



**DEVELOPMENT CONTROL
COMMITTEE**

WEDNESDAY 9 FEBRUARY 2005

ADDENDUM

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LONDON BOROUGH OF HARROW

ADDENDUM

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 9TH FEBRUARY 2005

Section 1

1/01 Further information supplied by applicant in form of letter dated 10-OCT-04 from Snowpeak Properties Ltd, previous owners of site.

Snowpeak acquired site in February 2002 with intention of continuing leisure and retail outlets subject to continued overall viability for investments purposes.

Previous operator of leisure facilities had indicated their concern of long term sustainability due essentially to the repair and upgrading requirements of the building. Our initial investment appraisal based on trading accounts presented to us had regrettably understated the capital investment required whilst overstating revenue growth potential.

Snowpeak reappraised its position after 6 months of unsuccessful trading after having received quotations for repair and replacement equipment in excess of £2.3 million.

It was obvious to us at this point that we would not be able to continue trading hence our strategic decision of disposal.

Amend **RECOMMENDATION 2:**

Add Condition:

“Notwithstanding the proposals indicated on the submitted drawings, and before the development hereby permitted is commenced, details of a permanent barrier, a minimum of 1.1m high and sited 1.5m behind the front parapet of the communal landscape garden, on the third floor roof of Block A shall be submitted to and approved in writing by, the Local Planning Authority. The area between the front parapet and the barrier shall not be used as a balcony, roof garden or similar amenity area without the prior agreement of the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

Amend Proposal:

Principal differences between current application
P/2447/04/CFU – and previous refused scheme –
P/504/04/CFU:

- number of flats reduced by 7, from 119 to 112
- height of Block E (Pinner Road frontage) reduced from 5 to 4 storeys
- height of Block A raised by 1m to accord with Environment Agency requirements
- size of community room increased from 88m² to 144m²
- new amenity area of 350m² proposed at second floor level on roof of supermarket

legal agreement amended to provide:

£13,000 for car park improvements

£87,000 for a parking lay-by

£20,000 towards community facilities in Harrow town centre

1/03 Application withdrawn by applicant.

1/05 **RECOMMENDATION**

Amend Reason 2 to read:

“...to the detriment of the amenity of neighbouring residents.

Section 2

2/02 Additional Policy T13 used in assessment of proposal.

2/03 1 response received

Response: Object to siting of a 4 storey building amongst 3 storey buildings. Also provision for flats which no information has been supplied. There is not provision for parking whilst clinic is built or when completed. Concerned that parking will be allowed in main road and service road causing disruption or a bottleneck.

Together with dirt and noise crated during construction the application should not go ahead.

Consultation Responses

The development has been previously approved therefore the objections are largely not within the scope of the current application for a variation of condition.

Petition of 83 signatures objecting to use of land owned by Stratton Close Properties Ltd.

2/06 Additional letter from Safegold Properties Ltd stating that the applicant should cease use of the service road for vehicular access.

Section 3

3/01 1 further response received
Letter of Support – Car wash clearly popular with local drivers. Car Park virtually unused otherwise and like so many areas that are unused only fill with rubbish. Other traders on the parade used the cleaners though they may not write to you themselves.

3/03 **INFORMATION**
Details of this application are reported to Committee at the request of a Nominated Member and as the recommendation conflicts with a previous decision.

1. The proposed hard-surface car parking area in the front garden would be unduly obtrusive and detract from the appearance of the building and the street-scene.
2. The proposed parking and pedestrian arrangements do not provide adequate pedestrian and refuse collection to the property.
3. Car parking cannot be satisfactorily provided within the cartilage 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.

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AGENDA ITEM 9

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative
Item 1/01 354-366 Pinner Road, Harrow	Sue Troke	Mr Andrew Gregory
Items 2/01 Land at rear of 123-135 and 139, Part of Rear Garden of 133 Whitchurch Lane, Edgware	Mrs Collins Mrs Segal	Mr MacLeod

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