notifications	Sent	Replies
	24	0
		Expiry 03-NOV-04

APPRAISAL

1) Character of Listed Building

The proposed internal alterations in connection with the proposed conversion require Listed Building Consent but not planning permission. The impact of these works is therefore not considered here.

Externally, the proposals are to renew, repair and restore the front elevation, including replacing the inappropriate aluminium windows with timber sashes. All new materials to be used, including bricks, glazed bricks, tiles, aluminium gutters, new stone cills and timber sash windows would be a welcome restoration to this current badly deteriorating building. At the present time there is timber boarding on the private part of the footway covering a cellar access, and replacing this with York stone to match the rest of the footway is considered an appropriate alteration which would enhance the setting of the Listed Building and wider Conservation Area. There are currently no doors to the front of the porch. Glass doors are proposed behind the brick façade which, it is considered, would provide an innovative, simple, modern feature to the building and would be a clear later intervention.

continued/

2) Character of Area

The proposal would not change the proportion of non-single family dwelling houses on High Street as the existing use of the upper floors is for business (B1). Given that the site is not within an area where the Council's policy is to resist the loss of B1 uses, it is considered that conversion of the upper floors to residential would be appropriate and would not result in any detrimental change to the character of the area. Having regard to the Council's policy and guidelines, it is not considered that the proposal would constitute an over-intensive use of the site. Furthermore, given the policies of the Council in respect of meeting housing needs and facilitating a range of housing types and sizes, it is considered that the proposal should be favoured.

3) Parking and Forecourt Treatment

The recently adopted UDP sets a maximum of 1.4 parking spaces per unit for residential development. The proposals do not make any provision for off-street parking. However, no parking is provided for the existing business use, which under current parking standards, generates a requirement of one space. Given central Government advice, the loss of the existing B1 floorspace, and the availability of public transport, it is considered that the lack of off-street parking is acceptable.

The proposal does not indicate arrangements in respect of the collection and disposal of refuse/waste, and these can be required by condition.

4) Amenity Space

The proposed flats would not have access to private amenity space. However, given the character of the area and advice in policy H9 of the recently adopted UDP that it is not always appropriate to insist on upper floor units in terraced properties having such access, it is not considered appropriate to oppose this development on lack of private amenity space.

5) Layout and Circulation

The proposed units would each comprise of 3 habitable rooms and would exceed the Institute of Environmental Health standards for habitable floorspace. It is therefore considered that the conversion to 2 flats would not result in overcrowding. In addition, the vertical arrangement of the proposed layout would be generally acceptable in terms of noise reduction. Furthermore, the noise insulation condition suggested would serve to negate potential noise disturbance.

6) 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.

41 HIGH STREET, HARROW ON THE HILL

2/12

P/2548/04/DLB/CKJ

Ward: HARROW ON THE HILL

LISTED BUILDING CONSENT: INTERNAL ALTERATIONS IN CONNECTION WITH CHANGE OF USE TO 2 FLATS, EXTERNAL REPAIRS AND ALTERATIONS TO WINDOWS

KENNETH W REED & ASSOCIATES for MR ROBERT FULKER

RECOMMENDATION

Plan Nos: 1350.01; 02; 03c; 04; 7a; 8a; 14; 16; 18; 20; 21

GRANT Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the following condition(s):

- 1 Time Limit - Listed Bldg./Cons. Area Consent
- 2 Listed Building - Making Good
- 3 Detailed drawings, specifications, or samples of materials as appropriate in respect of the following shall be agreed in writing by the local planning authority before the relevant part of the work is begun:
 - a) rainwater goods
 - b) brickwork cleaning
 - c) sandstone cleaning
 - d) repointing
 - e) unglazed bricks
 - f) windows
 - g) stone cills
 - h) external wiring
 - i) external and internal doors and fanlight
 - j) design of timber details under eaves
 - k) disabled access
 - l) porch floor tiling
 - m) internal detailing regarding fireplaces, cornicing and door surroundsThe works shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To protect the special architectural or historic interest of the listed building.

INFORMATIVE:

- 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 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:

2004 Harrow Unitary Development Plan:

D11 Statutorily Listed Buildings

D13 The Use of Statutorily Listed Buildings

continued/

MAIN CONSIDERATIONS (2004 UDP)

- 1) Character of Listed Building
 - 2) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character
Grade II Listed Building
Conservation Area:

Harrow on the Hill Village

b) Site Description

- 3 storey terraced property

bb) Listed Building Description

- built 1870-72 by Habershon and Brock in Free Gothic revival style
- the building is three storeys with red brick with blue brick drapering
- there are three modern casements to first and second storeys and pointed arches and tracery to ground storey
- stepped central gable with flanking smaller bargeboarded gables

c) Proposal Details

- repair, renew and restore external features
- replace inappropriate windows with timber sashes
- internal alterations to first and second storey in connection with change of use from office to residential

d) Relevant History

P/561/04/CFU	Change of use: Class B1 (office) to mixed use A1 (retail) & A3 (restaurant) on basement and ground floor	GRANTED 24-MAY-04
P/1940/04/DLB	Listed Building Consent: Internal alterations including replacement staircase	GRANTED 17-AUG-04

f) Consultations

Victorian Society: Welcome restoration but raise concerns about materials to be used for window cills, materials and positioning of rainwater goods.

Advertisement	Extension/Alteration of Listed Building	Expiry 02-DEC-04
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Notifications	Sent 24	Replies 1	Expiry 03-NOV-04
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Summary of Response: Harrow Hill Trust: Welcome restoration

continued/

APPRAISAL

1) Character of Listed Building

The listed building is a three storey terraced building built in 1870-72 and designed by Habershon and Brock in Gothic Revival style. On the ground floor to the rear are later sunken single storey additions with pitched roofs. Alterations to the first and second storey in connection with change of use from B1 to two residential flats and the restoration, repairs and renewing of features on the front elevation are proposed.

The proposed alterations to the first floor to create a two bedroom flat would involve the removal of one dividing wall that contributes little to the character of the building and the insertion of a dividing wall to form a kitchen and a bathroom. Another dividing wall to create two bedrooms from a larger room is also proposed. The alterations to the second floor would involve the removal of one dividing wall to create a bedroom and insertion of a dividing wall to create a kitchen and a bathroom. The removal of walls would allow for the flats to be self contained and many of these internal features are of modern construction and so their removal would not result in the loss of historic fabric and in terms of the plan layout as this has already been altered in the past.

Externally, the proposals are to renew, repair and restore the front elevation, including replacing the inappropriate aluminium windows with timber sashes. All new materials to be used, including bricks, glazed bricks, tiles, aluminium gutters, new stone cills and timber sash windows would be a welcome restoration to this current badly deteriorating building. At present there is timber boarding on the private part of the footway covering a cellar access, and replacing this with York stone to match the rest of the footway is considered an appropriate alteration which would enhance the setting of the Listed Building and wider Conservation Area. There are currently no doors to the front of the porch. Glass doors are proposed behind the brick façade which, it is considered, would provide an innovative, simple, modern feature to the building and would be a clear later intervention.

2) Consultation Responses

Victorian Society raised concerns over materials and positioning of rainwater goods and materials of window cills. These concerns have been addressed through Condition 3 (a) and (g) respectively.

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.

CONSERVATORY AT REAR

CONCEPT WINDOWS for MR D LACK

RECOMMENDATION

Plan Nos: Ordinance Survey, Ref: BC11512 (amended 23/10/04)

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

- 1 Time Limit - Full Permission
- 2 The south east facing flank elevation of the conservatory hereby approved shall be fitted with solid fixed panels and shall thereafter be retained in that form.
REASON: To safeguard the privacy and amenity of neighbouring residents.

INFORMATIVES

- 1 Standard Informative 20 - Encroachment
- 2 Standard Informative 23 - Considerate Contractor Code of Practice
- 3 Standard Informative 32 - The Party Wall etc. Act 1996
- 4 **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 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:

Harrow Unitary Development Plan:

SEP5 Structural Features

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

SD1 Quality of Design

EP33 Development in the Green Belt

EP34 Extension to Buildings in the Green Belt

D4 Standard of Design and Layout

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Green Belt Land and Area of Special Character (SEP5, SEP6, SD1, EP33, EP34)
 2. Residential Amenity (D4)
 3. Consultation Response
-

Cont...

INFORMATION

a) Summary

Area of Special Character:

Green Belt: Green Belt

Council Interest: None

b) Site Description

- The subject site is located to the north east corner of Springfield Close, east of the junction with Stanmore Hill;
- Springfield Close is a small cul-de-sac, predominantly characterised by blocks of 4 maisonettes;
- The ground floor dwelling is located in a building that has not been previously extended;

c) Proposal Details

- Construct a rear conservatory;
- The conservatory would have a depth of 3.0 metres and would be offset from the south east side boundary by 0.5 metres. The conservatory would have a mono-pitch roof 2.17m high at eaves level and 2.77m high where it attached to the rear elevation of the dwelling;

d) Relevant History

P/1255/03/DCP	Use of ground floor dining area for office use as chauffeur business.	GRANTED 07-JUL-2003
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e) Notifications

Sent	Replies	Expiry
7	0	28-OCT-2004

APPRAISAL

1. Green Belt Land and Area of Special Character

Although the subject site is located within the Green Belt it is highlighted that Hilltop Way does not have the typical appearance of Green Belt land due to its suburban character of two storey blocks of maisonettes. With respect to the extension of dwellinghouses, Green Belt polices aim to restrict the increase in size of dwellings within the Metropolitan Green Belt, in order to safeguard its openness. However as highlighted above, the locality is not typical of Green Belt land. However it is also noted that the building has not been previously extended.

Cont...

With respect of the openness of the Green Belt, it is highlighted that the proposal is to attach a single storey conservatory to the rear elevation in such a way as to not block any views across the property or amount to any significant reduction of the openness of Green Belt land.

Percentage calculations for the increase for footprint, floor area and volume indicate that the conservatory would amount to less than a 20% increase on all three accounts.

2. Residential Amenity

The proposed conservatory meets the design criteria and requirements of Harrow's Supplementary Planning Guidance. Specifically its depth would be limited to the maximum of 3.0 metres, whilst its height (2.17 to 2.77 metres) is well below the maximum or average required height of 3.0 metres. On this basis, no objections are raised regarding loss of light and outlook. Notwithstanding a condition of approval would require the flank elevation of the conservatory to be affixed with solid panel to safeguard the privacy and amenity of neighbouring residents.

3. 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.

SINGLE STOREY FRONT, SIDE AND REAR EXTENSION

MAGAN D SOLANKI for MR & MRS JIVRAJ

RECOMMENDATION

Plan Nos: HVC/MJ/P 1, 2, 3a, 4b, 5a, 6b

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

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no 3a and 4b shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

- 1 Standard Informative 20 - Encroachment
- 2 Standard Informative 23 - Considerate Contractor Code of Practice
- 3 Standard Informative 32 - The Party Wall etc. Act 1996
- 4 **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 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:

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- SD1 Quality of Design

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Amenity Space (D4) (D5) (SD1)
2. Impact on Neighbouring Occupiers (D4) (D5) (SD1)
3. Appearance in Streetscene (D4) (D5) (SD1)
4. Consultation Responses

Cont...

INFORMATION

Details of this application are reported to Committee as 2 petitions objecting to the proposal have been submitted.

a) Summary

Area of Special Character:

Council Interest: None

b) Site Description

- Detached residential dwelling on substantial site to northern side of head of Cul-de-Sac, Hillview Close.
- Railway line runs to northeast of site.
- Adjacent dwelling to southeast (no. 6) is detached bungalow, separated by c3.5m from front elevation of application property.
- Number 6 has detached outbuilding, adjacent to boundary with applicant.
- Application dwelling and adjacent dwelling to southeast are aligned at angle so rear elevations face away from one another.
- Application property set c27m away from head of Cul-de-sac, and at higher level. Driveway rises up to dwelling.

c) Proposal Details

- Single storey extension to the rear (north-eastern) elevation 5m deep, to span full width of dwelling.
- Single storey side extension to north-western flank, 8.5m wide to provide double garage and utility room, linking to proposed rear extension.
- Demolition of existing garage at head of driveway.

d) Relevant History

P/11110/04/DOU Outline application for replacement bungalow WITHDRAWN

e) Consultations E. A:

No Objections

Notifications

Sent
13

Replies
12 (inc
2 petition)

Expiry
4-OCT-2004

Cont...

Summary of Response: Area subject to extensive flooding; UDP designates the area adjacent to the railway as a green corridor - bungalow runs counter to this designation; Increase in traffic; Site outline not drawn accurately; Large increase in traffic; increased potential for flooding; disturbance and noise, incompatible with the neighbourhood; increase in linear noise from the railway track; reference to 1987 and 1988 Planning Inspectorate Decisions, dismissing applications for the construction of two and one new houses respectively; increased hard-standing would remove natural soak area; chaos from movement of contractors vehicles; encroachment in to green chain; Traffic Problems, including risk to pedestrians; noise during construction would be unbearable; Site Plan does not accurately reflect boundaries; increase in flooding; over intensification in a flood plain and an area of nature conservation interest; un-neighbourly; increasing traffic congestion; site plan inaccurate; extension is extremely large; number of ensuite bathroom/bedrooms suggests purpose of building is for rental to numerous people; disruption and damage during construction; future occupation by more than one family; noise and disruption during construction; increased traffic; intolerable traffic conditions; flood risk; enhance accidents; will increase the noise of the high speed rail track; poor drainage; noise and disturbance during construction; traffic; noise and disturbance will increase.

APPRAISAL

1. Amenity Space

The application site is considered large enough to accommodate the proposed development without any adverse impact on rear amenity space. The significant increase in footprint would occur to the rear of the property, adjacent to the railway line.

2. Impact on Neighbouring Occupiers

The proposed single storey rear extension would project c4.5m beyond the main rear wall of the adjacent bungalow (number 6). However, given the separation distance between the proposed extension, the orientation of the application dwelling to number 6, and the presence of a single storey outbuilding within the garden of number 6 along the boundary, it is not considered that the impact of the proposed rear extension upon the adjacent occupiers would be unreasonable. Of all the comments received from neighbouring occupiers, no objection has been received from the occupiers of the immediately adjacent property, number 6 Hillview Close.

The application proposes the demolition of the existing garage adjacent to the boundary with number 8, and the provision of a replacement garage adjoining the main dwelling, situated well away from any adjacent occupiers (20+m). It is considered that the relocation of the garage away from the boundary would have a positive impact on the residential amenities of the occupiers of the adjacent dwelling.

Cont...

3. Appearance in Streetscene

The proposed extensions to the northeast and northwest of the application dwelling would be well screened from the street by the existing dwelling, and by the adjacent bungalow (number 6). When viewed from the southwest (directly in front of the dwelling) only the garage section would be visible. The existing space between the application dwelling and the adjacent bungalow (number 6) would be retained.

It is considered that the demolition of the existing garage, that is visible from the head of Hillview Close cul-de-sac, would have a positive impact on the appearance of the application site in the streetscene.

It is not considered that the proposed extension would adversely affect the character of the application site or that of the locality.

4. Consultation Responses

The application proposes an extension to a single-family dwelling house, it is not uncommon for such a dwelling to be provided with 5 bedrooms. It is not reasonable to assume that the dwelling would be used as a house in multiple occupation as a result of this development.

The application site is not designated in any way, and does not fall within any designated zone in the wider locality.

The Environment Agency has no objections to the proposed development.

No objection has been raised by the Council's drainage department.

Two applications dismissed at appeal in the past (LBH31056, LBH34077) were for the construction of two and one additional dwellings respectively. This current application for a single storey side and rear extension is significantly and materially different.

It has been suggested that the site outline has been drawn incorrectly. This outline should accurately reflect the ownership of the site, notwithstanding this, given the proposed development would be sited some 20m away from the boundary in question, it is not considered that this issue is material or relevant to the planning decision.

Other planning considerations addressed in above report.

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.

TWO STOREY REAR EXTENSION AND REPLACEMENT SINGLE STOREY SIDE EXTENSION

GILLETT MACLEOD PARTNERSHIP for MR G ORENGO

RECOMMENDATION

Plan Nos: 1:1250 plan, 04/2286/2B

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

- 1 Time Limit - Full Permission
- 2 Materials to Match

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 - The Party Wall etc. Act 1996
- 3 Standard Informative 35 - CDM Regulations 1994
- 4 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 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:

Harrow Unitary Development Plan:

SEP5 Structural Features

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

EP31 Areas of Special Character

EP32 Green Belt-Acceptable Land Uses

EP34 Extension to Buildings in the Green Belt

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Green Belt Impact (SEP5, SEP6, EP32, EP34)
2. Character and Appearance of Area, Conservation Area and Area of Special Character (SEP5, SEP6, SD1, SD2, EP31, D4, D5)
3. Neighbouring Amenity (SD1, D4, D5)
4. Consultation Responses

Cont....

INFORMATION

a) Summary

Area of Special Character:

Green Belt:

Council Interest: None

b) Site Description

- north side of Brookshill Drive within Green Belt and Harrow Weald Ridge Area of Special Character.
- occupied by 2-storey detached house with attached single storey side garage, sited above road level.
- detached houses of various designs adjacent to and opposite the site.
- boundary of Brookshill Drive Conservation Area contiguous with western boundary of site.

c) Proposal Details

- 2-storey rear extension behind main 2-storey element of house, with hipped, pitched roof over.
- replacement single-storey side extension to provide slightly larger garage, hipped roof.
- room shown in roofspace does not require express planning permission.

d) Relevant History

P/1263/04/CFU	Part single, part 2-storey side and rear extensions	REFUSED 25-JUN-2004
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Reasons for Refusal:

1. The proposed extensions would result in disproportionate additions to the building to the detriment of the character and appearance of this part of the Green Belt contrary to Policies of the HUDP and the provisions of PPG2.
2. The first floor side extension would give rise to an excessive loss of space about the building, and together with the proposed removal of chimneys, would be detrimental to the character and appearance of the area.

- e) **Consultations:** CAAC : Object to loss of chimneys again. Question raised as to whether the stairwell would need a dormer. Concerns about too much development on the plot.

Notifications	Sent	Replies	Expiry
	21	1	22-OCT-2004

Summary of Response: Loss of light, overlooking, overshadowing, loss of privacy.

Cont...

APPRAISAL

1. Green Belt Impact

There is no record of this property being extended since 1948 and the existing building can therefore be considered to be original. Relevant data are as follows:

	Original/Existing	Proposed	% Increase Over Original
Footprint (m ²)	87	114	31
Floor Area (m ²)	144	202	40

These proposed increases compare with increases in the previous application of 44% and 50% in relation to footprint and floor area respectively. In addition, a proposed first-floor side extension which would have caused an unacceptable loss of openness between the dwelling and Eastcliff to the east has been deleted. Given this it is considered that the proposed additions would not be disproportionate to the original size of the dwelling house, and would be acceptable in terms of their impact on the Green Belt.

2. Character and Appearance of Area, Conservation Area and Area of Special Character

The proposed rear extension would be screened from view from the street by the existing dwelling and planting, and would have no perceptible impact on the streetscene.

Revised drawings now show retention of the existing chimneys to the benefit of Conservation Area character. The proposed sloping roof over the replacement garage would be 1.2m higher than the existing roof, but would have a minimal impact on the appearance of the area.

No harm would result to structural features which make up the Area of Special Character.

3. Neighbouring Amenity

The 2-storey rear extension would meet the 45° horizontal code in relation to the adjacent houses. No facing windows are shown in relation to neighbouring houses so that overlooking and a loss of privacy would not result. Overall, satisfactory relationships with adjacent premises would result.

Cont...

4. Consultation Responses

- loss of light, overshadowing - it is not considered that these would result to an excessive degree.
- other issues discussed in report.

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.

7 STANMORE HALL, WOOD LANE, STANMORE

LOWERING OF PARAPET WALL WITH THE PROVISION OF RAILINGS

EKLUS (MAURITIUS) LTD

2/16

P/2555/04/CFU/JH

Ward: STANMORE PARK

7 STANMORE HALL, WOOD LANE, STANMORE

LISTED BUILDING CONSENT: LOWERING OF PARAPET WALL WITH THE PROVISION OF RAILINGS

EKLUS (MAURITIUS) LTD

2/17

P/2556/04/CLB/TBW

Ward: STANMORE PARK

P/2555/04/CFU

RECOMMENDATION

Plan Nos: 03-0972/101, 102, 103, 100 (Site Plan) + photos of existing railings on site

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

1 Time Limit - Full Permission

INFORMATIVE:

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 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:

2004 Harrow Unitary Development Plan:

SEP5 Structural Features

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

EP31 Areas of Special Character

EP33 Development in the Green Belt

EP34 Extension to Buildings in the Green Belt

D4 Standard of Design and Layout

D11 Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

continued/

P/2556/04/CLB

RECOMMENDATION

Plan Nos: 03-0972/101, 102, 103, 100 (Site Plan) + photos of existing railings on site

GRANT Listed Building Consent in accordance with the works described in the application and submitted plans, subject to the following condition(s):

- 1 Time Limit - Listed Bldg./Cons. Area Consent
- 2 Listed Building - Making Good

INFORMATIVES:

- 1 The approved works relate solely to the reduction of the parapet wall and the erection of new railings, notwithstanding any other details shown on the submitted plans.

- 2 **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 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:

2004 Harrow Unitary Development Plan:

- | | |
|-----|---|
| SD1 | Quality of Design |
| SD2 | Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens |
| D11 | Statutorily Listed Buildings |
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of Listed Building (D11)
 - 2) Appearance or Character of Conservation Area (SD1, SD2, D4, D14, D15, D16)
 - 3) Green Belt Land and Area of Special Character (SEP5, SEP6, EP31, EP33, EP34)
 - 4) Residential Amenity
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Grade II* Listed Building

Conservation Area: Little Common

b) Site Description

- site situated on the eastern side of Wood Lane within the Little Common, Stanmore Conservation Area, Metropolitan Green Belt and Area of Special Character

continued/

Items 2/16 & 2/17 – P/2555/04/CFU & P/2556/04/CLB continued.....

- Stanmore Hall is a Grade II* Listed Building containing a number of residential apartments, including 7 Stanmore Hall
- 7 Stanmore Hall is the top floor apartment on the modern north wing section of Stanmore Hall, a low-level parapet wall and roof terrace surrounds the apartment

bb) Listed Building Description

- built in circa 1843 by John Macduff Derick, altered and extended circa 1890 by B. Binyon with important internal work by William Morris and Co.
- large stone mansion in picturesque, Tudor gothic style
- 2 and 3 storeys, slate roofs, red brick service wing altered and extended; interior very badly damaged by fire in 1979

c) Proposal Details

- the existing parapet wall would be lowered by 460mm and topped by a 'Gothic style' painted steel railings measuring 460mm. The works would affect the area surrounding the 2 balcony areas and link between them. The balconies are located at the north eastern end of the projecting modern wing.

d) Relevant History

Stanmore Hall converted to offices in early 1980s, with a north wing extension constructed to provide additional office accommodation.
Stanmore Hall altered and converted to residential flats in late 1990s.

P/2555/04/CFU

e) Consultations

CAAC: Comments awaited

Advertisement Character of Conservation Area Expiry
01-DEC-04

Notifications Sent Replies Expiry
30 0 18-NOV-04

P/2556/04/CLB

Consultations

EH: Do not wish to make any representations

Advertisement Extension/Alteration of Listed Building Expiry
18-NOV-04

Notifications Sent Replies Expiry
19 1 11-NOV-04

Summary of Response: The proposed change will alter the visual appearance of the Listed Building.

continued/

APPRAISAL

1) Character of Listed Building

Stanmore Hall is an imposing Listed Building with impressive Gothic elements, which includes turrets, chimneys and parapet walls. The north wing, to which this application relates, is largely in keeping with the original building, but is clearly a modern addition with less decorative features.

A long programme of stone repairs has been on-going at the building. The modern north wing is currently undergoing such repair works, the majority of which do not require Listed Building consent. The alterations to the parapet wall and the erection of railings at 7 Stanmore Hall do require consent because of their impact on the character and appearance of the Listed Building.

The proposed works would affect the north-eastern elevation of the north wing, with the altered parapet wall and new railings surrounding the usable terraced area of No.7. The alterations would be limited to a small area of the modern part of Stanmore Hall. The partial loss of the parapet wall is considered to be acceptable for this reason, as it would not result in the loss of any historic fabric. There would be no overall change in the height of the enclosure surrounding the roof terrace, as the railings would be of the same height as the former parapet walls.

The design of the new railings replicates the design of railings currently used on the terrace to the south side of Stanmore Hall. The simple Gothic pointed arch design of the railings would be sympathetic to the character and appearance of the Listed Building.

2) Appearance or Character of Conservation Area

The building is set back from the road frontage behind high walls and vegetation and although it is visible from several vantage points it is not considered that there would be any adverse impact on the building and the appearance or character of this part of the Little Common Conservation Area would be preserved.

3) Green Belt Land and Area of Special Character

The proposal would have no impact on the openness and character of the site, Metropolitan Green Belt and Area of Special Character.

4) Residential Amenity

It is not envisaged that there would be any significant impact on the amenities of adjoining residents. Surrounding properties are well screened by existing vegetation and already overlooked to a certain degree by the existing first, second and third floor windows of Stanmore Hall. The replacement of the parapet with railings is unlikely to increase significantly the levels of overlooking that exist at present.

continued/

5) Consultation Responses

Despite concerns that the proposed change would alter the appearance of the Listed Building, the objector has stated that if English Heritage have no objection, they would accept their decision. English Heritage does not want to make representations on this application, so it would appear that they have no objections to the scheme. Notwithstanding, it is felt that the proposed change would not impact on the Listed Building for the reasons stated 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.

MULBERRY HOUSE, PINNER HILL, PINNER

2/18

P/2724/04/CFU/RJS

Ward: PINNER

PART SINGLE, PART TWO STOREY SIDE
EXTENSION WITH REAR DORMERS AND
ROOFLIGHTS

ORCHARD ASSOCIATES for MR & MRS R WEERASEKERA

RECOMMENDATION

Plan Nos: 402:1A, 2, 3B, 4B, 5A, 6B, 7B

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

- 1 Time Limit - Full Permission
- 2 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 treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 31 – No Future Extensions
- 3 **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 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:

2004 Harrow Unitary Development Plan:

- | | |
|------|---|
| SEP6 | Areas of Special Character, Green Belt and Metropolitan Open Land |
| SD1 | Quality of Design |
| SD2 | Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens |
| EP33 | Development in the Green Belt |
| EP34 | Extension to Buildings in the Green Belt |
| D4 | Standard of Design and Layout |
| D14 | Conservation Areas |
| D15 | Extensions and Alterations in Conservation Areas |
-

continued/

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of Conservation Area (SD1, D4, D14, D15)
 - 2) Green Belt Land and Area of Special Character (SEP6, EP33, EP34)
 - 3) Residential Amenity (SD2, D4)
 - 4) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character
Conservation Area: Pinner Hill Estate
Green Belt

b) Site Description

- a large residential property located on the prominent north-west corner of Pinner Hill and Hillside Road
- building is a two storey detached dwelling sited within a large landscaped garden setting

c) Proposal Details

- demolish a single storey utility room attached to the side of the dwelling
- demolish a single storey greenhouse to the rear of the garage
- construct a part two and part single storey side extension
- extension would infill the space between the dwelling and garage
- the two storey side extension would follow the general design of the main dwelling, however would be subordinate to it by stepping the wall in from the main façade and stepping the roof down from the main ridge
- the garage would be linked to the dwelling and would be partially rebuilt by increasing the height of the roof
- construct 3 dormers and 3 rooflights within the rear roof slope of the extended dwelling to provide accommodation within the roofslope
- construct two new chimney stacks to either end of the building
- overall the proposal has been re-designed and scaled back in width from the previously proposed development which was recently refused

d) Relevant History

LBH/12427	Outline: Erection of detached house and garage on land at rear fronting onto Hillside Road	GRANTED 21-JUL-77
LBH/12427/1	Erection of domestic garage (rondor house)	GRANTED 05-AUG-77
P/1559/04/CFU	Single and two storey side extensions, rear dormers, rooflights and alterations	REFUSED 02-AUG-04

continued/

Reasons for refusal:

- “1. The proposed alterations, by reason of unsatisfactory design and/or appearance, would detract from the character and appearance of the property and this part of the Conservation Area.
2. The proposed extension, cumulatively with the existing buildings, would result in a disproportionate and therefore inappropriate increase in size of the building, result in a loss of openness in this Green Belt location, to the detriment of the Green Belt.”

e) Applicant’s Statement

The following amendments have been incorporated in this current application which will hopefully overcome the issues raised in the refusal of the previous application.

- i) The width of the two storey extension and the height of the single storey extension have been reduced to maintain the openness of what is already a wide plot, heavily screened by trees from Pinner Hill. The two storey extension has been reduced by a fifth in width and now only represents a 27% increase in building width onto Pinner Hill. (Less than recently approved Amberley Ref. P/1557/03/CFU).
- ii) The chimneys to the main roof are to be retained and an additional chimney stack is to be located on the two storey side extension to mirror the new stack on the flank of the existing house. The new stack visually integrates the extension with the house, maintaining the character of the property whilst retaining the subservience of the two storey extension to the original house.
- iii) A window has been added to the existing front elevation to improve the symmetry of the existing house façade
- iv) The windows to the front elevation of the two storey extension have been increased in size to reduce the amount of masonry and to improve window/wall proportions.
- v) A recess has been incorporated in the front elevation to define the junction of the two storey extension with the single storey element, and highlight the hierarchy of elements from garage building up to the existing house

f) Consultations

CAAC: No objections

Advertisement Character of Conservation Area Expiry
25-NOV-04

Notifications Sent Replies Expiry
4 1 09-NOV-04

Summary of Response: No objections

continued/

APPRAISAL

1) Green Belt Land and Area of Special Character

With respect of the extension of dwellinghouses, Green Belt policies aim to restrict the increase in size of dwellings within the Metropolitan Green Belt, in order to safeguard the openness of it. It is noted that the dwelling has previously accommodated some quite small additions. The site and surrounding area are predominantly characterised by medium sized dwellinghouses set in ample plots. With regard to the proposed additions it is highlighted that although the extension would be visible in the streetscene, the proposed buildings would remain concentrated to one area of the large land parcel. It is considered that the proposed extension would not have a detrimental impact on the openness of the locality with respect of the Green Belt land classification. Furthermore it is considered that they would be appropriate not being disproportionate in size when compared to the original house. Accordingly it is deemed that the proposed additions would not be harmful to the Green Belt.

	Original	Existing	% increase over original	Proposed	% increase over original
Footprint (m ²)	155.40	173.42	11.59%	204.12	31.35%
Floor Area (m ²)	270.35	287.32	6.27%	345.19	27.68%
Volume (m ³)	891.65	920.45	3.23%	1114.66	25.01%

To compare, the prior refused scheme represented a 35% increase in footprint, 32% increase in floor area and 32% increase in volume over and above the original dwellinghouse.

2) Conservation Area Character and Appearance

It is considered that the re-designed proposal has now achieved a design that is both sympathetic and complimentary to the existing building. The extension would match the prevailing form and general style of the existing building to ensure that the character and appearance of the Conservation Area would be preserved.

3) Residential Amenity

As the proposed additions accommodate ample horizontal separation from neighbouring dwellings, there is no concern that the proposed additions would have a detrimental impact on any adjoining neighbours.

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.

294 UXBRIDGE RD, HATCH END

3/01
P/2030/04/CFU/JH
Ward: HATCH END

CHANGE OF USE:RETAIL(CLASS A1) TO PUBLIC HOUSE(CLASS A3) AS PART OF GROUND FLOOR.

MICHAEL BURROUGHS ASSOCIATES for A SURACE

RECOMMENDATION

Plan Nos: 3146:01, OS Plan

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

- 1 Refusal - Loss of Retail Frontage - Centre

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, D4, EM18, EM25, T13

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Retail Policy (EM18, EM25, Schedule 7)
 2. Residential Amenity (SD1, D4, EM25)
 3. Parking (T13)
 4. Consultation Responses
-

INFORMATION

a) Summary

Town Centre	Hatch End - Des	
Car Parking	Standard:	2
	Justified:	No additional
	Provided:	0
Site Area:	230m ²	
Floorspace:	56m ²	

b) Site Description

- Two-storey end of terrace property on northern side of Uxbridge Road, occupying the corner plot at the junction with Grimsdyke Road

Cont...

- Site located within the designated shopping frontage of the Hatch End Local Centre
- Premises currently vacant, last occupied by an antiques shop
- Existing planning permission (allowed at appeal) for use of the rear part of the premises for A3 use (excludes front 7m in depth)
- Property is extended to the side (single storey) with permission already granted for first floor and roof extensions for 4 flats.
- Within parade of 13 commercial units: application property (A1 – vacant), bathroom shop (A1), restaurant (A3), restaurant (A3), hairdresser (A1), restaurant (A3), chemist (A1), restaurant (A3), bank (A2), carpets (A1), grocers (A1), electrical shop (A1), restaurant (A3): 5 x A3, 1 x A2, 7 x A1.

c) Proposal Details

- Change of use of the front part (7m) of the ground floor from retail (A1) to public house (A3)
- Application is for a change of use only and does not propose any external modifications to the building, nor provide details of hours of operation, staff numbers, or proposed signage.

d) Relevant History

LBH/36517	Single storey store building at side of shop	GRANTED 10-OCT-1988
LBH/42676	Change of use from class A1 (retail) to class A3 (wine bar)	REFUSED 13-MAY-1991

Reasons for refusal:

1. The proposal is contrary to the provisions of the HBLP which aims to limit the extent of non-retail use at street level in the main shopping parts of the district and local centres to 25%.
2. Car parking cannot be satisfactorily provided within the curtilage of the site to meet the Council's minimum requirements in respect of the development, and the likely increase in kerbside parking on the adjacent highway would be to the detriment of the flow of traffic and public safety."

Appeal dismissed 31-OCT-91

WEST/44322/92/FUL	Change of use from Class A1 (retail) to Class A3 (food and drink)	REFUSED 16-MAR-92
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Reason for refusal:

"The proposal would add to a concentration of non-retail uses contrary to the provisions of both the HBLP and draft HUDP which aim to limit the extent of non-retail uses at street level in the main shopping parts of district and local centres."

Appeal dismissed 23-OCT-92

Cont...

EAST/163/94/FUL Change of use of part: Class A1 to A3
(retail to food and drink) and retention of REFUSED
retail frontage and shop front 10-OCT-94

Reason for refusal:

“The proposal would add to a concentration of non-retail uses contrary to the provisions of both HBLP and HUDP which aims to limit the extent of non-retail uses at street level in the main shopping parts of district and local centres”

WEST/1227/02/FUL Change of use: Retail (A1) to restaurant /
gelateria (A3) on part of ground floor.

Appeal against non-determination allowed 06-NOV-03

e) Applicant’s Statement

- It is proposed that the entire ground floor of the premises shall be used as a public house to replace the one that has recently closed further to the east in Uxbridge Road.
- Planning consent already exists for A3 use in all but the front 7m of this property Accordingly it could be used as a Public House with no further planning consent. The planning application relates exclusively to the front 7m.
- It is presently envisaged that this pub will have an Irish “spirit grocer” theme. This allows a retail type window display to be maintained. Obviously, this would be consistent with the current condition that requires a retail window display.

f) Consultations

Hatch End Association (Summarised) - Opposed to the proposal which intends to use the whole of the ground floor as Class A3 for a public house because of: loss of retail frontage, increasing noise, disturbance, traffic congestion, over-intensive use of the site.

Notifications	Sent	Replies	Expiry
	115	20 includes 1 petition of 163 signatures	29-SEP-04

Summary of Response: Exacerbate parking congestion/ problems; impact on traffic safety; already enough drinking/ eating places; need to keep retail core; noise from use and cars; drunks/ antisocial behaviour; detrimental to surrounding residential area.

1 letter of support: not in anyone's interest to have empty premises on the Broadway; the Broadway is lively area and plethora of restaurants brings people to Hatch End; opposition to such development is not representative of all local residents; sufficient parking within local area; another public house in the area would be a welcome addition to the range of amenities currently available.

Cont....

APPRAISAL

1. Retail Policy

An appeal proposing a change of use from retail (A1) to restaurant/gelateria (A3) on part of the ground floor was allowed on the 6th November 2003. That application excluded the first 7m of the shop extending back from the Uxbridge Road frontage. The application plans indicated that this (front) part of the ground floor would be refurbished as an Italian delicatessen specialising in the sale of imported tinned, bottled and dried goods, wine, cold pasta and sauces, and bread and cakes. No change of use was therefore intended. To the rear of the retail area would have been the restaurant/ café area with seating for about 30 persons. Beyond this were ancillary storerooms, toilets, wine store and kitchen. The latter was to include a bakery and be used to prepare food to be eaten in the restaurant as well as for sale in the shop. Food sold in the shop was to be cold.

In this instance the Inspector decided that whilst the application did not fully satisfy the detailed criteria in the policies S15 and EM19 (now EM18 of the adopted plan), he was of the opinion that there were compelling grounds to permit the proposal as an exception.

It was considered that the combination of shop/restaurant and gelateria at No.294 would be likely to sustain and possibly enhance the vitality of the centre. Moreover, unlike many of the shops in Hatch End, the proposed mixed use, not least the provision of a local bakery would help to meet the day-to-day needs of the local community. Unlike the opening hours favoured by many A3 uses in Hatch End and elsewhere, the premises would have been open mornings, afternoons and into the evening.

The inspector accepted that there would be an increase in the amount of non-retail frontage at Hatch End as the floor space behind the frontage would not be primarily for shopping use. However he also concluded that the proportion of non-retail uses already exceeded the 30% figure referred to in policies S15 and EM19, and that this should not be used as an absolute ceiling or limit. In this instance it was considered that No.294 would continue to be perceived as a shop given the external and internal arrangements and given the current mix and vitality of the parade, would not result in a harmful concentration of non-retail uses.

The Council was subsequently unsuccessful in their challenge of the Inspectors decision in the High Court and the decision still stands.

In light of this, the current application would fail both to meet the criteria of retail policy EM18 of the newly adopted UDP, which reiterates the previous policies S15, and EM19 and also the compelling grounds that led to the previous proposal being allowed as an exception.

Cont...

The percentage of non-retail frontage in the Hatch End local centre is currently 32.78% and this would increase to 34.5% were the proposal to be granted. Likewise, of the parade of 13 units 7 would be non-retail and 6 retail. This would exceed the 30% criteria of UDP policy EM18 and although the Inspector did not think that this should be used as an absolute limit, the wider context of the previous application should be considered.

As outlined above, the previous proposal retained an element of retail floor space at the front of the building together with an appropriate shop frontage and so would retain the appearance of a shop to passers by. Even were the current proposal to retain a shop front in association with an Irish "Spirit grocer" theme, the integral element of retail floor space would be lost and the exceptional circumstances of the previous proposal compromised. In these circumstances the increase in non-retail frontage would be considered to be excessive and would not provide the combination of shop/restaurant uses that the Inspector considered would sustain or enhance the vitality of the centre or provide for a specific need of the local community such as a local bakery with flexible opening hours.

In any event the overall use of the ground floor as a public house would require fresh planning permission as the permission won on appeal quite specifically related to a restaurant/gelateria. The applicant would need to implement the current permission for the mix of uses for a period of time before any change within the A3 use class could be implemented.

2. Residential Amenity

In the formal decision of the previous appeal for mixed A1/A3 use, conditions were imposed to safeguard local amenity. Were the current application acceptable in other respects, suitable conditions could also be applied to safeguard the amenity of surrounding residents.

3. Parking and Highway Safety

The Councils parking standards require the parking provision for A3 uses to be consistent with that for A1 uses. Therefore, no additional spaces would be required. The premises are conveniently located relative to a public car park with good links for public transport. In view of this and current Central Government guidance, there would be no objection to the scheme on parking grounds. As with previous applications it is not considered that the proposal would unduly impact on highway safety.

4. Consultation Responses

Addressed by report.

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 refusal.

ALTERATIONS TO ROOF AND REAR DORMER

A DAVIES for MR & MRS FROMLICH/MRS R DESAI

RECOMMENDATION

Plan Nos: FD/01 received 18th November 2004.

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

- 1 The proposed roof alterations, by reason of unsatisfactory design and appearance, would fail to preserve or enhance the character and appearance of the pair of semi-detached dwellings and this part of the Pinnerwood Park Estate Conservation Area.

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, SD2, D4, D14, D15, D16
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Appearance or Character of Conservation Area (SD1, SD2, D4, D14, D15, D16)
 2. Residential Amenity (D4)
 3. Consultation Responses
-

INFORMATION

Details of this proposal are reported to Committee at the request of a nominated member.

a) Summary

Conservation Area: Pinnerwood Park Estate
Council Interest: None

b) Site Description

- Pair of two-storey semi-detached (Non-Artegen) dwellings on the western side of Woodhall Drive
- Site situated within the Pinnerwood Park Estate Conservation Area
- Locality has a mix of Artegen and Non-Artegen properties

Cont...

c) Proposal Details

- Roof alterations to provide further bedroom with ensuite bathroom and access
- Proposal involves the extension of the roof hip to either side by 1.0m
- The ridge height would remain the same although the height from the eaves would be raised by up to 0.7m
- Two flat roofed dormers proposed to the rear roof slope of either dwelling
- Roof light to either side of the rear roof slope

d) Relevant History

21 Woodhall Drive:

WEST/236/96/CAC	Demolition of attached garage	GRANTED 08-JUL-1996
WEST/235/96	Single storey side and rear extensions	GRANTED 08-JUL-1996
P/558/04/CFU	Alterations to roof and rear dormer	REFUSED 26-APR-2004

Reason for Refusal:

“The proposed roof alterations, by reason of non-symmetrical roof design and appearance, would detract from the character and appearance of the pair of semi-detached dwellings and Pinnerwood Park Estate Conservation Area.”

23 Woodhall Drive:

WEST/1000/00/REN	Renewal of planning permission for single storey side and rear extensions	GRANTED 12-JAN-2001
WEST/587/95/FUL	Single storey side and rear extensions	GRANTED 21-NOV-1995

e) Applicant's Statement

- Joint application to ensure that the houses remain symmetrical within the Conservation Estate
- Kept to original design and conservation guidelines and sympathetic to original house
- Worked hard to make design as unobtrusive as possible
- Although the houses are within the Pinnerwood Park Estate Conservation Area they are not Artegen design

Cont...

Although it is accepted that the properties concerned are not of the Arteen type that characterise the buildings of the Pinnerwood Park Estate Conservation Area, they are still important to the character of the Conservation Area and Woodhall Drive streetscene, given their 2-storey, semi-detached domestic nature.

The roof alterations would increase the bulk of the roof in relation to the original dwellings and this would appear incongruous and out of keeping with other dwellings in the streetscene. It is therefore considered that the proposals would fail to preserve or enhance the character or appearance of both the properties themselves and this part of the Pinnerwood Park Estate Conservation Area.

Whilst the alterations of the side roof are not acceptable, it is not considered that the design and siting of the rear dormer and roof light are objectionable.

2. Residential Amenity

Given the scale and siting of the proposals in relation to adjoining properties it is not envisaged there would be any impact on the residential amenity of those properties.

3. Consultation Responses

Addressed by report.

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 refusal.

FORMER KINGS HEAD HOTEL, HARROW ON THE HILL

3/03

P/1941/04/CFU/TW

Ward: HARROW ON THE HILL

USE OF GROUND FLOOR&BASEMENT AREA INTENDED FOR A3 USE IN PERMISSION WEST/971/02/FUL,AS RESIDENTIAL UNIT.

VRDL for MACLEOD & FAIRBRIAR LTD

FORMER KINGS HEAD HOTEL, HARROW ON THE HILL

3/04

P/1942/04/CFU/TW

Ward: HARROW ON THE HILL

USE OF GROUND FLOOR AND BASEMENT AREA INTENDED FOR A3 USE IN PERMISSION WEST/971/02/FUL, AS RESIDENTIAL UNIT (DUPLICATE)

VRDL for MACLEOD & FAIRBRIAR LTD

P/1941/04/CFU

RECOMMENDATION

Plan Nos: 2470.TO.3F; 2470.TO.41; 2470 C08E; 62.16.01B; 62.16.02B

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

- 1 The proposal would result in the future loss of an A3 use for which this part of the building was intended and such loss would have a detrimental impact on the character of the Listed Building and character of the Conservation Area.

INFORMATIVE:

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:
1994 Harrow Unitary Development Plan:
E5 Protection of Character of Conservation Areas
E34 Statutorily Listed Building
E37 Use of Statutorily and Locally Listed Buildings
E38 Conservation Areas - Character
2002 Revised Deposit Draft Harrow Unitary Development Plan:
D12 Statutorily Listed Buildings
D15 The Use of Statutorily and Locally Listed Buildings
D16 Conservation Areas
2004 Harrow Unitary Development Plan:
D11 Statutorily Listed Buildings
D13 The Use of Statutorily Listed Buildings
D14 Conservation Areas
-

continued/

P/1942/04/CFU

RECOMMENDATION

Plan Nos: 2470.TO.3F; 2470.TO.41; 2470 C08E; 62.16.01B; 62.16.02B

Had the appeal against non-determination not been made, the application would have been **REFUSED** permission for the development described in the application and submitted plans for the following reason(s):

- 1 The proposal would result in the future loss of an A3 use for which this part of the building was intended and such loss would have a detrimental impact on the character of the Listed Building and character of the Conservation Area.

INFORMATIVE:

- 1 **INFORMATIVE:**

The following policies in the Harrow Unitary Development Plans set out below are relevant to this decision:

1994 Harrow Unitary Development Plan:

E5 Protection of Character of Conservation Areas

E34 Statutorily Listed Building

E37 Use of Statutorily and Locally Listed Buildings

E38 Conservation Areas - Character

2002 Revised Deposit Draft Harrow Unitary Development Plan:

D12 Statutorily Listed Buildings

D15 The Use of Statutorily and Locally Listed Buildings

D16 Conservation Areas

2004 Harrow Unitary Development Plan:

D11 Statutorily Listed Buildings

D13 The Use of Statutorily Listed Buildings

D14 Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (1994 UDP) (2002 REVISED DEPOSIT DRAFT UDP) (2004 UDP)

- 1) Character of Conservation Area/Listed Building
 - 2) Car Parking
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character

Grade II Listed Building

Conservation Area:

Harrow on the Hill Village

TPO

continued/

Items 3/03 & 3/04 – P/1941/04/CFU & P/1942/04/CFU continued.....

b) Site Description

- application relates to part of the ground floor and basement of the main refurbished building
- the site is located adjacent to the junction of High Street with Byron Hill Road
- the building is Listed Grade II and lies within the Harrow on the Hill Village Conservation Area
- the building is currently undergoing conversion to flats (under permission which shows the application site as providing accommodation for A3 use)

c) Proposal Details

- to convert that part of the building reserved for A3 use to a flat
- an appeal against non-determination has been made in respect of P/1942/04/CFU

d) Relevant History

WEST/143/02/FUL	Change of use: hotel to residential and part food and drink (C1 to C3 and A3) 3 storey extension to hotel with accommodation in roofspace and conversion to provide 16 flats and detached 2 storey blocks with accommodation in roofspace to provide 3 bed flats and 11 terraced and 2 semi detached properties with access and parking	APPEAL ALLOWED 06-JUN-03
WEST/144/02/LBC	Listed Building Consent: Part demolition and works associated with conversion to residential and A3 use	APPEAL ALLOWED 06-JUN-03

e) Applicant's Statement

- concern at the potential conflict between A3 operations and the residential use
- there have been problems marketing the flats adjacent to the A3 use
- concern about viability of A3 use in this location
- there is no conflict with the development plan

f) Consultations

EH:	Awaited
EA:	“
TWU:	“

Advertisement	Character of Conservation Area	Expiry 03-SEP-04
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Notifications	Sent 172	Replies 3	Expiry 12-AUG-04
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Response: Should remain A3; fear of additional parking

continued/

APPRAISAL

1) Character of Conservation Area/Listed Building

Part of the character of the Listed Building is derived from its historic use as a public house/inn, giving public access to the building/site. The currently approved element of A3 use was seen as an important contribution to retaining this part of the character of the Listed Building.

In 1996 the Council's Development Services Committee agreed the identification of a 'shopping core area' within Harrow on the Hill. One of the agreed policies seeks to resist the loss of retail (A1) professional services (A2) and food and drink (A3) within the core area. It was acknowledged that such uses add to the vitality and character of this part of the Conservation Area.

It is considered that the proposal would have a detrimental impact on the character of the Listed Building and that of the Conservation Area.

2) Car Parking

It is considered that the proposal would not result in any increase in demand for car parking.

3) Consultation Responses

Should remain A3) Addressed above
Fear additional parking) " "

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 refusal.

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

131-135, KENTON ROAD, KENTON TIMBER & BUILDERS, HARROW, MIDDX

4/01

P/2751/04/CNA/RJS

Ward: Adj Auth - Area 1(E)

CONSULTATION: PART 4/5/6 STOREY BUILDING TO PROVIDE 16 FLATS WITH RETAIL UNIT ON GROUND FLOOR AND PARKING

BRENT COUNCIL

RECOMMENDATION

Plan Nos: ref 2830 P101 rev B, 2830 P102 rev B, 2830 P102.5 rev B, 2830 P103 rev B, 2830 P104 rev B, 2830 P105 rev B, 2830 P106 rev B, 2830 P107 rev B, 2830 P108 rev B, 2830 P109 rev B.

OBJECT to the development set out in the application and submitted plans for the following reasons:

- 1 The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, would be out of character with neighbouring properties, and would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents of the London Borough of Harrow and character of the surrounding area.

INFORMATIVES

- 1 Standard Informative 34 - Consultation as a Neighbouring Local Planning Authority
- 2 These comments are provided by this Council as a local Planning Authority affected by the development and are made in response to consultation under the provisions of Article 10 of the Town and Country Planning (General Development Procedure) Order 1995.

MAIN CONSIDERATIONS

1. Impact on London Borough of Harrow
 2. Consultation Responses
-

INFORMATION

a) Site Description

- Attached 1-2 storey buildings located to the south east side of Kenton Road. Commercial units are located on ground floor with residential above;
- Kenton Road forms the Borough boundary between Harrow and Brent;

Cont...

- The predominant scale of buildings along Kenton Road are 2-3 storey;
- The properties immediately adjacent and opposite the subject site accommodate ground floor commercial premises, with residential above;
- A railway line is located immediacy adjacent to the north east of the subject property;

b) Proposal Details

- Construct a 4, 5 & 6 storey building to provide 16 flats with retail units on ground floor and parking to the rear;
- The 6 storey section of the building would be orientated to the northern corner of the plot, sited adjacent to the railway line & the single storey railway station building;
- The building would step down from the six stories at the northern corner of the site, to four stories to the eastern corner of the site.

c) Relevant History

None

d) Notifications

Sent
15

Replies
1

Expiry
08-NOV-04

Summary of Response: the finish of the building appears to be appalling; if the brickwork was in keeping with the existing surrounding buildings, it would be more acceptable; the rear service road, which is used to supply the existing shops must be a free flowing service area; the development will may cause damage to drains and other services, so at the cost of the developer must be checked prior to the commencement of the development with any damage caused to be made good; for security purposes in view of new tenants new security street lights should be provided along the entire service road to protect all parties both during and after completion.

APPRAISAL

1. Impact on London Borough of Harrow

The prevailing scale of development along Kenton Road is of buildings 2-3 storeys in height. However the proposed building is of a size, scale and bulk significantly larger than other buildings in the locality. For this reason the proposed development is considered to be visually obtrusive and would clearly be out of character with neighbouring properties. Although of a more modern style and design, the key issue is considered to be that the building would not respect the predominant scale and massing of buildings along Kenton Road. Its bulk and height would be further emphasised due to its siting adjacent to the railway line which in effect would make it an even more highly visible and prominent building. On this basis it would be detrimental to the visual amenities of the neighbouring residents of the London Borough of Harrow and character of the surrounding area.

Cont...

2. Consultation Responses

In response the remaining matters raised, but not addressed in the report above, the following comments are provided:

- General conduct of builders during construction, including liability for any damage caused, is not a relevant planning consideration that can be taken into account in the determination of the development.

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 Council objects.