



DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 20 APRIL 2005

PLANNING APPLICATIONS RECEIVED

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DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 20TH APRIL 2005

PLANNING APPLICATIONS RECEIVED

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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

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- 8 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste
(b) and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
- 9 Water Storage Works

INFORMATIVES

- 1 INFORMATIVE:
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the 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
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
T13 Parking Standards
- 2 Standard Informative 23 - Considerate Contractor Code of Practice
- 3 Standard Informative 32 - The Party Wall etc Act 1996

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Character of the Area
2. Amenity of Neighbours
3. Car Parking/Highway Considerations

INFORMATION

a) Summary

Car Parking	Standard:	Max 15
	Justified:	12
	Provided:	12
Site Area:	0.011 ha	
Habitable Rooms:	30	
No. of Residential Units:	12	
Council Interest:	None	

Cont...

b) Site Description

- roughly rectangular shaped site measuring approximately 35m by 28m.
- the site is currently occupied by a meeting hall, and a detached dwelling.
- to the rear of the site is the railway line to the west are garages associated with Laburnam Court and Acacia Court. To the east is land in commercial use.

c) Proposal Details

- redevelopment to provide a detached 3 storey block of 12 flats.
- the building would be of traditional design with a hipped, tiled roof.
- 12 car parking spaces are proposed at this eastern side of the site.

d) Relevant History

None

e) Advertisement

Major Development

Expiry
16-DEC-2004

Notifications

Sent
53

Replies
7

Expiry
03-DEC-2004

Summary of Response: Disruption during construction, lack of car parking, lack of privacy, effect on value of property.

APPRAISAL

1. Character of the Area

The area consists of a variety of buildings, with mainly 2 storey residential properties on the Pinner Road frontage and more recent 3 storey blocks to the rear.

The space around the block would provide both a suitable setting and adequate levels of amenity space for the proposed block.

2. Amenity of Neighbours

The nearest residential neighbours to the proposed block are those houses on Pinner Road. A distance of approximately 30m to 35m would separate the existing houses and the proposed block. It is considered that this distance is more than sufficient to preserve the amenity of neighbours.

With regard to the impact of the proposed car park, the existing site is largely hard surfaced. The redevelopment of the site will bring the opportunity to reduce the impact of any car parking by the introduction of landscaping and boundary fencing.

Cont...

3. Car Parking/Highways Considerations

The site benefits from good access to public transport and services, in these circumstances it is considered that the proposed provision is considered to be acceptable.

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.

COMFORT INN, 2-12 NORTHWICK PARK RD, 57 GAYTON RD & PART OF REAR OF 2, MANOR ROAD, HARROW

Ward: GREENHILL

PART SINGLE/PART 3 STOREY REAR EXTENSION; 1/2 STOREY EXTENSION ON SITE OF 57 GAYTON RD; REVISED CAR PARKING

MORRISON DESIGN LTD for COMFORT INN

RECOMMENDATION

Plan Nos: Job No. 3654 Drawing Nos. 011 to 015, 100 to 106 inclusive

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

- 1 The proposed development, by reason of excessive size, bulk and unsatisfactory design, would be visually obtrusive and overbearing, would not respect the scale, massing and form of the adjacent properties to the detriment of the amenities of the occupiers thereof, the appearance of the street scene and the character of the locality.
- 2 The proposed development, by reason of 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 and the character of the area.
- 3 The proposed windows/ balconies in the rear elevation would allow overlooking of the adjoining properties and result in an unreasonable loss of privacy to the occupiers.
- 4 The proposed intensification of the parking area to the rear of the site by reason of unsatisfactory siting in relation to the neighbouring residential properties and associated disturbance and general activity would be unduly obtrusive and detrimental to the visual and residential amenities of those properties and the character of the area.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, ST1, ST2, EP25, D4, D8, T13, R15, C16.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Site layout & Character of Area (SD1, D4, D5, D6, D8, R15, C16)
2. Amenity of Neighbours (EP25)
3. Parking/ Highway Safety (ST1, ST2, T13)
4. Consultation Responses

Cont...

INFORMATION

a) Summary

Car Parking	Standard:	5 additional
	Justified:	See report
	Provided:	5 additional

b) Site Description

- 0.4 ha site on eastern side of Northwick Park Road between Gayton Road and Manor Road;
- site presently contains part 2/ part 3 storey hotel building fronting Northwick Park Road with 2-storey annexe fronting Manor Road;
- building is setback from Northwick Park Road frontage which includes parking. There is also extensive parking at the rear accessed via Manor Road;
- Surrounding buildings include:
 - 2 Manor Road adjoining is a 2 storey detached dwellinghouse;
 - 1B Manor Road opposite is a detached bungalow;
 - 14 Northwick Park Road opposite is a 2 storey semi-detached dwellinghouse;
 - Hanbury Court, a 3 storey sheltered home lies opposite the junction with Manor Road
 - 51 Gayton Road opposite is a hotel (associated with the subject site), accommodated with a 2 storey detached dwellinghouse;
 - 50-60 Gayton Road opposite form pairs of 2 storey semi-detached dwellinghouses;
 - No 59 Gayton Road adjoining is a 2 storey detached dwellinghouse (associated with the subject site).

c) Proposal Details

- The proposed development scheme can be broadly broken down into the following components:
 - Demolition of single storey conference room/ kitchen/ plant accommodation attached to the rear elevation at the north east end of the site;
 - Demolition of the adjacent dwellinghouse at 57Gayton Road;
 - Construction of a 3 storey extension to the rear of the hotel, oriented to the south east corner of the site, whereby the extension would extend into the rear of the site as a large rear wing. This extension would provide for a new rear entrance, conference facilities on ground floor and an additional 22 guest rooms at upper floors;
 - Construction of a two storey side extension over the footprint of the demolished building at 57 Gayton Road. The side extension would accommodate conference facilities at ground floor and 5 bedrooms at upper floor;

Cont...

Item 1/02 - P/272/05/CFU Cont...

- A single storey rear extension, oriented to the south east corner of the site to accommodate conference kitchen and refuse store;
- Modification to the layout of on site parking, including new landscaping scheme, with a pool/ gazebo that would be adjacent to the rear garden of 2 Manor Road;
- The overall proposal would increase the number of bedrooms from 73 to 100;
- The overall proposal would increase the number of on site carspaces from 55 to 60;

d) Relevant History

The site has a long planning history establishing the hotel use, however there are no applications specifically relevant to this large scale expansion of the hotel that is proposed.

e) Applicant's Statement

- with regard to vehicle traffic there are currently approximately 75 vehicle movements per day during the week – less at weekends. It is anticipated that the development will result in an increase in vehicle movements to approximately 91 per day during the week;
- in addition to the above, there are currently 2 coaches movements per week, which is expected to increase to 4 per week as a result of the development;
- it is anticipated that conference business will increase following re-development, and by improving the quality of on-site bedroom accommodation it is expected that conference delegates will stay overnight. With this type of use, more guests are expected to arrive by public transport.

f) Consultations

Environment Agency: Written notice was provided that they are unable to respond to the proposed scheme.

Thames Water Utilities: Standard comments were received including a request for an Informative to be included on the decision notice if development is to be approved;

Advertisement	Major Development	Expiry	
		03-MAR-2005	
Notifications	Sent	Replies	Expiry
	84	8	03-MAR-2005

Cont...

Summary of Response: proposed building will overlook rear of adjoining property; height will be imposing; building will block light; increased traffic will be a danger; Comfort Inn has made an application that includes neighbours back garden, however there is no intention of selling this land; the large multi storey development is clearly out of keeping with the local area; development does nothing to rationalise the current situation; a 'creeping development' that has crept too far; development is 1 storey higher than the existing structure; on a regular basis, foreign coach parties use this establishment, thus the layout of the rear car park should be appropriate for such use; the existing layout is difficult for coaches and the proposal appears to concentrate on politically correct landscaping with no regard for the coach drivers or delivery vehicles therefore adequate turning area should be provided; the proposal does not appear to offer sufficient parking for the proposed number of bedrooms plus non-resident parking requirements generated by meeting rooms and staff; development may cause disturbance to groundwater; development would cause disturbance from both noise and vehicle emissions for those living nearby; there are a number of other residential proposals in the vicinity of the subject site which are currently the subject of appeals and should be taken into account with regard to the current scheme. The area, originally a residential one is becoming a commercial money maker for property developers.

APPRAISAL

1. Site Layout & Character of Area

Although there are different forms and scales of buildings within the surrounding locality, the character of the area is clearly residential. More specifically there is a development theme involving buildings orientated to the frontage of their sites, with rear gardens behind.

Firstly it is highlighted that there are specific objections raised against the double store side extension on the site of 57 Gayton Road. Although the proposed double storey side extension would continue the general form, design and façade building line of the existing streetscape, it nevertheless would only further add to the scale and bulk of the existing hotel building. By removing an existing single detached building along the Gayton Road frontage, the resultant bulk of the façade along the Northwick Park and Gayton Road frontages would be out of character and would not respect the scale of other buildings in the locality. Therefore specific objections are raised to this element of the proposal.

The siting of the large three storey rear addition would extend well beyond the common rear building line of the existing hotel and adjoining/ nearby properties. Likewise it is considered that this 3 storey rear extension constitutes an overly large and overbearing design that does not respect the character of the locality nor reflects the scale and form of the nearby residential dwellings, nor the existing hotel building.

Cont...

Particularly, the three storey rear extension would extend above the height of the existing building and well into what would normally be a rear garden area. Whilst it is acknowledged that the rear area of the site currently accommodates hard surfacing for vehicular parking and therefore has little resemblance of a garden area, nevertheless there is a clear difference between this and proposing a 3 storey rear wing that would extend well into the rear of the site. This 3 storey rear extension would constitute a building that clearly out masses neighbouring buildings and the building it is attached too. This is considered to be an unacceptable design in light of its visual prominence, both within the streetscape and particularly when viewed from the rear gardens of adjoining properties. Likewise, although the 3 storey rear extension would be sited 16 metres from the side boundary of 59 Gayton Road, it extends so far into the rear of the site that it interrupts a 45 degree horizontal angle measured from the rear corner of this adjoining property. This would specifically contravene requirements of Harrow's Supplementary Planning Guidance (Sections 3.12 to 3.14).

The single storey rear extension likewise proposes to extend the existing building well into the rear of the site. The single storey rear extension would accommodate a depth of 7.5 metres, measured from the rear elevation of the adjoining 59 Gayton Road. With an offset of only 1.0 metre from the side boundary, this aspect of the development would clearly contravene the siting requirements of Harrow's Supplementary Planning Guidance (Section C.1 to C.7)

In addition to the matters raised above, the proposal would intensify and formalise the existing parking area located behind 57 Gayton Road. This intensification is considered unreasonable as it would be adjacent to the rear gardens of adjoining properties, and would have an increased impact on the amenity of adjoining neighbours.

Overall it is deemed that the proposed building extensions constitute an overdevelopment by reason of overly large design that would present additions with a height and general bulk that would be visually obtrusive, would be out of character with adjacent neighbouring buildings, and would not respect the scale, massing, form and layout of those properties to the detriment of the visual amenity and character of the locality.

2. Amenity of Neighbours

The proposed layout would mean that balconies on the west facing elevation, & windows on the north and east facing elevation of the 3 storey rear extension would have general views out towards the neighbouring residential properties. As such, these balconies & windows would clearly cause detrimental overlooking impacts for the adjoining property, which is considered to be unacceptable.

Cont...

Again the overall height and bulk of the proposal is considered to pose an unacceptable level of visual bulk over the adjoining dwellings & associated rear garden areas. Likewise as raised earlier, the size and bulk of the facades of the proposed building area design elements that would create a development that is overbearing and that does not respect the character of the locality, nor reflects the scale and form of the nearby residential dwellings. Such impacts over residential amenity are unreasonable and considered to highlight an unacceptable design solution.

3. Parking/Highway Safety

Apart from the revised parking layout and the additional proposed 5 on site parking spaces meeting the current parking standard of Harrows adopted 2004 UDP, it is noted that the site has good access public transport, given the site is located on fringe of Harrow Town Centre, which accommodates underground and main train lines and a bus interchange. Furthermore parking restrictions apply in the locality surrounding the subject site. On the basis of the above, no objection to the application on grounds of insufficient parking provision.

4. Consultation Responses

Apart from the points raised in the above sections of the report, the following additional matters of concern are addressed:

Comfort Inn has made an application that includes neighbours back garden, however there is no intention of selling this land;

The applicant has signed Certificate B on the planning application nominating that all other landowner were served notice of the application. As this has been undertaken, an application over the neighbours land, despite the applicant not being the current owner. Therefore this is not a material consideration that can be taken into account in the determination of this application.

Foreign coach parties use this establishment, thus the layout of the rear carpark should be appropriate for such use; the existing layout is difficult for coaches and the proposal appears to concentrate on politically correct landscaping with no regard for the coach drivers or delivery vehicles therefore adequate turning area should be provided;

Council's Transport Engineers has raised no objections or concerns against the proposed scheme with respect of traffic, access, vehicular movements etc.

Development may cause disturbance to groundwater; development;

The Environment Agency were consulted regarding the application of which they chose to nominate that they were unable to respond. Furthermore there are no development overlays (ie: floodplains etc) that would highlight such an issue for specific attention and consideration.

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.

TROY INDUSTRIAL ESTATE, ELMGROVE ROAD

1/03

P/3042/04/CFU/TEM

Ward: GREENHILL

REDEVELOPMENT: ONE 4-STOREY BUILDING AND ONE 3-STOREY BUILDING TO PROVIDE 49 FLATS, ACCESS, PARKING (RESIDENT PERMIT RESTRICTED)

CURL LA TOURELLE ARCHITECTS for GENESIS HOUSING GROUP LTD

RECOMMENDATION

Plan Nos: 1:1250 Superplan, 737PL(0) 01A, 02H, 03A, 04B, 07B, 08A, 09A, 10B, 11B, 12B, 13A

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

- i) Prior to the commencement of development, submission to and approval by the Local Planning Authority of a scheme which:-
 - a) provides a minimum of 49 units of affordable housing (in the following tenure mix: 24 affordable rented flats, 25 shared ownership flats) in accordance with a scheme to be agreed with the Local Planning Authority (for future management by an RSL)
 - b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site.

All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the 2004 Harrow Unitary Development Plan.

- ii) developer shall fund all costs of public consultation, analysis, reporting and implementation of a possible extension to the local controlled parking zone, at any time within 3 years of full occupation of the development if, in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum amount of £10,000 index linked.
 - iii) approval and implementation of a travel plan (to include an annual review) prior to occupation of the development.
2. A formal decision notice, subject to the planning conditions noted below, will be issued only upon the completion, by the applicant, of the aforementioned legal agreement.

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

continued/

Item 1/03 - P/3042/04/CFU continued.....

- 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)
The 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 demolition or site works in connection with the development hereby permitted shall commence before:-
(b) the boundary
of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 4 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.
- 5 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities, and a replacement frontage tree for the Ash tree shown to be removed.
REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.
- 6 Landscaping to be Implemented
- 7 Highway - Closing of Access(es)
- 8 The access carriageway shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageway and footways (to include details of railings) completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.
REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

continued/

- 9 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plans have 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.

- 10 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste
(b) and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

- 11 Water Storage Works

- 12 Insulation of Buildings - 3

- 13 Details of the covered parking structures and cycle parking areas shall be submitted to and approved by the Local Planning Authority before commencement of the development hereby approved, and shall be provided before occupation in accordance with the approved details.

REASON: To ensure the provision of satisfactory parking for disabled badge holders and cyclists.

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
6 Standard Informative 36 – Measurements from Submitted Plans
7 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
SH1 Housing Provision and Housing Need
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
H5 Affordable Housing
H6 Affordable Housing Target

continued/

EM15	Land and Buildings in Business, Industrial and Warehousing Use - Outside Designated Areas
T13	Parking Standards
T15	Servicing of New Developments

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Employment Policy (EM15)
 - 2) Affordable Housing (H5, H6)
 - 3) Character and Appearance of Area (SD1, SH1, D4)
 - 4) Residential Amenity (SH1, SD1, D4, D5)
 - 5) Access and Parking (T13, T15)
 - 6) Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	69
	Justified:	See Report
	Provided:	10
Site Area:	3700m ²	
Habitable Rooms:	143	
No. of Residential Units:	49	
Density:	132 dph 386 hrph	
Council Interest:	None	

b) Site Description

- south-east side of Elmgrove Road
- occupied by 4-storey office building on frontage with parking along front boundary, with several storage/industrial buildings on remainder of land with heights of 1½/2½ storeys
- vehicle accesses at each end of frontage, northern access shared with Post Office vehicles servicing adjacent Depot with yard at rear
- 2 storey houses on opposite side of Elmgrove Road
- 4/6 storey office building fronting onto Elmgrove Road to north-east with 2/3 storey Post Office buildings to rear plus yard
- recent 2/3 storey residential scheme 'Middlesex Court' to rear of site
- recent housing development next to western boundary comprising 'Bruce House', 4 storey building at front, and 'Brandan House', 2/3 storeys at rear
- Harrow town centre boundary contiguous with western boundary of site
- site within Residents Parking Zone

c) Proposal Details

- demolition of all existing buildings, redevelopment to provide 49 flats, all as affordable housing, in 2 separate blocks
- 4 storey building fronting onto Elmgrove Road containing 24 flats (some split level) for social rent
- brick elevations, flat roof

continued/

Item 1/03 - P/3042/04/CFU continued.....

- ground floor units at front with gardens, at rear with patios, balconies at upper levels
- 3 storey building at rear 'Garden Block' containing 25 flats for shared ownership sale
- brick elevations, flat roof
- ground floor units with individual patios, upper floor balconies, communal amenity space areas of 235m² behind the block, and 380m² between the 2 buildings
- existing access at south-western end of front boundary to be closed
- existing access at north-eastern end modified by provision of 1.4m wide footpath to public reception area in Depot, 5m wide vehicle carriageway widening to 5.9m adjacent to Depot, 1.8m wide footpath with adjacent planting strip to provide access to main entrances of each proposed building which are shown on the inner sides of each block
- 6 parking spaces plus 4 covered spaces for disabled residents sited next to turning area for service vehicles
- cycle parking for over 50 bikes shown within the scheme
- overall mix, 15 x 1-bed x 2 habitable rooms, 23 x 2-bed x 3 habitable rooms, 11 x 3-bed x 4 habitable rooms (4 for occupation for disabled residents)

d) Relevant History

None

e) Applicant's Statement

- redevelopment of brownfield site that currently contains old run-down office building and old warehouses
- medium rise scheme would deliver much needed rented and shared ownership homes
- would significantly improve availability of homes for families who are unable to rent or buy on open market
- application accompanied by Supporting Town Planning statement, conclusions:-
 - existing site under utilised and unattractive, poorly suited to modern office requirements, surplus to local demand
 - proposed development seeks to rejuvenate site with attractive modern residential accommodation
 - would create more appropriate relationship with residential properties to north, west and south, and improve outlook
 - intended residents would benefit from proximity of site to employment areas, transport links and general services
- application also accompanied by Tree Report, Supporting Statements on Commercial Marketability of Existing Site, Design Statement, Noise Assessment Report, Daylight Assessment, Traffic Survey

e) Consultations

EA: Unable to respond
TWU: No objection

Advertisements	Major Development (60 units)	Expiry 13-JAN-05
	Major development (49 units)	Expiry 21-APR-05 continued/

1st Notification (60 units)	Sent 278	Replies 15	Expiry 25-JAN-05
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Summary of Responses: 1st Notification: Inadequate on-site parking, traffic pollution, noise and disturbance, increased traffic flow, too many units, adequate access required, loss of light, loss of employment land, unacceptable environment for new residential development, risk of vehicular conflict, overlooking, traffic from Post Office, excessive height.

2nd Notification (49 units)	Sent 279	Replies Awaited	Expiry 20-APR-05
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APPRAISAL

1) **Employment Policy**

Policy EM15 sets down criteria against which proposals which would result in the loss of employment uses outside designated areas (such as this site) should be assessed.

A) In the Council's January 2005 Available Business Register there is almost 40,000m² of office accommodation being marketed within the borough. In addition, there is over 13,000m² of industrial/warehousing actively being marketed.

The Harrow Employment Land Study undertaken as part of the UDP Review identified an over-provision of second hand office stock in peripheral locations to Harrow Town Centre, such as the application site.

B/D) The site is currently largely inactive. 9 of the 13 office suites have been vacant for between 4 months and 5 years. 2 of the 4 outbuildings are occupied by a company which is in serious arrears and will be repossessed subject to Court action. One outbuilding is in use for storage of archives and the other is vacant.

C) The vacant office space has been marketed commercially by way of mailing to applicants, web-sites, and 'To Let' boards. Full occupancy has not been achieved since 1992.

E) The storage/industrial buildings at the rear could prove a source of nuisance to the more recent adjacent housing developments were they to be in full commercial use.

F) The site is on the fringe of Harrow Town Centre where there is a high level of public transport.

continued/

- G) Access for delivery vehicles is not up to modern day standards, and access within the site is restricted due to the layout of buildings and relationship with the Post Office site.

Given these considerations no objection is raised to the proposed loss of the site from employment use.

2) Affordable Housing

The proposed 100% level of affordable housing provision would be secured by legal agreement. The Housing Services Division comments that the scheme meets the standards contained in the London Housing Federation's 'Higher Density Housing for Families: a design and specification guide'.

3) Character and Appearance of Area

The existing office building on the site is undistinguished, and the warehouse/industrial buildings behind it are unattractive structures.

No objection is raised to their removal.

The originally proposed buildings in this application comprised 5 storeys on the frontage and 4 storeys at the rear of the site. It was considered that these would have been too high in relation to adjacent buildings and would have given rise to an obtrusive and discordant form of development. As a consequence 1 storey has been removed from each block so that the 4 storey building along the frontage matches Bruce House to the north-west and Research Services House to the north-east which is primarily a 4 storey structure.

The 3 storey Garden Block now equates to Middlesex Court at the rear and Brandan House to the south west.

An acceptable design is proposed which, with the use of good materials, would provide a better impact than the existing buildings and make a positive contribution to the streetscene.

Although the front block would result in the loss of a large Ash tree at the western end of the site, a tree report confirms that it is of poor quality and is very unlikely to be sustainable in the future.

No objection is therefore raised to its removal and replacement by a new specimen, secured by condition.

The application provides the opportunity to introduce planting within the site in the form of the 2 areas of amenity space and also alongside the access. Overall it is considered that the proposals would have a beneficial impact on the character and appearance of the area.

continued/

4) Residential Amenity

In terms of the Elmgrove Road residents living opposite the site, the outlook would be improved by the provision of a more modern building in place of the existing outworn structure. The outlook from Middlesex Court at the rear is presently impaired by the existing storage/industrial sheds (including an obtrusive and ugly woodchip burner) which extend up to the rear boundary of the site. Amenity could also be harmed if the industrial use was reactivated by reason of noise, disturbance, activity and possible fumes.

Similarly, residents of Bruce and Brandan Houses have their amenities reduced due to the existing layout and appearance of the application site.

This application provides the opportunity to improve levels of amenity for these adjacent residents.

In terms of Middlesex Court, the proposals would remove an unattractive building located between 8-12m from the rear wall of the Court, and provide a 3 storey building within 19.5 – 23.5m from the neighbouring rear wall. It is considered that this would significantly improve the neighbouring residential outlook.

The proposed area of amenity space behind the new block would also enable the provision of planting to screen overlooking and provide a more compatible neighbouring outlook, so that on balance the relationship between the 2 buildings can be supported.

In terms of Bruce and Brandan Houses, the planning permission for that scheme (EAST/468/99/FUL) recognised that proposals for the redevelopment of this application site may well come forward. In order to not unduly restrict the site's potential the permission carries an informative stating that:-

“The applicant is advised that any window in the flank elevations of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.”

Thus although the vertical 45° code is breached in relation to windows in the adjacent flank walls of Bruce and Brandon Houses, this can be accepted in view of the above informative.

In relation to the 45° horizontal code, the front block has been redesigned so that a clear 9m distance is provided before the 45° line is interrupted, providing an acceptable relationship.

For the rear block the 45° line is uninterrupted for some 8m so that acceptable levels of light and outlook from in relation to a front kitchen window, which is over 1m from the flank wall, would be provided.

It is therefore suggested that satisfactory impacts would be provided on neighbouring residential amenity.

Item 1/03 - P/3042/04/CFU continued.....

In terms of amenity for the intended residents, acceptable amounts of amenity space are shown in the form of communal areas, private gardens, patios and balconies.

The adjacent Post Office use is a 24 hour operation. A survey undertaken on 9/10th February from 09:00 hours to 09:00 hours showed that the total number of vehicle movements into and out of the site was 358, with 308 movements in connection with the depot at the rear.

While this relationship is unfortunate, it is suggested that with suitable soundproofing this need not excessively affect amenity or sterilise the site for residential development.

5) **Access and Parking**

The proposal shows an improved separate footpath for members of the public visiting the Post Office and this is welcomed.

A vehicle access of adequate width is proposed both for residential vehicles and Post Office vehicles with 2 raised surface areas for traffic calming purposes.

A turning area for service vehicles is proposed to provide for vehicles not accessing the Post Office Yard and also to comply with a covenant, and the arrangement of parking on either side of it would not impede vehicle flows. There is a need to provide covered parking for 4 disabled residents vehicles. Their siting alongside the turning head can be supported as they would be located close to the entrance of the front block and would not impede traffic movements.

A new defined footpath is shown next to the access road at the entrance to the site and this continues through the site to the garden block.

Although crossing the turning area, it is not considered that pedestrian safety would be unduly prejudiced as vehicles movements in the turning area would be expected to be relatively light. Details of railings to safeguard safety can be required by condition.

The scheme is 'Resident Permit Restricted' in order to deter car ownership and reduce the likelihood of additional on-street parking.

6) **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.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

2/01

CHERRY TREE COTTAGE, THE BEECHES, YEW TREE COTTAGE, OLD CHURCH LANE, STANMORE P/300/05/CFU/TEM

Ward: STANMORE PARK

REDEVELOPMENT TO PROVIDE 7 FLATS IN 2 LINKED 2 STOREY BLOCKS WITH ACCOMMODATION IN ROOFSPACE, ACCESS AND PARKING (RESUBMISSION)

CGMS LTD for LAING HOMES NORTH THAMES

RECOMMENDATION

Plan Nos: LO3.562.001A, 003C, 004B, 005A, 006B, 008A.

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, including windows which shall include conservation rooflights, have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacingThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality, and the character of the Conservation Area.
- 3 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (a) the frontage.of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 4 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 occupiedThe 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.
- 5 Highway - Closing of Access(es)
- 6 Levels to be Approved
- 7 Landscaping to be Approved

Cont...

Item 2/01 - P/300/05/CFU Cont....

- 8 Landscaping to be Implemented
- 9 Trees - No Lopping, Topping or Felling
- 10 Landscaping - Existing Trees to be Retained
- 11 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) L03.562.004B have 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.
- 12 Water Storage Works
- 13 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste
(b) and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

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
- 5 Standard Informative 36 - Measurements from Submitted Plans
- 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 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:
SH1 Housing Provision and Housing Need
SD1 Quality of Design
SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
D14 Conservation Areas
D15 Extensions and Alterations in Conservation Areas
T13 Parking Standards

Cont...

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Character and Appearance of Area and Conservation Area (SH1, SD1, SD2, D4, D14, D15)
 2. Neighbouring Amenity (SH1, D4, D5)
 3. Parking (T13)
 4. Consultation Responses
-

INFORMATION

a) Summary

Conservation Area:	Stanmore: Old Church Lane	
Car Parking	Standard:	10
	Justified:	10
	Provided:	10
Site Area:	1770m ²	
Habitable Rooms:	24	
No. of Residential Units:	7	
Density:	40dph	136hrph
Council Interest:	None	

b) Site Description

- west side of Old Church Lane, on the southern corner of junction with Cherry Tree Way.
- occupied by 3 substantial detached houses.
- 2 storey, front gable features, brick elevations, tiled roofs.
- front garden of northernmost house, Cherry Tree Cottage, within Old Church Lane Conservation Area, contains prominent yew tree.
- Conservation Area boundary contiguous with front boundaries of other 2 houses.
- site at higher level than adjacent road, slopes down from north to south.
- detached house on opposite side of Cherry Tree Way, with flats beyond.
- Manor House Estate within Conservation Area on opposite side of Old Church Lane.
- land within Cherry Tree Way to west and south of site recently redeveloped for new houses and flats.
- prominent trees within site, covered by TPO.

c) Proposal Details

- resubmission of P/579/04/CFU.
- demolition of existing houses, development of 2 storey block containing 7 flats.

Cont...

Item 2/01 - P/300/05/CFU Cont....

- 2 x 2 bed x 3 habitable rooms plus 1 x 2 bed x 4 habitable room flats on ground and first floors, 1 x 2 bed x 4 habitable room unit within roofspace.
- building designed as 2 separate modules facing Old Church Lane, connected by recessed glazed link.
- southern module projects further into site than northern module.
- pitched, hipped roof, gable features, balconies, top floor lit by dormer and velux windows.
- lift tower with pyramidal roof projects slightly above main ridge line.
- 10 parking spaces plus covered bin store in parking court at rear of site accessed from Cherry Tree Way.

d) Relevant History

Cherry Tree Way

EAST/1019/02/FUL	Redevelopment to provide 7 x 2 storey detached houses and detached 2 storey block with accommodation in roofspace to provide 7 flats with access and integral, forecourt and covered parking areas.	GRANTED 17-JAN-03
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Adjacent site to south within Cherry Tree Way

P/178/04/CFU	Detached 2 storey block with accommodation in roofspace to provide 7 flats with parking (revised).	GRANTED 26-APR-04
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Application Site

P/579/04/CFU	Redevelopment to provide 7 flats in two linked 2 storey blocks with accommodation in roofspace with access and parking.	REFUSED 08-JUL-04
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Reasons for Refusal:

1. The proposed represents a loss of visual amenity to the detriment of the Old Church Lane Conservation Area.
2. The demolition of 3 detached houses and replacement by flats would be detrimental to the character and harmony of the streetscene and would not preserve or enhance the character of the Conservation Area.

APPEAL LODGED
PUBLIC INQUIRY: 23-AUG-05

Cont...

e) Applicant's Statement

- application accompanied by Application Brochure containing Planning Statement, Design Statement and other information.
- conclusions of Planning Statement:-
 - density and mix of proposal takes full account of character of surrounding area, whilst having regard to need to make efficient use of previously developed land in urban areas and provide more smaller units at appropriate density in accordance with national, strategic and local planning policy objectives.
 - proposed design represents balanced composition of all material considerations which does not intrude visually nor cause detriment to character and appearance of Conservation Area and harmony of streetscene and surrounding area.
 - proposed development respects residential amenity of existing and future residents and neighbouring occupiers.
 - scheme provides pleasant living environment through creation of suitable and well-landscaped amenity space.
 - proposed car parking in accordance with Council standards, scheme would not prejudice highway or pedestrian safety.
 - would not result in loss of buildings of any importance, would retain tree and garden area of importance to Conservation Area.
 - since previous application was refused in July 2004 the planning policy guidance framework has progressed significantly so that it gives even more support to the proposals.
 - a favourable decision on the application would enable appeal to be withdrawn and save both Council's and applicant a considerable amount of resources.
- Design Statement contains sections on Site Analysis, Development Concept, Development Strategy, Crime Prevention and Landscaping.

f) Consultations

CAAC: Concern about overdevelopment of site. See previous comments for P/579/04/CFU. (viz. Object - existing houses should be retained so that some of the character of the area remains i.e. a series of houses rather than a consistent block of flats. Will have a negative impact on the setting of the Conservation Area).

Thames Water: No objection
Environment Agency: Unable to comment

Advertisement: Character of Conservation Area Expiry
24-MAR-05

Cont...

Notifications	Sent 51	Replies 2	Expiry 24-MAR-05
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Summary of Responses: Overlooking, loss of light, harm to character of conservation area, loss of openness, does not respect scale, massing, siting, size, height, character and spacing, form, intensity, and use of local buildings, impact of lift tower.

APPRAISAL

1. Character and Appearance of Area and Conservation Area

The existing 3 houses on this site, while having a fairly imposing and pleasing appearance are not listed, nor located within the Conservation Area. They therefore do not have any statutory protection.

The design of the proposed replacement building replicates that of the new scheme which has been built immediately to the south of the site. Although providing flats, the adjacent building by the use of 2 separate frontage modules with a recessed lightweight glazed link, gives the impression in the streetscene of 2 detached buildings which could be houses. The recessed link can only be perceived from more or less directly opposite the building.

The proposed building would therefore complement the adjacent structure and the new houses in Cherry Tree Way in terms of design and appearance.

As the neighbouring building was considered to have an acceptable presence in the Conservation Area, it is suggested given that a similar relationship would be provided, that in design terms the proposed building can also be accepted. In terms of siting, the proposal would be located some 8m further from the corner of Old Church Lane and Cherry Tree Way than the existing house on this corner. This significant increase in space would be beneficial to the appearance of the area, and also to the prominent yew tree at the front of the site. Additional space would also be provided beyond the southern elevation, giving up to 14m of separation from the adjacent new block.

The proposed distance from the front boundary would be comparable to that provided by the existing houses so that a similar presence in the streetscene would be provided. A condition requiring the provision of conservation rooflights (accepted by the applicant) would further improve the impact on the streetscene.

The scheme would necessitate the removal of a large preserved beech tree which is located towards the rear of the site. It is considered that this can be accepted given that new planting can be provided along the Cherry Tree Way frontage to more directly enhance the streetscene. All other prominent trees would be retained.

Cont...

No objection is raised to the proposed form and position of the parking area which would not impact upon the Conservation Area.

Overall it is considered that the development would have a satisfactory appearance that would preserve the character and appearance of the Conservation Area.

2. Neighbouring Amenity

Proposed windows in the southern elevation would face towards the boundary trees and a blank flank wall in the new adjacent building.

Windows in the rear elevation would be almost 30m from the rear walls of the new houses which are under construction as part of the adjoining scheme.

Finally, windows in the northern elevation would be over 15m from the side boundary of Friars Mead on the opposite side of Cherry Tree Way and would face towards the front garden. This neighbouring house has no windows in its flank wall so that no direct overlooking of rooms or the private rear garden area would result, and neighbouring amenities would thereby be safeguarded.

3. Parking

The proposals are in accordance with the UDP standard.

4. 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.

GREENWAYS, 633 UXBRIDGE ROAD, HATCH END

2/02

P/61/05/CFU/TW

Ward: PINNER

REDEVELOPMENT: PART 2/3 STOREY RESIDENTIAL
CARE HOME WITH STAFF ACCOMMODATION AND
FORECOURT PARKING

COND WEBBER ARCHITECTS for SIMNER LTD

RECOMMENDATION

Plan Nos: 04/971/PL.01A, PL.02A, PL.03A

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 Landscaping to be Approved
- 4 Landscaping to be Implemented
- 5 Levels to be Approved
- 6 Water Storage Works

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 |
| D4 | Standard of Design and Layout |
| T13 | Parking Standards |

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of the Area
 - 2) Amenity of Neighbours
 - 3) Parking/Highway Safety
 - 4) Consultation Responses
-

continued/

INFORMATION

a) Summary

Car Parking	Standard:)
	Justified:)See Report
	Provided:)

b) Site Description

- detached two storey building with accommodation in the roof, currently used as a nursing home
- the entire frontage of the site is hardsurfaced

c) Proposal Details

- redevelopment to provide a 2/3 storey building for residential care
- four car parking spaces plus one disabled are proposed on the forecourt with the remainder of the area landscaped

d) Relevant History

Relating to the larger site of 633, 635 and 138 Waxwell Lane

WEST/550/02/FUL	Redevelopment: detached 3 storey building with rooms in the roofspace, to provide 18 x 2 bed and 6 x 3 bed flats with basement parking and access	RESOLVED TO REFUSE 12-AUG-02 APPEAL DISMISSED 05-MAR-03
WEST/848/02/FUL	Redevelopment: detached 3 storey building with rooms in roofspace, to provide 18 x 2 & 6 x 3 bed flats with parking and access (duplicate)	REFUSED 14-OCT-02
P/1514/03/CFU	Redevelopment: detached 3 storey building with rooms in roofspace to provide 22 flats with basement parking and access (revised)	REFUSED 12-SEP-03

Relating to 633 Uxbridge Road

P/69/04/CFU	Redevelopment: detached three storey building to provide 8 flats with new access.	APPEAL AGAINST NON-DETERMINATION OUTSTANDING
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The Committee resolved that it would have refused permission for the following reasons:

- “1. The proposal, by reason of excessive bulk and rearward projection, would be unduly obtrusive, would give rise to problems of overlooking and would be detrimental to the visual and residential amenities of the occupiers of Cherry Court.

continued/

Item 2/02 – P/61/05/CFU continued.....

2. The proposed hardsurfaced car parking area, together with the proposed bin store and cycle stores in the front garden would be unduly obtrusive and detract from the appearance of the building and the streetscene.”

P/1405/04/CFU Re-development: detached 3 storey building to provide 8 flats with new access WITHDRAWN

e) Consultations

EA:
TWU:

Notifications	Sent	Replies	Expiry
	118	3	10-FEB-05
Summary of Responses: Out of character, lack of parking			

APPRAISAL

1) Character of the Area

This part of Uxbridge Road contains a variety of residential buildings including large detached houses and substantial flatted developments. With respect to the effects on the streetscene, the proposal would have an almost identical width to the existing building. The highest part of the roof would be the same as the existing and the ridge would be 1m higher.

The adjacent development at Cherry Court comprises two buildings of substantial proportions. The depth of that element closest to the proposal site is 36m. The proposed building would have a depth of 24m. In these circumstances it is considered that the proposed building would not appear out of character.

The existing hardsurfaced forecourt is extensive and visually obtrusive with some limited planting at the periphery. The proposal represents a considerable improvement and would provide a suitably landscaped area to provide a setting for the development.

Whilst the design of the proposed building does not follow the traditional form of the existing building, it is considered that the proposal would be of good quality and contribute positively to the area.

2) Amenity of Neighbours

The neighbouring flats at Cherry Court are sited approximately 20m from the common boundary. The main part of the building represents roughly the same bulk as the existing property. The rear two storey element has been reduced in length by 3m compared to the previously refusal. It is now considered that the amenity of the residents in Cherry Court would not be harmed by the proposal.

3) Parking/Highway Safety

It is considered that the proposed number of spaces would be sufficient for the use. The proposed single access to the site would be an improvement to the existing double access.

continued/

- 4) Consultation Response**
Appearance - addressed above
Parking – addressed 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.

RETENTION OF WASTE RE-CYCLING FACILITIES

KATIES KITCHEN

RECOMMENDATION

Plan Nos: Site April 2004, Harrow 2005\Backyard rev2.dwg, 1376-50

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

- 1 The facilities hereby approved shall only be used between the hours of 06:30 and 22:00 hours.
REASON: In the interest of residential amenity.
- 2 Electric or gas powered forklift trucks and light lorries only shall be used in association with the facilities hereby permitted between 06:30 and 22:00 hours. Heavy goods vehicles shall service the site between 07:30 and 19:00 hours only.
REASON: To prevent noise generation in the interest of residential amenity.
- 3 All lighting in association with the facilities hereby permitted shall be orientated away from adjacent residential premises to the satisfaction of the Local Planning Authority.
REASON: To prevent light spillage in the interest of residential amenity.
- 4 A3m high acoustic fence as shown on Drawing 1376-50 and approved in planning permission P/586/05/CFU shall be erected within 2 months of the date of this planning permission to the satisfaction of the Local Planning Authority.
REASON: To safeguard the amenity of neighbouring residents.
- 5 Storage within the area shall take place to a maximum height of 2.5m only.
REASON: To safeguard the amenity of neighbouring residents.

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 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

E46 Quality of Development - Design and Layout of Non-Residential Development

E51 Noise Nuisance

EM4 Business, Industrial and Warehousing Development - Retention of Uses

EM7 Business, Industrial and Warehousing Development - Criteria for Development

C13 Waste and Refuse Disposal

2002 Revised Deposit Draft Harrow Unitary Development Plan:

SD1 Quality of Design

continued/

Item 2/03 – P/1336/04/CCO/TEM continued.....

D4 Standard of Design and Layout
SEP3 Waste - General Principles
EP17 Waste Management, Disposal and Recycling Facilities
EP18 Waste Generating Activities
EP25 Noise
EM15 Business, Industrial and Warehousing Use - Designated Areas
EM23 Environmental Impact on New Business Development
2004 Harrow Unitary Development Plan:
SD1 Quality of Design
D4 Standard of Design and Layout
SEP3 Waste - General Principles
EP16 Waste Management, Disposal and Recycling Facilities
EP17 Waste Generating Activities
EP25 Noise
EM14 Land and Buildings in Business, Industrial and Warehousing Use - Designated Areas
EM22 Environmental Impact of New Business Development

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Employment Policy (EM4) (EM15) (EM14)
 - 2) Waste Policy (C13) (SEP3, EP17, EP18) (SEP3, EP16, EP17)
 - 3) Residential Amenity (E6, E46, E51, EM7) (SD1, D4, EP25, EM23) (SD1, D4, EP25, EM22)
 - 4) Consultation Responses
-

INFORMATION

At the meeting of the Committee on 12th October 2004, consideration of this application was deferred to enable a Members' site visit. This took place on 30th October 2004.

The application was reported back to the meeting of 9th November 2004 when it was deferred for discussions with the applicants in consultation with the residents about: acoustic fencing, planting, arrangement of uses, hours of use, screening of floodlights etc. Such discussions have taken place and have resulted in amendments to the proposals. The report to the meeting of 9th November 2004 has been revised to reflect the proposed amendments.

a) Summary

Employment Area:	General Indust. Area
Site Area:	960m ²
Council Interest:	None

b) Site Description

- located between Masons Avenue and Euston railway line within Christchurch Industrial Estate
- occupied by Katie's Kitchen which manufactures foodstuffs
- site comprises several single/2 storey buildings used for manufacturing with ancillary offices
- railway line abuts southern boundary
- residential properties in Herga Road next to western boundary

continued/

Item 2/03 – P/1336/04/CCO/TEM continued.....

- Masons Avenue abuts northern boundary
- car parking at front of site adjacent to Masons Avenue

c) Proposal Details

- retention of waste recycling facilities in south-west corner of site
- area contains following facilities:-
 - area for storage and disposal of cardboard bales
 - area for recycling bins
 - waste bread skip
 - cardboard baling machine
 - compactor
 - metal crushing machine
 - area for storage and disposal of plastic/steel/tin/foils/grey card
- area in use between 06:30 – 22:00 hours
- 3m high acoustic fence proposed along boundary with Herga Road rear of Nos. 82-120

d) Relevant History

Various permissions relating to the expansion and modernisation of facilities have been granted in recent years

P/586/05/CFU Single storey extensions to bakery building SEE ITEM 2/04
(KK1), air lock lobby, a/c units and acoustic
fence to Herga Road boundary

e) Applicant's Statement

- gas powered forklift trucks and a small van operate within area between 06:30 – 22:00 hours on what is a 24 hour site, 364 days per year
- one vehicle per day to remove compactor and one per week to collect bales between 07:30 and 19:00 hours as far as possible
- waste bread skip sealed all round, opens on top for filling purposes, and is as far away from neighbours as space will allow
- firm has full ongoing pest control contract with comprehensive baiting around all perimeters to prevent rats on site
- Network Rail contacted to request that excess vegetation on their land bordering the site where majority of rats nest be removed – no response to date
- compactor cleaned daily to reduce odours
- legal obligation to provide adequate lighting for safe use of area by staff
- all lights face away from neighbouring boundaries
- legally obliged to maintain recycling operation involving segregation of various waste streams
- area kept organised and tidy as far as is reasonably practicable
- relevant managers can be contacted 24 hours a day to respond to particular issues
- have continually tried to address neighbours concerns in sympathetic manner

f) Notifications

Sent
32

Replies
2

Expiry
13-JUL-04

Summary of Response: Noise and disturbance, smells, vermin, light pollution, unsightly, unacceptable hours of use

continued/

APPRAISAL

1) Employment Policy

This site is allocated for B1, B2 and B8 purposes. Waste facilities are necessary in principle to support and consolidate employment use of the site.

2) Waste Policy

The proposals comply with the thrust of relevant waste policies which encourage recycling.

3) Residential Amenity

A meeting took place on 25th February 2005 with representatives of Katies and the Herga Road and Masons Avenue Community Association (HAMCA). Agreement has been reached between Katies and HAMCA on the following issues:-

Hours of Use: The facilities would be in use between 06.30 and 22.00 hours, 7 days per week, during which time forklift trucks and a light lorry would be working within the area. HGV activities would take place between 07:30 and 19:00 hours.

Lighting: All lighting to be orientated away from the residential premises, and angled to ensure there would be no light pollution.

Fencing: A 3m high acoustic fence would be provided adjacent to the residential boundary. This forms part of application P/586/05/CFU (see item 2/04) which proposes other developments within the overall site.

Stacking: Materials should be stacked no higher than 2.5m above ground level.

Appropriate conditions are suggested in relation to the above issues.

Landscaping: The issue which is still under discussion between Katies and the residents is the provision of landscaping between the acoustic fence and the neighbours gardens.

The site is presently fenced along the boundary with Herga Road by a 2m high timber fence with a palisade fence of similar height behind it next to the recycling area.

Katies say in order to provide an effective sound barrier, that the new acoustic fence has to be bolted to the concrete surface of the recycling area which is located up to 2m inside the existing timber boundary fence. They propose to retain the existing timber and palisade fences where they are which would leave no scope for planting within the site.

The Residents Association propose that the timber and palisade fences be removed and the area presently occupied by them be planted up.

continued/

Item 2/03 – P/1336/04/CCO/TEM continued.....

Katies are opposed to this suggestion because ownership issues would result from the removal of the boundary fence, and also they do not accept that all residents of the 20 odd properties which are adjacent to the site would necessarily want planting at the bottom of their gardens. As a compromise Katies have offered a sum of money to the Residents Association for distribution to the neighbours so they could provide their planting of choice.

HAMCA's response to this offer is awaited but, on planning grounds, this is considered to be a reasonable approach to this issue.

In addition retention of the existing 2m boundary fence would make the new 3m fence look less imposing, to the benefit of residential amenity.

4) 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.

**KATIES, CHRISTCHURCH INDUSTRIAL CENTRE, P/586/05/CFU/TEM
FORWARD DRIVE, HARROW**

Ward: KENTON WEST

SINGLE STOREY EXTENSIONS TO BAKERY BUILDING (KK1), AIR LOCK LOBBY, A/C
UNITS AND ACOUSTIC FENCE TO HERGA ROAD BOUNDARY

LANCASTER & LODGE ARCHITECTS for GEEST PROPERTIES LTD

RECOMMENDATION

Plan Nos: 1376-50, 100A, 102, 103B, 104A, 106

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 existing flour silos and air condition plant on the roof of building KK1 shall be removed within 3 months of the commencement of use of the replacement facilities.
REASON: To benefit the appearance of the area and residential amenity.

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:
SD1 Quality of Design
D4 Standard of Design and Layout
EP25 Noise
EM14 Land and Buildings in Business, Industrial and Warehousing Use - Designated Areas
EM22 Environmental Impact of New Business Development

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Employment Policy (EM14)
 2. Appearance and Character of Area (SD1, D4, EM22)
 3. Residential Amenity (SD1, D4)
 4. Consultation Responses
-

Cont...

INFORMATION

a) Summary

Employment Area: Industrial and Business Use
Site Area: 960m²
Council Interest: None

b) Site Description

- located between Masons Avenue and Euston railway line within Christchurch Industrial Estate.
- occupied by Katie's which manufactures foodstuffs.
- site comprises several single/2 storey buildings used for manufacturing with ancillary offices.
- railway line abuts southern boundary.
- residential properties in Herga Road next to western boundary.
- Masons Avenue abuts northern boundary.
- car parking at front of site adjacent to Masons Avenue.

c) Proposal Details

- 2 x single storey extensions to southern side of main bakery building (KK1) with floor mounted air conditioning plant in between, metal clad elevations and metal deck roofing.
- infill extension between KK1 and spacer building to house temporary tray wash, metal panelled wall and roof.
- single storey extension to western end of KK1 building to provide entrance lobby air lock and ancillary accommodation, brick elevations, metal deck roof.
- 3m high, acoustic fence rear of nos, 82-120 Herga Road, located along edge of hardsurfaced area within the site.
- existing flour silos rear of 118/120 Herga Road to be removed, together with existing air conditioning plant on roof of KK1 building.

d) Relevant History

Various permissions relating to the expansion and modernisation of facilities have been granted over the years.

P/1336/04/CCO Retention of waste re-cycling facilities See Item 2/03

e) Notifications

Sent	Replies	Expiry
37	Awaited	05-APR-2005

Cont...

APPRAISAL

1. Employment Policy

This site is allocated for B1, B2 and B8 purposes. The proposals are appropriate in principle to support and consolidate the employment use of the site.

2. Appearance and Character of Area

The proposed extensions are fairly modest structures, the design of which would be compatible with existing adjacent buildings. Removal of the flour silos and existing air conditioning plant on the roof of KK1 would be beneficial to the appearance of the area.

The proposed acoustic fence would be an imposing structure but would benefit residential amenity as discussed below.

3. Residential Amenity

The acoustic fence is proposed as a noise screen between the waste recycling area and adjacent residential premises (see Item 2/03).

The applicant proposes to site the fence with its front side facing the adjacent gardens, and in view of this and the benefits in terms of noiseproofing this proposal is supported.

The 2 extensions and air conditioning plant on the southern side of building KK1 plus the infill extension would be screened by the existing building and would not impact on residential amenity.

The extension to the western end of KK1 would be some 5m from the boundary and largely screened by the proposed fence so that no harm to amenity would result.

4. Consultation Responses

To be completed.

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.

KILN GARDEN CENTRE, 7 COMMON ROAD, STANMORE

2/05

P/2304/04/CFU/JH

Ward: HARROW WEALD

PROVISION OF 220 M OF COVERED WALKWAYS,
REMOVAL OF POLYTUNNEL AND AREA OF
HARDSURFACING

BILL BAXTER for THE KILN GARDEN CENTRE

RECOMMENDATION

Plan Nos: Site Plan, 3661PP01A, 01B, unnumbered plan received 20-AUG-04, 04/1490

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 Before the construction of the covered walkways is commenced the Poly-tunnel and area of hard surfacing as shown on Drawing No. 04/1490 shall be removed from the adjoining plot and the area reinstated as open green land.
REASON: To ensure that such land remains primarily open and existing green belt character is enhanced.
- 3 The proposed fabric canopy shall match the colour and materials of the existing fabric canopies on the site.
REASON: To safeguard the appearance of the locality.

INFORMATIVES

- 1 **INFORMATIVE:**

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the 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
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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

continued/

INFORMATION

a) Summary

Area of Special Character

Green Belt

TPO

Site Area: 1.2ha

b) Site Description

- 1.2ha site on western side of Common Road within Green Belt and Area of Special Character
- the site has an authorised use as a garden nursery
- the north of the site abuts a woodland Site of Special Scientific Interest
- the west abuts Harrow Weald Common
- the south side adjoins a plot (1.6ha) also owned by the applicant with ancillary buildings and hardsurfaced areas together with open land abutting Old Redding
- the listed Kiln House is to the south-east
- the site is largely screened/surrounded by mature vegetation

c) Proposal Details

- provide 220m of covered walkway with open sides over existing pathways through plant areas and aquatics centre of the garden centre
- walkway frames to be constructed of timber with a curved fabric canopy stretched over
- dimensions to include a total height of 2.915m and width of 3.6m
- remove poly tunnel and concrete hardstanding from adjoining plot to the south

d) Relevant History

EAST/640/98/FUL	Demolition of existing buildings; replacement single storey garden centre and pets/aquatics building, landscaping, car parking	GRANTED 18-JAN-99
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Prior to the above permission several applications for larger scale development at the site were refused in the 1990's on Green Belt and traffic grounds.

EAST/1203/00/ADV	Two illuminated roadside signs & various non-illuminated signs within site	GRANTED 15-JAN-01
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EAST/104/01/FUL	Three poly tunnels on existing sales areas	REFUSED 10-JUL-01
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Reason for refusal:

“The 2 proposed large poly-tunnels, by reason of excessive height, bulk and materials, would be unduly obtrusive and detract from the character of this part of the Green Belt and Area of Special Character, resulting in inappropriate development contrary to policies E8 and E10 of the Unitary Development Plan and the provisions of PPG2.”

continued/

Enforcement action was approved to seek the removal of two poly-tunnels erected without planning permission together with a café awning and lighting columns. The poly-tunnels have since been removed.

EAST/127/02/FUL Three canopies over outdoor sales area; GRANTED
retention of & alterations to, lighting columns; 07-MAR-02
cafe awning

e) Applicant's Statement

Lengthy statement submitted summarised as follows:

The proposed walkways will not extend the defined area in which the Garden Centre operates. furthermore, they will not alter or intensify the use of the land in any way. The walkways are simply functional structures, of the kind erected in many Garden Centres that provide shelter in all seasons to enable customers to enjoy the exterior planting displays.

f) Consultations

TWU:	Awaited
EA:	"
LEU:	"
GLA:	"
English Nature	"

Notifications	Sent	Replies	Expiry
	2	1	17-SEP-04

Summary of Response: Consider covered walkways are inappropriate in Green Belt and would harm the openness of the Green Belt even though not seen from outside the side. Similar in principle to a permanent marquee, which was not allowed at Grimsdyke Hotel nearby. Could lead to situation where other appropriate uses in the Green Belt such as golf clubs or riding schools could apply for covered paddocks or practice ranges "to create a more comfortable environment for users throughout the seasons" as quoted by the applicant. Finally dereliction should not be used as a bargaining ploy in the Green Belt. It is unfortunate that land to the south of the garden centre on the applicant's site is in this state but attractiveness in itself is not an existing purpose of Green Belt. Any departure from this fundamental principle would threaten the integrity of Green Belt by encouraging development proposals advanced on the pretext of improving the quality of the scenery.

APPRAISAL

1) Green Belt Land and Area of Special Character

Planning permission for the effective redevelopment of the site was granted in 1999 after several previous applications for larger buildings on an expanded site had been refused. The concerns were due to the scale of development in the Green Belt. The redevelopment has since taken place and various unauthorised works and trading discontinued and/or removed.

continued/

Item 2/05 – P/2304/04/CFU continued.....

More recently 3 further canopies together with a café awning structure and lighting were approved subject to conditions. In that instance whilst it was appreciated that the proposals added to the amount of built development on the site, it was also felt that the unobtrusive and lightweight appearance of the structures would not detract from the Green Belt setting and did not give rise to any loss of openness of this part of the Green Belt.

The proposed walkway canopies would be sited above 220m of existing pathways and would not add to the existing retail sales or display areas. They would serve to provide protection from the weather for customers passing between the display areas, buildings and the car park. The walkway frames would have a lightweight appearance being open-sided and constructed of timber with fabric stretched over a canopy. The structure would be relatively unobtrusive given its single storey height and concealment by large timber fences surrounding the outdoor sales area. Sufficient space would remain around the walkways and the openness and character of this part of the Green Belt would be retained.

The applicants have also indicated that they would be willing to mitigate any potential effects of the development on the site by the removal of a large poly-tunnel and area of hard surfacing comprising 732m² from the adjoining plot and its reinstatement as open green land. It is considered that this would enhance the openness and character of the site and this part of the Green Belt and Area of Special Character. An appropriate condition is recommended to ensure the removal and reinstatement of this part of the site prior to the construction of the walkways.

Whilst the site contains trees that are the subject of a TPO none of these would be affected by the proposals.

2) Neighbouring Amenity

The proposed walkway canopies are of an acceptable scale and sufficiently removed from site boundaries to avoid any impacts on neighbouring properties.

3) 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.

4 SINGLE STOREY EXTENSIONS TO PROVIDE
TEACHING AND ANCILLARY ACCOMMODATION FOR
FIRST AND JUNIOR SCHOOLS

NVB ARCHITECTS for THE GOVERNERS

RECOMMENDATION

Plan Nos: AL (0) 00, 01, 02, 03A, 04A, 07B, 08

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 surfacingThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented

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
- 5 Standard Informative 36 – Measurements from Submitted Plans
- 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 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:

- | | |
|------|---|
| SEP4 | Biodiversity and Natural Heritage |
| SEP5 | Structural Features |
| SD1 | Quality of Design |
| SD2 | Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens |
| SC1 | Provision of Community Service |
| EP44 | Metropolitan Open Land |
| EP45 | Additional Building on Metropolitan Open Land |

continued/

Item 2/06 – P/259/05/CFU continued.....

D4	Standard of Design and Layout
D11	Statutorily Listed Buildings
D14	Conservation Areas
D15	Extensions and Alterations in Conservation Areas
D18	Historic Parks and Gardens
C7	New Education Facilities

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Metropolitan Open Land (SEP4, SEP5, EP44, EP45)
 - 2) Impact on Listed Building (SD2, D11)
 - 3) Character of Conservation Area (SD2, D14, D15)
 - 4) Impact on Registered Park (SD2, D18)
 - 5) Neighbouring Amenity (SD1, D4)
 - 6) Education Policy (SC1, C7)
 - 7) Consultation Responses
-

INFORMATION

a) Summary

Grade II Listed Building

Conservation Area: Canons Park Estate

Floorspace: 380m²

Council Interest: None

b) Site Description

- NLCS occupies extensive grounds between Edgware and Stanmore within Canons Park Estate Conservation Area and Registered Park
- designated Metropolitan Open Land
- listed buildings within the grounds
- vehicular accesses from Canons Drive and Dalkeith Grove
- First and Junior schools located in north-east of grounds, comprise more recent buildings, all single storey
- boundary with houses in Dalkeith Grove to north

c) Proposal Details

- single storey extension to north of existing first-school to provide 3 new classrooms, library and storage for first-school, brick elevations, reconstructed slate roof
- glazed new entrance to first-school to eastern side of building
- infill extension for Junior school between 2 southern wings of existing building to provide admin and staff areas, brick elevations, reconstructed slate roof
- infilling of Junior School courtyard next to Hall to provide library

continued/

d) Relevant History

LBH/31415	Single storey junior school building	GRANTED 08-JAN-87
LBH/45766	2 x single storey extensions to Junior School	GRANTED 12-JAN-93
EAST/446/94/FUL	Single storey Infants school building, detached sick room accommodation and infill extension to Junior school	GRANTED 09-SEP-94 WITH ACCOMPANYING LEGAL AGREEMENT
P/2028/03/CFU	3 storey auditorium with foyer, linked to music school and drama studio, relocation of cello room	GRANTED 10-NOV-03 WITH AMENDED LEGAL AGREEMENT
P/271/05/CFU	Temporary building to accommodate 2 classrooms	SEE ITEM 2/07

e) Applicant's Statement

- Application accompanied by Planning Support Document, extracts:-
 - shortfall of accommodation in First and Junior schools
 - due to change in demand and structure for intake into schools it is necessary to increase entry at age 5 to 2 forms
 - requires 3 additional teaching rooms in first school and would increase pupil numbers by a total of 48 (16 extra per year in 2005, 06 and 07)
 - current school role is 1019, would increase to 1067 well below maximum limit in S106 agreement of 1250
 - increased curriculum demands and extra curricula activities require additional administration, staff resources as well as teaching facilities particularly within the junior school
 - staff study areas and an administration office would be provided by the extension to the front entrance area, allowing the provision of essential offices for the Headmistress of the schools and the freeing up of the small workroom as a private interview room
 - proposed extensions all fall within S106 building envelope, and would link the 2 schools internally
 - no effect on listed building in its setting
 - no closer to Dalkeith Grove boundary than existing junior school
 - no impact on existing landscape and planting which will remain as interface between first school and pitches

continued/

f) Consultations

CAAC: New entrance and entrance to courtyard – no objections.
Rear elevation proposals – object to siting and the impact on the road and tree in that it cuts across it

Advertisement	Character of Conservation Area	Expiry
	Setting of Listed Building	17-MAR-05

Notifications	Sent	Replies	Expiry
	73	3	03-MAR-05

Summary of Responses: On-street parking, pupils should park in the school, inconvenience and disruption from builders traffic.

APPRAISAL

1) Impact on Metropolitan Open Land

The legal agreement which accompanies planning permission EAST/446/94/FUL (as amended pursuant to permission P/2028/03/CFU) defines a building envelope within which all new development should take place. These proposals are contained within the envelope and therefore comply with this requirement of the agreement, retaining openness within the site.

2) Impact on Listed Building

The proposed works would take place to a modern block of the school, at least 100m from the Grade II Listed Mansion. The setting of the building would not therefore be impaired by the proposals.

3) Character of Conservation Area

The proposed use of matching materials would ensure that the extensions would complement the existing buildings. The extensions would mostly be sited on existing hardsurfaced areas so that there would be a minor impact on planting and overall the character of the Conservation Area would be preserved.

4) Impact on Registered Park

The proposals would be located towards the edge of the site and would not impact upon the historic features or character of the Registered Park.

5) Neighbouring Amenity

The proposed classroom extension would be 25-30m from the rear garden boundaries of houses in Dalkeith Grove, with a substantial belt of trees and shrubbery in between. Given also that the proposals would be single storey and no closer than existing buildings it is considered that an acceptable impact on neighbouring amenity would be provided.

continued/

6) Education Policy

The proposals comply with the thrust of policies SC1 and C7 which seek to ensure that appropriate education facilities are provided.

The resultant pupil total of 1067 is some way below the S.106 maximum limit of 1250, ensuring that an acceptable scale of activity would take place.

7) Consultation Responses

- | | | |
|---|---|--|
| On-street parking, pupils should park in the school | - | The proposed extensions to the first and junior schools would have minimal impact in terms of parking. Some additional vehicular activity in terms of dropping off and collecting of children can be anticipated, but can only be controlled by the restriction in pupil numbers in the S106 agreement |
| Inconvenience and disruption from builders traffic | - | Not a material planning consideration |

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.

**NORTH LONDON COLLEGIATE SCHOOL, 90 CANONS
DRIVE, EDGWARE**

2/07
P/271/05/CFU/TEM
Ward: CANONS

TEMPORARY BUILDING TO ACCOMMODATE 2
CLASSROOMS

NVB ARCHITECTS for THE GOVERNORS

RECOMMENDATION

Plan Nos: AL(0)T00, 01, 02, 03, 04A, 05A

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

- 1 The building(s) hereby permitted shall be removed and the land restored to its former condition no later than 18 months from 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 character of the Canons Park Conservation Area and the Area of Metropolitan Open Land and to permit reconsideration in the light of circumstances then prevailing.

- 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)

The 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 35 – CDM Regulations 1994
- 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 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:

SEP4 Biodiversity and Natural Heritage

SEP5 Structural Features

SD1 Quality of Design

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

SC1 Provision of Community Services

continued/

EP44	Metropolitan Open Land
EP45	Additional Building on Metropolitan Open Land
D4	Standard of Design and Layout
D11	Statutorily Listed Buildings
D14	Conservation Areas
D15	Extensions and Alterations in Conservation Areas
D18	Historic Parks and Gardens
C7	New Education Facilities

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Listed Building (SD2, D11)
 - 2) Impact on Registered Park (SD2, D18)
 - 3) Neighbouring Amenity (SD1, D4)
 - 4) Education Policy and Impacts on Metropolitan Open Land and Character of Conservation Area (SC1, C7, SEP4, SEP5, EP44, EP45, SD2, D14, D15)
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Grade II Listed Building

Conservation Area: Canons Park Estate

Floorspace: 136m²

Council Interest: None

b) Site Description

- NLCS occupies extensive grounds between Edgware and Stanmore within Canons Park Estate Conservation Area and Registered Park
- designated Metropolitan Open Land
- Listed Buildings within the grounds
- vehicular accesses from Canons Drive and Dalkeith Grove
- First and Junior schools located in north-east of grounds, comprise more recent buildings, all single storey
- boundary with houses in Dalkeith Grove to north of site

c) Proposal Details

- temporary single storey building to hold 2 classrooms sited next to southern wing of first school
- consent sought for period of 18 months
- proposed building 17m long x 8m wide x 3.3m maximum height
- colour coated steel walls, grey slightly ridged roof

d) Relevant History

EAST/446/94/FUL	Single storey Infants school building detached sick room accommodation and infill extension to Junior school	GRANTED 09-SEP-94 WITH ACCOMPANYING LEGAL AGREEMENT continued/
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Item 2/07 – P/271/05/CFU continued.....

P/2028/03/CFU	3 storey auditorium with foyer, linked to music school and drama studio, relocation of cello room	GRANTED 10-NOV-03 WITH AMENDED LEGAL AGREEMENT
P/259/05/CFU	4 single storey extensions to provide teaching and ancillary accommodation for first and junior schools	SEE ITEM 2/06

e) Applicant's Statement

- temporary building for academic year 2005-06 whilst new classrooms are under construction
- location near existing services and first school facilities which will be used by both staff and children, and is essential for supervision and safety
- while building is outside S106 development envelope there is no simple alternative bearing in mind staffing and security requirements
- subject to planning consent, it is hoped that construction of new classrooms will commence in Summer 2005 with completion at Easter 2006
- temporary consent for 18 months sought
- 2 classrooms required for new 2 form entry intake from 2005 to satisfy demand for first school places
- tenders being sought for new permanent facilities with anticipated start in July 2005 for completion at Easter 2006

f) Consultations

CAAC: No objections but a legal agreement should be signed so that it is not in place for more than 2 years

Advertisement	Setting of Listed Building Character of Conservation Area	Expiry 17-MAR-05
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Notifications	Sent 73	Replies 2	Expiry 07-MAR-05
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Summary of Responses: On-street parking, pupils should park in the school

APPRAISAL

1) Impact on Listed Building

The proposed building would be located over 100m from the Listed Mansion, with intervening buildings in between. In view of this the setting of the listed building would not be harmed.

continued/

2) Impact on Registered Park

The building would be sited about 40m from historic features within the Registered Park and would not therefore adversely affect its character.

3) Neighbouring Amenity

The proposal would be some 60m from the rear garden boundaries of houses in Dalkeith Grove, with a substantial belt of trees and shrubbery in between, thereby preserving residential amenity.

4) Education Policy and Impacts on Metropolitan Open Land and Character of Conservation Area

The proposed building would be located outside the agreed building envelope for the site and for this reason it could be considered that the structure would harm the Area of Metropolitan Open Land within which the site is located.

In addition, the design and appearance of the building would not normally be acceptable within the Conservation Area.

On the other hand, an 18 month period only is sought for the building and education policies are broadly supportive of new facilities.

Given these considerations, and in order to assist the applicant in meeting this year a current demand for additional first school places, (instead of 2006 when the permanent facilities will be available, subject to the granting of application P/259/05/CFU on this agenda), it is suggested that the proposals be accepted.

5) Consultation Responses

On-street parking, pupils should park in the school - the proposed building would have minimal impact in terms of parking. Some additional vehicular activity in terms of dropping off and collecting of children can be anticipated, but can only be controlled by the restriction in pupil numbers in the S106 agreement

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.

VARIATION OF CONDITION 4 OF
P/971/03/CFU: USE OF PREMISES 07:00 TO
20:00 HOURS MONDAY-SATURDAY AND
09:00-18:00 HOURS SUNDAYS AND BANK
HOLIDAYS

JAMES WATERHOUSE - RPS PLC for SHURGARD UK PROPERTIES LTD

RECOMMENDATION

Plan Nos: JLF0524/2

GRANT variation(s) in accordance with the development described in the application and submitted plans as follows:

- 1 The additional hours and days of operation hereby permitted shall be discontinued within 2 years of the date of this permission.
REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.
- 2 The premises shall only be used for self-storage purposes and for no other purpose within Class B8 of the Town and Country Planning (Use Classes) Order 1987.
REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the 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
EM14 Land and Buildings in Business, Industrial and Warehousing Use - Designated Areas
EM22 Environmental Impact of New Business Development
T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Employment Policy (EM14)
 - 2) Neighbouring Amenity (EM14, EM22)
 - 3) Parking and Highway Considerations (T13)
 - 4) Consultation Responses
-

continued/

INFORMATION

a) Summary

Car Parking	Standard:	See Report
	Justified:	“ “
	Provided:	“ “
Site Area:	0.425ha.	
Floorspace:	5978m ²	
Council Interest:	None	

b) Site Description

- western side of Headstone Lane on the Chantry Place Industrial Estate
- the site is occupied by a large warehouse/industrial building with B2 and B8 use
- vehicle access is from Chantry Place
- residential properties are located opposite the site to the north
- a large forecourt area for parking and manoeuvring is situated to the front (north) of the site

c) Proposal Details

- the application proposes to vary the hours and days of operation that apply to the site as a result of a condition in a previous planning permission
- condition 4 of planning permission P/971/03/CFU (approved 01-AUG-03) requires:

“The premises shall not be used except between 07.30 hours and 18.00 hours Monday to Saturday inclusive and at no times on Sundays and Bank Holidays without the prior permission of the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents.”

- the application proposes to vary the condition to permit the use of the property from 07.00 – 20.00 hours (Monday – Saturday) and 09.00 – 18.00 hours (Sundays and Bank Holidays)
- the current application differs from the recently granted (14-JAN-05) variation of condition (P/2500/04/CVA) that permits use of the premises from 07.00 – 20.00 hours (Monday – Saturday) and 09.00 – 13.00 hours (Sundays) and additional hours are sought on Sundays and opening on Bank Holidays on a permanent basis without temporary restriction

d) Relevant History

EAST/7/93/FUL	Change of use: southern unit-B1 to B2 or B8; northern unit-B1to B2,or B8, or trade sales of builders merchants - sui generis	GRANTED 16-APR-93
EAST/158/93/VAR	Variation of condition 2 of planning permission EAST/7/93/FUL to allow bank holiday opening of builders merchants	REFUSED 21-JUN-93 APPEAL ALLOWED 14-JAN-94

continued/

Item 2/08 – P/312/05/CVA continued.....

P/971/03/CFU	Unrestricted use of premises for B2 (general industrial) or B8 (storage and distribution) purposes	GRANTED 01-AUG-03
P/2500/04/CVA	Variation of Condition 4 of planning permission P/971/03/CFU dated 01-AUG-03 to permit use of the premises from 07.00 – 20.00 hours (Monday-Saturday) and 09.00 – 13.00 hours (Sundays)	GRANTED 14-JAN-05

Subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The additional hours and days of operation hereby permitted shall be discontinued within 2 years of the date of this permission.
REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.
3. The premises shall only be used for self-storage purposes and for no other purpose within Class B8 of the Town and Country Planning (Use Classes) Order 1987.

e) Applicant's Statement

A lengthy statement was received together with an acoustic report and traffic assessment from consultants. The summary and conclusions are as follows:-

- A deletion and rewording of Condition 4 will enable Shurgard to operate in an efficient and viable manner from the application property.
- Following the grant of planning permission on 14 January 2005 for an extension of trading hours, Shurgard are permitted to operate from 0700-2000 Mon-Sat and on Sundays from 0900-1300 until 14 January 2007. This application seeks to extend the trading hours by 5 hours on a Sunday from 0900 to 1800 and to allow bank holiday trading between 0900-1800, as well as to allow the present trading times on a permanent basis.
- The reason for the imposition of Condition 4 was to "safeguard the amenity of neighbouring residents". However, the Hatch End Association, whose primary objectives include the need to preserve and develop local amenities, withdrew their objection to P/2500/04/CVA when it was amended to the hours sought in this application. Accordingly, the local residents association do not feel that the revised condition 4, as suggested in this application, would detrimentally affect neighbouring residents.
- Notwithstanding the views of the Hatch End Association, owing to the nature of the Shurgard operation, noise and traffic reports undertaken revealed that the amended hours would not cause harm to the amenity of neighbouring residents. The assessments undertaken for the previous Section 73 application in September 2004 (P/2500/04/CVA) reveal that the proposal will be acceptable in terms of both noise and traffic impacts, which are considered to be the only relevant issues to residents amenity in this location.

continued/

Item 2/08 – P/312/05/CVA continued.....

- Insofar as residential amenity is concerned, Shurgard consider that their business actually brings benefits to the local area, by minimising levels of noise and traffic generation, compared to other B1-B8 uses. Significantly, B1-B8 uses are the only land uses considered acceptable in this location in the recently adopted Harrow UDP.
- Shurgard operate other centres in London, for example at Ewell, Greenford and Edgware, where stores are within close proximity of residential properties, but where the business successfully operates without causing harm to residents. The company has not received an objection from a neighbouring resident from any of its UK stores to date.
- In summary it is considered that an extension to operating hours for the use of the application building by Shurgard will in no way prejudice the amenity of neighbouring residents and it is respectfully requested that planning permission be granted for the proposals.

f)	Notification	Sent 31	Replies 1	Expiry 21-MAR-05
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Summary of Response: Hatch End Association: We were aware initially that some local residents were concerned about the variations of the opening hours when this business opened but there appears to have been little disturbance when it has been open on Sunday mornings recently. We consider, on balance, with the unique nature of the business as a storage facility, particularly for domestic users, the proposed hours above would not be environmentally harmful to the amenities of local residents and might also provide a useful facility with flexibility for other local residents who are living in the increasing number of flats in the area.

APPRAISAL

1) **Employment Policy**

The previous application (P/2500/04/CVA) for variation of the same condition was initially sought for identical hours and days of operation to the current application. The applicant's were advised to amend their application to Monday-Saturday 07.00-20.00, Sundays 09.00-13.00 and no Bank Holiday trading prior to the Committee Meeting. The current application is therefore considered in relation to the impact that these extra hours (5 hours on a Sunday until 18.00) and days of operation (Bank Holidays 09.00-18.00) will have on the amenity of adjoining residents.

Policy EM14 relates directly to the site as a designated area for business, industrial and warehousing use. In order to provide flexibility in future employment generating developments, on these sites, any B Class use, or combination of these uses, would normally be acceptable, except where the amenity of neighbouring residents or highway considerations would dictate a restriction of use.

continued/

The use of the site for B2 and B8 use is established by previous planning permission(s), and the applicants, Shurgard, are presently operating as a self-storage facility subject to the conditions of the previous planning permissions (P/971/03/CFU and P/2500/04/CFU). The self-storage facility was opened for business on 6th December 2004. The building accommodates 499 storage units in varying sizes for domestic users and small business. Two staff are employed and normal operating hours for the office are 09.00 – 18.00 with access presently available from 07.00 – 20.00 (Monday-Saturday) and 09.00 – 13.00 (Sunday) . Access out of office hours is by PIN number. Access into or out of the site is not possible beyond the hours of the existing permission as the gates are automatically locked. Five parking spaces are outlined for customer use although more spaces are clearly available. Shurgard's policy is that the facility would never expect to operate at more than 85% capacity to allow for matching maximum rental income to the size of the units available for immediate rental.

The applicants have commissioned reports relating to traffic and noise generation, which are most likely to have an impact on the residential amenity of properties in Chantry Place and Letchford Terrace. These are discussed in detail in section 2 relating to neighbouring amenity.

The site was previously used as a builders merchants and an appeal was allowed (14 January 1994), permitting Bank Holiday opening. The Inspector concluded that the proposal was unlikely to result in so much extra traffic using Letchford Terrace on Bank Holiday as to cause a harmful increase in noise and disturbance to the people who lived there and that reasonable compliance with the Council's policies would result.

Subsequent planning permission was granted for unrestricted use of the site for B2 (general industrial) or B8 (storage and distribution) purposes (01-AUG-03) and this was subject to conditions restricting hours and days of operation in order to safeguard the amenity of neighbouring residents. The site was then used as a branch of Nationwide car repairs.

Both these uses, by their nature attracted a high level of traffic and in particular lorry trips which have led to problems relating to parking, congestion, disturbance and frustration among local residents.

2) Neighbouring Amenity

Traffic

The traffic report was based on traffic types and frequency likely to arise from a B2 use such as that which was operating on the site previously, and likewise from the use of the site for this type of storage facility using figures from another of Shurgard's storage facilities operating in Ewell, Surrey. The report concludes that the development would attract far less traffic (particularly lorries) than could be generated by the consented use of the site as B2. Consented use of the existing site as a B2 Industrial Unit could generate in the region of 29 movements in the morning peak hour and 25 movements in the evening peak hour with approximately 218 movements per day.

continued/

The self-storage centre, when operating at its full design capacity, can be expected to attract about 3 trips (6 movements) in both the morning and evening peak hours with 72 movements per day, of which only 3% are likely to be lorries. The large majority of these trips would take place outside of the peak hours with virtually all trips occurring during the daytime.

Noise

In terms of noise emanating from the site, the majority of activity takes place within the main building and as such any noise is contained. The noise report confirms that noise generated from the store itself will be extremely low and indiscernible when considered alongside ambient noise levels. Noise generated from traffic would not be audible over background noise of traffic in the area.

Residents Concerns

In the previous application neighbouring residents expressed concern (including a petition) relating to the possible impact of the additional hours and days of operation on residential amenity and the precedent that this could set to other users on the estate. The Hatch End Association initially concurred with these concerns although later changed their view following a site visit with local residents to a similar facility at Burnt Oak Broadway.

Since the self-storage operation began in December of 2004 there have been no complaints received by the Council in relation to the site. It is also significant that there have been no objections raised by local residents in response to the 31 notifications that were sent out for the current application. As with the previous application the Hatch End Association have concluded in their response that they do not consider that the proposal would be environmentally harmful to the amenities of local residents given the unique nature of the business as a storage facility.

It is considered that the Shurgard self-storage operation is low key in terms of both the noise and traffic generation normally associated with other B1, B2, B8 uses for which the site is designated. In these circumstances given the history and concern of local residents in relation to the site, the existing and continued use for self-storage purposes could be considered beneficial. The applicants have confirmed that accessibility is important to both the customer and success of their business in this location.

As with the previous application, the applicants have suggested the use of a condition limiting the use of the site for self-storage purposes only within the B8 Use Class. This would avoid the perception of a precedent being set and recognises that the additional hours/days are only acceptable because of the specific nature of the self-storage use.

Whilst the applicants have requested the variation on a permanent basis without temporary restriction it is still considered that an additional condition limiting the permission to 2 years is required in order to permit reconsideration of the additional hours and days of use and assess any impacts of the development.

continued/

3) Parking and Highway Considerations

The site has two existing access points. The north-western access provides ingress and egress to the car park via a gated access. The south-western access provides access to the building via a roller shutter. Parking provision relating to the site remains the same with the northern forecourt area providing ample parking. There are no concerns relating to highway safety.

4) 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.

OUTLINE REDEVELOPMENT: DETACHED TWO STOREY BUILDING TO PROVIDE 6 FLATS WITH ACCESS AND PARKING

KENNETH W REED & ASSOCIATES for DAVID LOCKWOOD C/O ANGELA HOY

RECOMMENDATION

Plan Nos: 1407/10; 1407/11A

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

- 1 The proposed development, by reason of excessive site coverage of building and hardsurfacing, lack of space around the building and the potential threat to trees would amount to an overdevelopment of the site to the detriment of the character and appearance of the area and residential amenity.

INFORMATIVES

2 **INFORMATIVE:**

The following policies in the Harrow Unitary Development Plan are relevant to this decision: S1, SD1, SH1, D4, D5, D8, D10, T13, H4

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Residential Character and Amenity (S1, SD1, D4, D5, D8)
 2. Trees (D10)
 3. Parking and Highway Considerations (T13)
 4. Consultation Responses
-

INFORMATION

a) Summary

Car Parking	Standard:	8
	Justified:	8
	Provided:	8
Site Area:	950m ²	
Floorspace:	Existing: 220m ²	
	Proposed: 360m ²	
Habitable Rooms:	18	
No. of Residential Units:	6	
Density:	63dph	189hrph
Council Interest:	None	

Cont...

b) Site Description

- Site occupied by derelict 2-storey detached dwelling on the eastern side of High Road, Wealdstone
- Dwelling centrally located within site
- Rear boundary adjacent to western side of Newton Road
- Site overgrown with mature vegetation
- Access from existing crossover on High Road
- Outbuilding situated in rear south-eastern corner of site
- Character of area is predominantly residential with mix of flatted development and individual residential properties

c) Proposal Details

- Outline application with siting and means of access to be determined
- Demolition of existing buildings on site
- Redevelopment to provide 6 x 2 bedroom units in 2-storey L-shaped block
- Siting follows general building line of adjoining terraces on High Road
- Amenity space of 330m² indicated
- Layout includes single vehicle entrance point at south-eastern corner of the site onto Newton Road, 8 parking spaces including 2 disabled persons parking bays at rear of site

d) Relevant History

None

e) 1st Notification

Notifications	Sent	Replies	Expiry
	27	3 & 1 petition of 14 signatures	25-OCT-04

Summary of Response: No access to the rear from Newton Rd and no existing entry as shown on proposal; rear access would encroach on premises of 17-23 Newton Rd with no rights of access given by any of the owners of these properties; Newton Rd is narrow single vehicle access and any traffic increase would create amenity problems for existing residents; In past 6 months highways department have installed single and double yellow lines at the corner of Newton Road to assist with access and safe exit of refuse collection vehicles which currently have to reverse up Newton Rd; This has reduced parking and proposal would increase parking/ traffic problems; Access should be from the High Rd as there is precedence set by existing flats; Object to removal of trees along boundary screening site from Newton Rd; These trees are mature and their loss would detract from the visual amenity of this road and would be harmful to the environment; unable to make comments on the building design as it is in outline; potential privacy, noise and loss of light issues; Density far higher than surrounding; traffic hazard for pedestrians; Security reduced for residents of Newton Rd by pedestrian passageway.

Cont...

2nd Notification

Notifications	Sent 27	Replies 2 & 1 petition of 15 signatures	Expiry 21-MAR-05
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Summary of Response: Newton Rd is a narrow cul-de-sac for single vehicle access; Presently no legal entrance to the site from Newton Rd. Proposed entrance has not been used for over 30 years and such use which may have existed has now been extinguished; Proposal would reduce parking spaces for residents in Newton Rd; Double yellow lines laid down at the corner of Newton Rd to assist with access and safe exit have further reduced parking for residents; should permission be granted, yellow lines would be placed outside the proposed entrance again reducing parking for residents; Highways dept previously rejected placing yellow lines in the area near the proposed entrance; access problems for refuse collection vehicle; Entrance should be from High Rd; Permission recently granted at No.214 High Rd to park on front drive as it was considered safe to do so. How does this differ from the proposed development?; precedent of entrance/exit into the High Rd as set by the flats adjoining the proposed development; Trees providing screen between Newton Rd and High Rd should stay or be replaced by mature ones; Loss of trees would detract from visual amenity; Security issues arising from pedestrian access from High Rd; no provision for refuse storage; Cannot comment on design due to outline proposal; What considerations have been made to in relation to infrastructure attached to this development - in particular to schools, doctors, etc; Density far higher than surrounding; traffic hazard for pedestrians.

APPRAISAL

1. Residential Character and Amenity

The site is currently occupied by a derelict 2-storey dwelling situated in the middle of the plot.

Whilst the application is submitted in outline, the site layout plan shows an L-shaped block of 6 units, each with a respective floor area of 60m². The flats would be 2-storey which would reflect the general height of development in the locality and the existing building on site.

The proposed building would be set back from the High Road along the same general building line as the row of terraces to the south and extend into the site along the northern boundary by 18 metres.

The site boundaries are currently well screened by overgrown trees and vegetation that provides a green buffer around the site, particularly in views down the High Road from the North at a prominent entry to Wealdstone. The site layout plan shows a narrow path formed between the building and this boundary which would involve the removal of existing trees and preclude the planting of replacements which would soften this prominent elevation. This would be detrimental to the character and appearance of the area.

Cont...

Similarly the size and proximity of parking and footpath areas to the rear and side boundaries would involve the loss of existing planting and allow for insufficient replacement needed to soften these areas. This would be detrimental to the residential amenities of future and neighbouring residents.

It is considered that the combined amount of building and hardsurfacing proposed would result in an over intensive use and amount to an overdevelopment of the site given that over 50% of the site would be covered and inadequate space would remain around these areas.

Although the levels of building and hardsurfacing are considered to be an overdevelopment, the separation distances to adjoining properties are considered adequate to retain the privacy of future and adjoining residents.

2. Trees

As referred to above the proposed siting of the flats would involve the removal of a number of existing trees on the site and leave little or no room for their replacement. This would be particularly evident at the northern boundary of the site which is currently afforded valuable screening that would be replaced by a prominent side wall. Likewise the space between the rear car parking area and rear boundary provides little space for replacement planting.

The loss of trees on site boundaries and inadequate provision for replacements is a further indicator of the overdevelopment of the site and the detrimental impact on the character and appearance of the area.

3. Parking and Highway Considerations

Existing access to the site is from a crossover from the High Road. The application proposes access from Newton Road at the rear of the site where there is evidence of a crude crossover which has been formed some time in the past. Whilst parking difficulties may exist for residents on Newton Road, in terms of the Councils parking standards the proposal complies with the required 8 spaces for a development of this size. In these circumstances it is not considered that a parking reason for refusal could be reasonably justified. Likewise it is not considered that the proposals would be likely to generate excessive levels of traffic movements that would cause harm to traffic or pedestrian 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 grant.

GRANGE FIRST & MIDDLE SCHOOL, WELBECK ROAD

2/10

P/553/05/CLA/JH

Ward: WEST HARROW

REMOVAL OF 3 MOBILE CLASSROOM BUILDINGS, SIDE
EXTENSION FOR 6 CLASSROOMS, NURSERY,
ANCILLARY ACCOMMODATION AND COVERED
WALKWAY

BUILDING & DESIGN SERVICES for EDUCATION DEPARTMENT

RECOMMENDATION

Plan Nos: E5374/1; 2; 3; 4; 5; 6; 10; 20

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)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Disabled Access - Buildings
- 4 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.
- 5 Water Storage Works
- 6 Landscaping to be Approved
- 7 Landscaping to be Implemented

INFORMATIVES:

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 27 – Access for All
- 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
- SEP5 Structural Features

continued/

Item 2/10 – P/553/05/CLA continued.....

EP47	Open Space
D4	Standard of Design and Layout
C6	First and Middle Schools
C7	New Education Facilities
C16	Access to Buildings and Public Spaces

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Education Policy (C6, C7)
 - 2) Impact on Open Space and Character of the Area (SEP5, SD1, EP47)
 - 3) Residential Amenity (D4)
 - 4) Accessibility (C16)
 - 5) Consultation Responses
-

INFORMATION

a) Summary

Floorspace:	Existing:	4729m ²
	Proposed:	5155m ²
Council Interest:	Local Authority School	

b) Site Description

- First and Middle School occupied by mainly single storey buildings including mobile classrooms
- 45-50m wide playing field, designated as open space, comprises southeast part of site, a similar sized playing field (non-designated) is located to the north end of the site at the Furness Road entrance
- the site is surrounded by residential properties that front Furness Road, Abercorn Crescent, Welbeck Road and Tintern Way
- site slopes slightly from north-south
- the school buildings are generally orientated towards the northern two thirds of the site
- a number of trees are situated on the eastern boundary close to where the proposal relates

c) Proposal Details

- The application is a revision of a proposal of similar description (P/2205/03/CFU) granted on 19th March 2004
- the general details of the proposals remain the same including:
 - 3 temporary classroom units comprising 7 classrooms are to be removed from the site in 2 phases
 - 6 replacement classrooms and a nursery would be provided in a T-shape at the south-eastern end of the main buildings
 - 3 classrooms and a nursery would be built adjoining the existing classrooms near the eastern boundary and a further 3 would then be constructed at right angles to these

continued/

Item 2/10 – P/553/05/CLA continued.....

- the main differences include:
 - nursery enlarged resulting in eastern wing of proposed building being sited slightly further into area of designated open space to the south
 - addition of new nursery playground (118m²) at southern end of building within area of open space
 - eastern wing pulled back in line with existing building and further away from adjoining properties on Abercorn Crescent
 - western wing of proposed building sited slightly back from line of approved building within area of open space
 - change in building footprint from that approved, 980m² – 972m²
 - minor changes to internal arrangements and exterior appearance
 - previous application involved relocation of temporary classroom from the southern part of the site to the northern part of the site. This will now be removed
- each classroom would have an appropriate floor area of 62.5m² and nursery 78.7m², excluding a series of corridors, cloakrooms, WC's (x2), boiler room, ancillary storage and covered play areas
- the roof design would be pitched to a maximum height of 6m at the ridge. The roofline of the four classrooms on the eastern part of the site would step down slightly from north – south with the gradual slope of the site
- the general form of the front elevations would be fenestrated together with an open covered play area with glazed roof section
- the rear elevations would be simpler with fewer windows
- materials used would be facing brick and roof tile insulated panels and glazed sections
- a series of pathways, covered walkways, fencing and landscaping are also included in the proposal
- the work is to be undertaken in two phases to allow the use of the existing mobile unit B during construction

d) Relevant History

P/2205/03/CFU	Relocation and removal of mobile classroom and provision of front and side extension to provide 7 classrooms with w.c.'s, boiler room and covered walkways	GRANTED 19-MAR-04
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Various other permissions have been granted for mobile classrooms, extensions and alterations within the site since 1972.

e) Applicant's Statement

Summarised as follows:-

- school is 3 Form entry 1st and Middle establishment housed in single storey combined building on shared site
- 1st school including nursery accommodated in eastern half and Middle School in western half
- 7 classrooms within mobile type buildings, 5 at southern end and 2 at northern end, all remote from main school building

continued/

Item 2/10 – P/553/05/CLA continued.....

- hardplay areas located at northern end and softplay area at Southern end
- LEA recognises mobile classrooms not best suited as efficient and effective way to deliver today's National Curriculum and should not be used long term
- such accommodation is not energy efficient and gradual replacement assists Council in meeting energy targets
- LEA's planned removal/replacement programme commenced under the New Deal for Schools – Phase 4 and is applied wherever the opportunity arises
- these particular mobile classrooms have high maintenance requirements, are disparate from the main school building and pose a number of security and operational issues
- proposed extension will replace all of the mobile classrooms and address present problems
- clients brief requires a quality traditional brick built structure linked directly to existing building
- much thought given to the location of extension – the need for year group class bases to be in adjacent rooms and limited travel distances between teach rooms used throughout the day
- being a single storey building the teaching rooms are already spread over a large area and to ensure that this is not increased, the area of the existing mobile classrooms (at southern end) is the only practical siting for the extension
- these proposals differ from those granted (P/2205/03/CFU) due to the need to provide additional pupil toilets and improved Nursery accommodation
- proposed to carry out the work in 2 phases. First, comprising Classes 1-4 and new Nursery due to commence this summer, remainder including removal of mobile classrooms to commence at a later date after completion of first phase

f)	Notifications	Sent 33	Replies Awaited	Expiry 05-APR-05
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APPRAISAL

1) Education Policy

Policy C6 of the HUDP commits the Council to ensuring that First and Middle School provision matches population requirements. The proposed classrooms, being required to replace existing temporary classrooms, complies in principle with the above policy.

The proposal also meets the criteria set down in Policy C7 relating to the provision of education facilities and expansion of existing schools by taking into account:

- (a) local population requirements (as in Policy C6)
- (b) accessibility of the site to catchment area
- (c) availability of safe setting down and picking up points within the school site

continued/

2) Open Space and Character of the Area

The Council's open space policy EP47 seeks to protect and enhance the Borough's open spaces regardless of ownership and there is a presumption against development within such spaces.

As with the previous application the proposed classrooms would be sited within an area of designated open space and would result in the loss of a significant part of this space.

In terms of the impact of the current proposals on the area of open space the main points for consideration would be the projection of the Nursery building by a further 3.5m into the area of open space and the addition of a new nursery hardplay area of 118m² adjoining this.

On balance this could be justified by the pulling back of the proposed building in line with the existing building and further away from the eastern boundary, and the reduction of the building outline from that approved previously (980m² – 972m²).

In visual terms the proposal would continue to be buffered from the southern end of the site by the open playing field and football pitch albeit 3/4 of its original size. From the easterly view to the rear of dwellings on Abercorn Crescent, the development would be buffered by a series of garages together with two mature oak trees. A condition for a large close boarded fence is also suggested along this boundary. The removal of 2 small trees is not considered objectionable.

There is land to the north of the main school which would appear suitable for further development, the applicants have indicated that development there would be remote from the main building and therefore unsuitable.

3) Residential Amenity

The nearest properties to the proposed classrooms would be those fronting Abercorn Crescent. The current proposals would pull back the building line in line with that of the existing classrooms along the eastern part of the site providing greater separation between the properties.

The area between the proposed buildings and boundary is currently part of the playground and would remain so.

The building would be at least 8.6m from the rear boundaries of 101-111 Abercorn Crescent and at least 32.5m from the rear walls of those properties.

A rear access and number of single storey garages are also situated between the properties and a condition relating to fencing along this boundary is also recommended.

In these circumstances given the separation distances and single storey character of the proposals it is not considered that neighbouring amenity would be unduly affected.

continued/

Item 2/10 – P/553/05/CLA continued.....

4) Accessibility

Access to buildings is provided by ramps. An appropriate condition is also attached to ensure access provisions are met.

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.

RENOVATION & CONVERSION OF DERELICT OUTBUILDING, INCLUDING SINGLE STOREY SIDE EXTENSION, TO CREATE AN ADDITIONAL DWELLINGHOUSE

MR.A.TERRONI for MRS JUDGE

RECOMMENDATION

Plan Nos: Ordinance Survey, 100:jh:001, 100:jh:002f, 100:jh:003e, 100:jh:004, unnumbered A3 window plan

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)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 The building/extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.
REASON: to safeguard the character of the locally listed building and this part of the conservation area.

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:
Harrow Unitary Development Plan:
SD1 Quality of Design
D4 Standard of Design and Layout
D12 Locally Listed Buildings
D14 Conservation Areas
D15 Extensions and Alterations in Conservation Areas
T13 Parking Standards

Cont...

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Character and Appearance of Conservation Area and Area of Special Character (SD1, D4, D12, D14, D15, T13)
 2. Setting of Locally Listed Building (D12)
 3. Neighbouring Amenity (SD1, D4)
 4. Traffic and Highway Safety (T13)
 5. Creation of a New Dwellinghouse
 6. Consultation Response
-

INFORMATION

a) Summary

Listed Building:	Locally Listed	
Conservation Area:	Harrow: Harrow Park	
Car Parking	Standard:	1.4
	Justified:	
	Provided:	3
No. of Residential Units:	2	
Council Interest:	None	

b) Site Description

- Detached dwellinghouse with associated derelict stable building;
- The site is located within Harrow on the Hill Area of Special Character and Harrow Park Conservation Area;
- The main building is covered by a local heritage listing listed;
- A large unsealed driveway area is located to the front of the dwelling and stable building, providing informal parking for the property;

c) Proposal Details

- Renovation of derelict stable, including a single storey side extension to be attached to the eastern flank elevation;
- Internally the renovated building would accommodate a kitchen, lounge/dining, W/C and bedroom with ensuite at ground floor and bedroom at first floor;
- With all facilities such as habitable living area, kitchen, bedrooms, W/C and ensuite the building in planning terms would constitute a separate and self contained dwellinghouse.

d) Relevant History

None

Cont...

e) Applicant's Statement

- the stable was brought as one with the Bell House and due to an existing covenant has to be sold as one property;
- there is not, and never was any question of the stable being turned into a separate unit for sale, as that would be prohibited under the covenants which protect the whole area;
- applicant lives alone with daughter and grandson living abroad. Increasing physical problems requires additional help, however wishes to avoid going into residential care;
- the intention is when needed to be into the stable with carers, and for the main Bell House to be used by the daughter;

f) Consultations

1st Notification

Advertisement:	Character of Conservation Area	Expiry	
		25-NOV-04	
Notifications	Sent	Replies	Expiry
	8	3	09-NOV-04

1st Summary of Response: Application was incorrectly described; any proposed renovation of the building should conserve its scale, structure and overall appearance; the proposed conversion and extension of the existing stable block into a new separate residential dwelling is not permitted by the restrictive mutual covenants; the construction of a new dwelling on this site can only adversely affect this important amenity which is currently enjoyed by the other residents and visitors to these properties; construction of a new dwelling would significantly increase traffic, parking and potential for an accident on what is already a highly constrained single track road; existing problems with water pressure which is barely adequate at the moment; if approved it is likely to be subdivided as a separate dwelling.

CAAC: Objections: insensitive scale scheme that ruins the very attractive group of buildings. The proposed designs are poor and the scheme needs to look like subservient outbuildings to the main house. The new scheme should keep stable doors and original windows, rather than replacing them as proposed. New block is poorly designed and lacking in detail and the as existing drawings are incorrect. The drawings are inaccurate and therefore should be refused. No objections to the principle of the conversion but it is considered that a first floor element cannot be provided within these small scale buildings and that any proposals should be sensitive, which these are not.

Cont...

2nd Notification

Notifications	Sent	Replies	Expiry
	16	2 objections + 1 of support	05-JAN-05

2nd Summary of Response:

(objections): The new building would more than double the living area on the site and increase the stables by some 25%; the size, height and scale would be out of character for a historic listed building; Julian Hill is a single lane road supplying 9 families and is inadequate for this purpose as cars entering are forced to reverse out into Sudbury Hill because of another car's approach; this is highly dangerous but happens quite often; parking on the site of the Bell House is already a problem and frequently cars are forced to be left on the common driveway outside the plot where they are at best an inconvenience and at worst an obstruction to emergency services; concern relating to water pressure that is barely adequate at the moment; covenant exists on the site to prevent any resident a second dwelling house on the same plot; if approved it is likely to be subdivided as a separate dwelling. Existing stable block is in a conservation area and an important historic building; any proposed renovation should conserve its scale, structure and overall appearance.

(support): The application has merits of restoring an old building that will otherwise fall into ruin, thus conserving the values of this area and allowing an elderly widow to live with her daughter & family; we own the access drive of Julian Hill and area happy that any increase in traffic would be acceptable.

CAAC: Objections: The plans are poorly drawn with inaccurate proportions. The design of the right-hand element should be a different style of architecture and should look more light weight, such as a lean-to extension with glazed roof. Original rear wall should be retained. Question impact on trees. Question where cars would be parked.

3rd Notification

Notifications	Sent	Replies	Expiry
	16	0	05-APR-05

3rd Summary of Response: None.

CAAC: Objection: It must not be a separate unit to the main house, because of the potential planning impacts, such as parking etc. It must only be ancillary. Same comments as before apply.

Cont...

APPRAISAL

1 & 2. Conservation Area Character and Appearance & Setting of Locally Listed Building

The additions, alterations and conversion of the former stable block would preserve the conservation area by bringing a semi-derelict back into use. Furthermore the additions to the stable are considered to be of a scale that would ensure that they would not appear overly dominant, whilst utilising appropriate materials and design features. Accordingly the second revised design would provide an acceptable appearance and would ensure that the character and appearance of the Conservation Area and Area of Special Character is preserved. Likewise by matching the general design, style and appearance of the existing stable building it would not be visually detrimental to the setting of the main locally listed building it is sited adjacent to.

3. Neighbouring Amenity

By virtue of the siting of the stable building and the extensive vegetation located between it and neighbouring residential properties, no concern are raised with respect of the proposed works causing detrimental impacts of overlooking or overshadowing/ loss of light for any adjacent property.

4. Traffic and Highway Safety

The additional traffic movements generated by the proposal is considered to be minimal and would not cause any specific concern regarding access and vehicular safety. Furthermore the informal forecourt parking area that already exists to the frontage of the site is deemed to be adequate to service the residential accommodation that would be provided on site.

5. Creation of a New Dwellinghouse

Although objections have been raised to the development on the basis of the existence of a restrictive covenant on the property, this is not a matter for Council to consider or pass judgement on. Specifically private covenants are a civil matter that are required to be to be enforced by beneficiaries of such covenants. As such Council cannot have regards to covenants in the determination of a Planning Application.

Nevertheless the applicant has provided a written statement that there is no proposal to hive off the converted stable building at a later date. Likewise a suitable condition is proposed to restrict the use of the building/extension to being ancillary to the residential use of the dwelling.

Cont...

6. Consultation Response

Apart from the relevant planning issues are addressed in the report above, the following comments are made:

- The quality of existing water supply is a matter for the relevant water authority and is not a relevant Planning consideration for Council to take into account;

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.

**HARROW SCHOOL SPORTS TRACK, 20 FOOTBALL
LANE, HARROW**

2/12

P/3175/04/CFU/TW

Ward: HARROW ON THE HILL

SCORERS HUT FOR ATHLETICS TRACK

KENNETH W REED & ASSOCS. for KEEPERS/GOVERNORS HARROW SCH

RECOMMENDATION

Plan Nos: 1181/50, /58, /59, /60.

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 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:
EP45 Additional Building on Metropolitan Open Land

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Impact on Metropolitan Open Land (EP45)
 2. Consultation Responses
-

Cont...

INFORMATION

a) Summary

Floorspace: 12m²
Council Interest: None

b) Site Description

- land within the ownership of Harrow School on the eastern lower slopes of the hill.
- site abuts the recently constructed athletics track.
- site is within Metropolitan Open Land.

c) Proposal Details

- construction of a timber scorers hut and wooden steps on a slightly elevated area, adjacent to the track.
- the roof would be of handmade clay tiles and a lead dressing.
- the building would measure 3.75m by 3.75m.

d) Relevant History

WEST/27/01/FUL	Athletics track, 12 tennis courts, 2 all-weather pitches, store, parade ground/car park/access	GRANTED 28-APR-2003
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APPRAISAL

1. Impact on Metropolitan Open Land

Policy EP45 of the UDP seeks to control new buildings within MOL. It states that additional buildings will only be permitted when it can be demonstrated that it is essential for the proper functioning of the land use. Additionally "such proposals will be assessed in relation to size, design and siting".

In conjunction with the previously permitted outdoor sporting facilities the proposal can be seen as forming a use which supports the open nature of the surrounding area. The proposal is well designed and rural in character and in keeping with the nearby pavilion.

2. 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.

RENEWAL OF PERMISSION EAST/354/00/FUL: DETACHED GARAGE BLOCK WITH ACCOMMODATION AT FIRST FLOOR ROOF LEVEL.

DLA TOWN & PLANNING LTD

RECOMMENDATION

Plan Nos: 000403/01 and Site Plan

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 proposed ground floor garage of the development hereby permitted shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the use of the premises as a single family dwellinghouse and for no other purpose.

REASON: To ensure that adequate parking provision is available for use by the occupants of the site and to safeguard the character of the area and the Green Belt.

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:

SEP5 Structural Features

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

EP31 Areas of Special Character

EP33 Development in the Green Belt

EP34 Extension to Buildings in the Green Belt

SD1 Quality of Design

D4 Standard of Design and Layout

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Renewal of Permission in Green Belt and Area of Special Character (EP31, SEP5, SEP6)
2. Visual and Residential Amenity (SD1, D4)
3. Consultation Responses

Cont...

INFORMATION

The application was deferred at the Committee meeting on 15th March to await revised plans.

a) **Summary**

Area of Special Character
Green Belt

b) **Site Description**

- two storey detached property with extensions at end of cul-de-sac at Priory Close in substantial grounds
- within Green Belt and Harrow Weald Ridge Area of Special Character, southern boundary abuts Site of Special Scientific Interest (Heriots Wood/The Summerhouse)
- large detached swimming pool building in rear garden adjacent to boundary with 'Turf Hills' as approved under EAST/862/00/FUL
- tennis court to east of house adjacent to boundary with 'Rima'
- mature foliage to all boundaries and to rear of proposed siting, fall in ground level from north to south
- hardsurfaced area with basketball net to east of house, from where existing garage is accessed

c) **Proposal Details**

- renewal of permission EAST/354/00/FUL for detached garage building with crown roof and three front dormers and accommodation in the roofspace
- the building would comprise a triple garage with utility area on the ground floor and staff accommodation on the first floor, accessed via an internal spiral staircase

d) **Relevant History**

EAST/821/98/CLP	Certificate of Lawful Proposed Development: Single storey detached garage and rear gable to existing house	GRANTED 19-MAR-99
EAST/174/99/FUL	First floor extensions to both sides, rear gable, alterations and front vestibule (revised-alternative scheme)	REFUSED 21-APR-99 ALLOWED ON APPEAL 06-OCT-99
	Appeal permission not implemented	
EAST/306/99/FUL	Detached garage block with accommodation at first floor/roof level	GRANTED 28-JUN-99

Cont...

EAST/354/00/FUL	Detached garage block with accommodation at first floor roof level	GRANTED 12-MAY-2000
EAST/862/00/FUL	Detached swimming pool building at rear(revised)	GRANTED 03-OCT-2000 Implemented

Permission EAST/354/00/FUL related to a revised scheme following approval of EAST/306/99/FUL, with the block sited 2m closer to the main house and an increase in the footprint of 5.5m² (infilling a corner) and an increase in usable floorspace of 8m².

e) Applicants Statement

None

f) Notifications	Sent 4	Replies 0	Expiry 23-FEB-05
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APPRAISAL

1. Renewal of Permission in Green Belt and Area of Special Character

Two previous applications for the detached garage block and one application for the swimming pool building were approved as separate developments. The swimming pool building has since been constructed and the current proposal is to renew the permission for the garage block, which is due to expire. The proposal is considered to be acceptable in Green Belt terms and no change in circumstances has occurred.

Given the above considerations, it is not considered that the proposed extensions would be harmful to the openness or character of this part of the Green Belt or the Area of Special Character.

2. Visual and Residential Amenity

The proposal would be sited away from the neighbouring properties and would be well screened by the mature trees at the site boundaries. Due to the change in levels on site, the garage block would appear subservient to the main house and the use of a crown roof with front dormers would serve to minimise the height of the structure. Access to the upper level would be via an internal staircase. The relationship with the neighbouring properties was considered to be acceptable when the garage block was previously approved, and no change in site circumstances has occurred.

Cont...

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.

16 BARROW POINT AVENUE, PINNER

2/14
P/3222/04/DFU/CM
Ward: PINNER

SINGLE AND FIRST FLOOR REAR
EXTENSION/ REAR DORMER

E HANNIGAN for MR & MRS MCKENNA

RECOMMENDATION 1

Plan Nos: 284 Rev.B, Site Plan

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 Restrict Use of Roof as a Balcony
- 3 Materials to Match
- 4 That floor levels within the proposed development be set no lower than existing property levels.
REASON: To minimise the risk of flooding.

INFORMATIVES:

- 1 Standard Informative 20 - Encroachment
- 2 Standard Informative 23 – Considerate Contractor Code of Practice
- 3 Standard Informative 31 – No Future Extensions
- 4 Standard Informative 32 – The Party Wall etc. Act 1996

5 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION - HOUSEHOLDER APPLICATION:

The decision to grant planning 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
- EP11 Development within Flood Plains

RECOMMENDATION 2

If recommendation to grant is accepted officers be instructed to write to the owners of No. 18 Barrow Point Avenue to advise that a re-submission of the previously refused application would be likely to be favourably considered.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Character
 - 2) Neighbouring Amenity
 - 3) Flood Risk
 - 4) Consultation Responses
-

continued/

INFORMATION

This application was deferred to allow for a Members Site Visit which took place on 2nd April 2005 at 10.00am.

a) Summary

None

b) Site Description

- site lies 40m east of the junction of Barrow Point Avenue and Avenue Road, on the northern side of Barrow Point Road
- site occupied by a two storey semi-detached dwelling with single storey rear projection (kitchen) and a detached outbuilding some 6m behind the dwelling
- the roof of the dwelling has been extended from a hip to a gable end and the loft converted with the inclusion of roof lights
- access to the rear is via a pathway along the west side of the dwelling.
- site is long and narrow – rear garden depth approximately 40m, and site approximately 8.5m wide
- neighbouring dwelling to the west (No. 18) has a single storey rear projection that projects approximately 1m past the rear wall of the single storey rear projection at No. 16 (subject site)
- the dwelling at No. 18 has a protected window (dining room) in the flank wall at ground floor level
- neighbouring dwelling to the east (No. 14) has a first floor rear extension over the single storey rear projection, the first floor rear extension has a flat roof.
- boundary treatment includes a 1.4m wooden fence along the boundary with No. 18 and a 1.2m wooden fence along the boundary with No. 14
- ground level relatively flat
- area is characterised by mostly semi-detached dwellings. Dwellings 6 to 24 Barrow Point Avenue all of similar character. Original character being two storey semi-detached with single storey rear projections. Nos. 6, 8, 10, 14 and 22 have first floor rear extensions above the single storey rear projection. First floor rear projections at Nos. 6, 8 and 22 have pitched roofs. First floor rear projections at Nos. 10 and 14 have flat roofs.

c) Proposal Details

- single storey rear extension to side of existing single storey rear projection
- first floor rear extension over existing single storey rear projection
- rear dormer
- the proposal has been amended as follows:-
 - reduction in width of the proposed rear dormer
 - reduction in depth of the proposed single storey rear extension
 - reduction in size of the two windows proposed in the flank wall of the existing dwelling
 - incorporation of obscure glazing for both windows and fixing shut these windows below 1.8m above floor level
 - confirmation that the floor level of the proposed single storey rear extension will be the same as the existing ground floor level

continued/

d) Relevant History

18 Barrow Point Avenue

WEST/568/01/FUL First floor rear extension

REFUSED
21-JAN-02

Reason for refusal:

“The proposed first floor rear extension, by reason of excessive bulk and rearward projection, would be unduly obtrusive, result in loss of light to the dining room of No.16 Barrow Point Avenue, protected side elevation window, not comply with the 45 degree code Supplementary Planning Guidance, overshadowing and would be detrimental to the visual and residential amenities of the occupiers of the adjacent property, No. 16 Barrow Point Avenue.”

e) Consultations

EA: Recommended conditions relating to floor levels and flood proofing

Notifications	Sent	Replies	Expiry
	2	2	06-JAN-05

Summary of Responses: First floor rear extension: excessive bulk, loss of light, overshadowing of protected dining room window, windows in flank wall: overlooking/loss of privacy, dormer window: out of character, excessive size, overlooking, ground floor extension: overshadowing, excessive size

APPRAISAL

1) Residential Character

The proposal would create a first floor flat roof rear extension, a single storey rear extension adjacent to the boundary with No. 14 and a rear dormer.

In terms of the proposed first floor rear extension, Council's guidelines normally require that first floor or two storey extensions have pitched roofs. The proposed first floor extension has been proposed with a flat roof. There are a number of first floor rear extensions in the row of semi-detached houses between Nos. 6 and 24 Barrow Point Avenue. The first floor rear extensions at Nos. 6, 8 and 22 have pitched roofs whereas at Nos. 10 and 14 they have flat roofs. The site circumstances are similar. Therefore, it could be said that a precedent has been set for flat roofs over first floor rear extensions. It is considered that a flat roof is appropriate for the proposed first floor rear extension at No. 16 as this would reflect the first floor rear extension to the other half of the pair (No. 14).

The proposal has been amended with the reduction in width of the proposed rear dormer and the reduction in depth of the proposed single storey rear extension.

continued/

The width of the proposed rear dormer has been reduced in response to concerns about the overall level of development of this property and the impact of this dormer on the protected window at No. 18 Barrow Point Avenue. The proposal has been amended to reduce the width of the dormer window so that it is contained on the side of the roof closest to No. 14. It is considered that the reduction in width of the proposed rear dormer will help to reduce the overall bulk of the extensions when seen from the adjoining properties. It is also considered that by containing the dormer to one side of the dwelling, this will help to emphasise the vertical alignment of the dwelling and will balance out the projecting elements. The proposed rear dormer also complies with the minimum setback requirements from the roof eaves and party wall (i.e. 1000mm and 500mm respectively).

The depth of the proposed single storey rear extension has also been reduced to 3m. The reduced depth is in accordance with the Council's guidelines for single storey rear extensions where these are adjacent to a residential boundary.

2) Neighbouring Amenity

First Floor Rear Extension

The proposed first floor rear extension is to be constructed over the existing single storey rear projection, following the same building lines. The proposed extension is to measure 3.3 metres deep by 3 metres wide. The extension is to have a flat roof. The extension is to measure 5.75 metres above ground level.

The extension is to be set away from the boundary with No. 14 by 3.7 metres. As the extension is to project 3.3 metres from rear main wall, the extension will comply with the 45-degree line taken from nearest two storey rear corner of the dwelling at No. 14.

The neighbours at No. 18 have expressed concern about the bulk of the first floor rear extension and the impact that this would have on light to their property, especially light into a protected window in the flank wall of their dwelling. The protected window serves a dining room at ground floor level. The window is in the flank wall of the two storey portion of the dwelling towards the back of that wall. The dining room is next to the kitchen, which occupies the single storey rear projection at No. 18.

The proposed first floor rear extension will be to the east/ north east of No. 18. Therefore any loss of light arising as a result of this extension would occur in the morning with the sun rising in the east. The area to the east side of the dwelling at No. 18 is used primarily for access to the rear and is not used for outdoor living.

The distance between the two dwellings is approximately 3.6 metres. The distance between the dwellings and the boundary is roughly equidistant (1.8 metres). There is no variation in the building lines between the dwellings at Nos. 16 and 18. As the extension is to project 3.3 metres from rear main wall of the subject dwelling and the distance between the dwellings is 3.6 metres, the extension will comply with the 45-degree line taken from nearest two storey rear corner of the dwelling at No. 18.

continued/

Given the separation between the dwellings, the orientation of the dwellings to one another, the use of the space to the side of the dwelling and that the extension will comply with the relevant 45-degree line, it is not considered that the extension would result in unreasonable loss of light or over shadowing to No. 18, or for that matter No. 14.

The only 45-degree line that would apply to the protected window at No. 18 is a vertical plane taken from sill level. The flank wall of the existing dwelling at No. 16 already breaches this 45-degree plane. The rear dormer, as originally proposed, would have slightly increased the extent of this existing infringement but as noted above, the dormer window has been reduced in width and therefore will not affect the existing level of infringement.

No windows are proposed in the flank walls of the proposed first floor rear extension thereby avoiding any loss of privacy to the neighbouring properties.

The proposal does however include the introduction of two windows in the flank wall of the existing dwelling. These are one at first floor level for a new bathroom and one at loft level to provide light to the stairs up to the loft. Both windows were originally proposed as two pane width with top and bottom lights. These were considered to be unnecessarily large for the rooms/ spaces that they would be serving. It was also considered that even if these were glazed with obscure glass there was the potential for perceived overlooking onto No. 18. The agent has since reduced the size of these windows down to single pane windows and has advised that these will be glazed with obscure glass and fixed shut below 1.8 metres above floor level. Given the amendments to the windows and the use of the rooms, the concerns regarding loss of privacy and overlooking of No. 18 are considered to have been addressed.

Single Storey Rear extension

The proposed single storey rear extension is to be built in the space between the existing single storey rear projection and the boundary with No. 14. The extension has been reduced in depth to 3 metres, measured from the rear main wall of the adjoining dwelling. The extension is to measure 3 metres above ground level. No windows are proposed in the flank wall of the extension facing No. 14.

The neighbour at No. 14 has raised concerns about the size of the extension and the effect that it would have on light access to the rear of that dwelling.

The size of the proposed ground floor extension is within what would normally be allowed under the Council's guidelines for single storey rear extensions to semi-detached dwellings. There are no unusual site circumstances to warrant a smaller extension to that proposed. Given the depth and height of the extension, it is not considered that the proposed extension would have unreasonable effects on the adjoining property in terms of loss of outlook, overshadowing/ loss of light. The size of the extension is considered to be reasonable. A condition to prevent the construction of a balcony on the roof of the extension is recommended, should planning permission be granted.

continued/

Rear Dormer

As noted above, the proposed rear dormer has been reduced in scale from a full width dormer to approximately half width. This amendment has been made to overcome concerns about the impact on the protected window at No. 18, and the overall bulk and the appearance of the extensions. The dormer window has been pulled back so that it reads as a single width, smaller element to complement the single width of the proposed first floor rear extension. By doing so it also reads as a separate vertical element that emphasises the vertical lines of the building. It is considered that all the necessary reductions have been made to address the above concerns regarding protected windows, bulk and appearance of the extensions.

The neighbour at No. 14 is also concerned about overlooking from the dormer window, but the impact of these windows would be no greater than existing first floor windows in the rear elevation of the subject dwelling and no significant loss of privacy would result.

The windows in the rear dormer have been designed to tie in with the position and design of the windows at the lower levels. The window placement and design is considered appropriate.

4) Flood Risk

The subject site is located within the flood plain of the River Pinn. The Environment Agency has identified that the site is located within an area of high flood risk, although they view the proposal as low risk.

The only part of the proposal that might be affected by flooding is the single storey rear extension. The agent has shown in the plans that the floor level of the proposed single storey rear extension will be set at the same level as the existing ground floor level and it is therefore considered that the requirements of the EA have been addressed.

3) Consultation Responses

Addressed 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.

**26 CLAMP HILL, STANMORE, HONEYSUCKLE HOUSE
(WYNDEN)**

P/1823/04/DFU/TW

Ward: HARROW WEALD

TWO STOREY FRONT AND SINGLE STOREY SIDE EXTENSIONS

PAUL LAMBERT for R J & S M WHELAN

RECOMMENDATION

Plan Nos: 2055-01A

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 **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 |
| EP31 | Areas of Special Character |
| EP33 | Development in the Green Belt |
| EP34 | Extension to Buildings in the Green Belt |
| SD1 | Quality of Design |
| D4 | Standard of Design and Layout |
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt and Area of Special Character (EP31, EP33, EP34, SEP5, SEP6)
 - 2) Visual and Residential Amenity (SD1, D4)
 - 3) Consultation Responses
-

INFORMATION

a) Summary

Area of Special Character
Green Belt
TPO
Council Interest: None

b) Site Description

- two storey detached house on the western side of Clamp Hill

continued/

- site lies within the Metropolitan Green Belt and Harrow Weald Ridge Area of Special Character

c) Proposal Details

- two storey side/front extension to the southern side of the house
- single storey side extension to the northern side of the house

d) Relevant History

EAST/459/97/FUL	Two storey front extension, porch, alterations and chimney	GRANTED 13-AUG-97
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This permission was not implemented.

e) Notifications	Sent 5	Replies 0	Expiry 11-AUG-04
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APPRAISAL

1) Green Belt and Area of Special Character

Policies within the adopted UDP seek to restrict extensions to houses within the Green Belt in order that they should not represent disproportionate additions.

	Original	Proposed
Footprint (m ²)	65.28	89.73 (35%)
Floor Area (m ²)	130	172.5 (33%)
Volume (m ³)	728	964.6 (32.6%)

The proposals would square off the existing L-shaped profile of the building.

It is considered that the proposed extensions are not disproportionate and would not have a prejudicial effect on the Green Belt or Area of Special Character.

2) Visual and Residential Amenity

The two storey extension would be sited adjacent to the southern boundary with a public footpath, which is heavily planted. Both this and the single storey extension would not affect any protected windows on adjacent premises.

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.

GRIMSDYKE HOTEL, 24 OLD REDDING, HARROW WEALD P/206/05/CFU/CM

Ward: HARROW WEALD

INSTALLATION OF FREESTANDING GAS TANK AND TIMBER ENCLOSURE

FARRELL & CO for GRIMSDYKE HOTEL

RECOMMENDATION

Plan Nos: Proposed Gas Tank Enclosure (Received 26th January 2005), Site Plan.

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 Completed Works - Listed Buildings
- 3 HBMC/LBH - Start of Work
- 4 Trees - Underground Works to be Approved
- 5 The timber enclosure hereby approved shall be constructed within one month of the installation of the gas tank, and shall be stained dark green and thereafter retained as such.
REASON: to safeguard the character and appearance of the area.

INFORMATIVES

- 1 'The applicant is advised that the carrying out of any works, including by statutory undertakers, in connection with the provision of services from the development hereby approved, to the Listed Building on site, may require Listed Building Consent'
- 2 Standard Informative 23 - Considerate Contractor Code of Practice
- 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:
SEP5 Structural Features
SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
EP31 Areas of Special Character
EP33 Development in the Green Belt
EP34 Extension to Buildings in the Green Belt
SD1 Quality of Design
SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

Cont...

- D4 Standard of Design and Layout
- D11 Statutorily Listed Buildings
- D13 The Use of Statutorily Listed Buildings
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- D16 Conservation Area Priority
- D18 Historic Parks and Gardens

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Green Belt and Area of Special Character and Historic Parks and Gardens (SEP5, SEP6, SD1, EP31, EP32, EP33, EP34, D18)
2. Appearance or Character of Conservation Area (SD1, SD2, D4, D14, D15, D16)
3. Special Architectural or Historic

INFORMATION

a) Summary

Area of Special Character: Special Char & Adv
Listed Building: Grade II Star
Conservation Area: Brookshill/Grimsdyke
Green Belt: Green Belt

b) Site Description

- Edge of car park at Grimsdyke Hotel, a Statutorily Listed Building
- Existing trees and dense shrubbery and foliage around car park
- Existing electricity sub-station in timber enclosure opposite at other edge of car park, closer to Hotel building

c) Proposal Details

- Gas tank in timber enclosure, height of fencing to be 2m above concrete base
- Proposed dimensions of enclosure to be 4m in depth x 2m width, with access door west-facing elevation
- Proposed dark stain feather edge boarding for fencing

d) Relevant History

LBH/4456/10	Installation of One Ton Liquid Gas Container adj Electric Sub Station in Entrance Drive	DEEMED REFUSED 28-NOV-1978
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Application deemed refused, concerns surrounding siting in relation to electricity sub-station, car park and access road for health and safety reasons.

Cont...

e) Applicant's Statement

None

f) Consultations

CAAC: Objections: Very important listed building – gas tank should be underground. Unclear what exactly it would look like. Confusing photographs.

English Heritage: No representations

Advertisement	Character of Conservation Area and Setting of Listed Building	Expiry 10-MAR-05
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Notifications	Sent 4	Replies 1	Expiry 01-MAR-05
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Response: No objection, once the timber enclosure is of good quality and painted dark green with further soft landscaping; any piping should be underground and not in the vicinity of Grims Ditch.

APPRAISAL

1. Green Belt & Area of Special Character & Historic Park and Gardens

Policies within the adopted UDP seek to, among other things, retain the openness and character of the Green Belt, and to retain existing trees and natural features in such areas. In Areas of Special Character, the Council will resist the loss of, or damage to, features which contribute to the area's special character.

The proposed gas tank and timber enclosure would be sited on land currently occupied by trees and dense shrubbery at the corner of the main car park at Grimsdyke Hotel. While installation of the proposed development would require clearing of some of the existing shrubbery, it is considered that the foliage would regenerate naturally and thus it is not felt that the character of the Green Belt would be unduly affected in this respect. Also, it is considered that once the majority of the existing foliage would remain around the structure when completed, it would not be obtrusive or affect the sense of openness around the buildings on site. In terms of character, the proposed timber enclosure would blend in well with the other buildings, foliage and features on site, in particular as a similar enclosure surrounds a sub-station at the other side of the car park.

Given the above considerations, it is not considered that the proposed extensions would be harmful to the openness or character of this part of the Green Belt, the Area of Special Character and the Historic Park and Garden.

Cont...

2. Appearance or Character of Conservation Area

The site is located in the Brookshill Drive and Grimsdyke Estate Conservation Area, and thus the appearance and character of the area in this respect should be either preserved or enhanced. It is considered that as the tank would be screened by a timber fence similar to that around the sub-station opposite and once either similar shrubbery would be provided or the existing shrubbery retained, then the character and appearance of the conservation area would be preserved.

For reasons similar to the above, it is also considered that the proposal would not unduly affect the setting of the listed building at Grimsdyke Hotel. However, it is noted that underground and other works in connection with the provision of services from the gas tank to the listed building may require Listed Building Consent. A condition requiring the works to be completed before use has been attached to ensure that the timber enclosure is erected to screen the tank, in the interests of safeguarding the special architectural or historic interest of the listed building.

3. Consultation Responses

Dealt with 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.

**MACDONALD'S RESTAURANT, 22-24 HIGH STREET,
WEALDSTONE**

2/17
P/3018/04/DVA/AMH
Ward: MARLBOROUGH

AMENDED VARIATION OF CONDITIONS 6 & 7 OF
LBH/27229 TO ALLOW OPENING BETWEEN 06:00 AND
24:00, 7 DAYS A WEEK

PLANWARE LTD

RECOMMENDATION

Plan Nos: Site location plan

GRANT variation(s) in accordance with the development described in the application and submitted plans.

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:

EP25 Noise

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity (EP25)
 - 2) Parking (T13)
 - 3) Consultation Responses
-

INFORMATION

This application is reported to committee at the request of a nominated member.

a) Summary

None

b) Site Description

- corner site to eastern side of High Street, at junction with Palmerston Road, Wealdstone
- 3 storey end terrace property, within secondary frontage of Wealdstone District Centre
- ground floor in A3 use, residential above
- parking restrictions in adjacent road

c) Proposal Details

- application seeks variation of Condition 6 of permission LBH/27229 and Condition 7 of permission LBH/27230 to allow opening of the restaurant between 06:00 and 24:00 hours, 7 days a week

continued/

d) Relevant History

LBH/27229	Change of use of ground floor to restaurant and take-away with ancillary accommodation on the 1st floor and conversion of 2nd floor into 2 flats (revised)	GRANTED 18-APR-85
LBH/27230	Alterations 1st floor extension, screen wall, new shop front, extractor flue, plant on the roof and 2 self-contained flats	GRANTED 18-APR-85
LBH/29646	Extension of opening hours to 6am until 1am variation of condition no. 6 attached to planning permission ref. LBH 27229E dated 18 April 1985	REFUSED 24-APR-86 APPEAL DISMISSED
LBH/40410	continued use of restaurant/takeaway with variation of condition 6 attached to planning permission LBH/27229/E dated 18/4/85 to extend opening hours from 7am-11pm	REFUSED 24-APR-90
EAST/1/98/VAR	Variation of condition 6 of LBH/27229 to allow opening between 08:00 and 23:30	GRANTED 22-APR-98
EAST/907/00/VAR	Amended variation of condition 6 of LBH/27229 to allow opening between 07.00-24.00	GRANTED 30-OCT-2000

e) Notifications	Sent 21	Replies 0	Expiry 23-DEC-04
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APPRAISAL

1) Residential Amenity

In dismissing the appeal in 1986, the inspector concluded that ‘nothing before me gives me reason to believe that earlier morning opening for breakfast would be a serious nuisance...’. This was in relation to a proposed 6am start, the appeal was dismissed for reasons relating solely to a proposed 1am closing time. It is noted that this appeal decision is c19 years old, however, it is not considered that there have been any significant or material changes in site circumstance since that time to justify a conclusion contrary to that of the 1986 Inspector.

The District Centre is an area where activity takes place at an early hour, and even though residential units are in the vicinity, it is not considered that there would be any detrimental effect on residential amenity.

continued/

2) Parking

An application for 7am opening was refused in 1990 solely on parking grounds. Since that time the road layout has changed significantly and 24 hour parking controls are now in place in the vicinity of the site, and a subsequent application for 7am opening has been granted. It is not considered that the extended opening hours would give rise to highway safety problems.

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.

LAND R/O 613 KENTON LANE, HARROW

2/18

P/1734/03/DFU/AMH

Ward: HARROW WEALD

RETENTION OF STORAGE BUILDING

DAVID BARNARD for C MORIARTY

RECOMMENDATION

Plan Nos: 260/1a, Block Plan, Site Plan

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

- 1 The building hereby permitted shall be used for storage purposes only.
REASON: To safeguard the residential amenities of the adjacent occupiers.
- 2 Noise from Plant and Machinery
- 3 Within 3 months of the date of this permission a scheme detailing an improved external appearance, to include the closure of the west flank wall and roof, shall be submitted to and agreed in writing by the Local Planning Authority, and within 6 months of the date of this permission the approved scheme shall be implemented and thereafter retained. In the event that such details are not received after 3 months, or in the event that the approved scheme is not implemented after 6 months, the building shall be demolished and all materials removed from the site.
REASON: To safeguard the residential amenities of the adjacent occupiers and the character of the locality.

INFORMATIVES:

- 1 Standard Informative 32 – The Party Wall etc. Act 1996

- 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:

D4 Standard of Design and Layout

SD1 Quality of Design

EP25 Noise

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Neighbouring Occupiers
 - 2) Appearance of Building
 - 3) Consultation Responses
-

INFORMATION

This application is reported to Committee at the request of a nominated member.

- a) **Summary**
None

continued/

b) Site Description

- site to rear of parade of shops fronting Kenton Lane and College Hill Road
- site currently occupied by fencing company
- rear garden of residential dwelling fronting College Hill Road, lies along western site boundary
- site is bordered to the south and east by the shops with residential units above, the rear elevation of these buildings face the application site
- block of flats to the north

c) Proposal Details

- application seeks permission for retention of wooden storage building
- the building is sited to the southwest corner of the application site
- 8.8m wide by 6.m deep, shallow sloping roof rising from 2.45m at the rear (southern elevation) of the shed to 2.9m at the front (northern elevation)
- two additional buildings on the site in conjunction with the one subject to the application form an 'L' shape of buildings around the southeast corner of the application site.

d) Relevant History

ENF/162/00/EAST	Fencing business at rear of shops	CASE CLOSED
ENF/260/03/P	Building erected onsite. No planning permission	

e) Notifications	Sent	Replies	Expiry
	28	2	15-AUG-03

Summary of Responses: Encroachment, larger than previous building, no permission for change of use, what is to be stored?, noise, materials not in keeping with surrounding residential area, break-ins, flooding, damaged wall is safety hazard, wood piled high causing damage, ugly structure, no gutters/drainage, machinery being used.

APPRAISAL

3) Impact on Neighbouring Occupiers

The building subject to this application is sited along the eastern side boundary with number 14 College Hill Rd, some 11m from the rear elevation of this building. This adjacent garden is some 10m wide and 30m long.

Given the siting of the new building in relation to the existing adjacent dwelling (No. 14 College Hill Road), the generous size of the adjacent garden, and the modest height of the new building (c2.75m average), it is not considered the new building would adversely impact upon the visual or residential amenities of the occupiers of the adjacent dwelling. However, this should be subject to further works to complete the west flank elevation.

continued/

Concerns raised regarding possible encroachment could not be adequately verified during a site inspection, although the applicant has signed Certificate A confirming they are the sole owners of the site to which the application relates. In conjunction with a letter from the applicant re-affirming that they are the sole owner of the site, it is considered this application is valid and may be determined.

As the new building has been built in the place of a previous building, which has been demolished, it is not possible to compare the impact of the new building to the old building on site. Notwithstanding this, for the reasons given above the impact of the new building on the adjacent occupiers is considered to be acceptable.

Noise - an appropriate condition is suggested above.

Storage - an appropriate condition is suggested above.

4) Appearance of Building

The application site lies in an area of mixed character, with exception of the residential garden to the west, the immediate locality comprises workshops, storage, rear service roads to shops, and the rear elevation of flats above the shops.

Given the mixed character of the immediate locality, it is not considered the proposal shed appears out of character with the locality.

3) Consultation Responses

Planning considerations addressed in above report.

Issues relating to the following matters are not considered relevant to this application: break-ins; flooding; damaged wall is safety hazard; wood piled high causing damage.

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.

WEATHEROAK, 43 THE COMMON, STANMORE

2/19

P/258/05/CFU/CM

Ward: STANMORE PARK

SINGLE STOREY SIDE EXTENSION, FRONT PORCH, REPLACE SUMMER HOUSE WITH DETACHED POOL BUILDING

KENNETH W REED & ASSOCS. for MR & MRS A JAYE

RECOMMENDATION

Plan Nos: 1353/21Rev.A, /5Rev.A, /7Rev.A, /8Rev.A, /10Rev.A, /11Rev.A, /12Rev.A, /13Rev.A, /14Rev.A, /16Rev.A, /18Rev.A, 19

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) 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 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:

1004 Harrow Unitary Development Plan:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt and Area of Special Character (EP31, EP33, EP34, SEP5, SEP6)
 - 2) Visual and Residential Amenity (SD1, D4)
 - 3) Consultation Responses
-

continued/

INFORMATION

a) Summary

Area of Special Character:
Green Belt

b) Site Description

- two-storey detached property on The Common with existing two-storey and single storey extensions, detached summerhouse and swimming pool to rear
- garage attached to side of neighbouring property 'Commonwood', with windows serving utility in rear elevation facing garden; obscure glazed door in flank wall serving utility; kitchen window in rear wall of main house (approx. 5m from the boundary)

c) Proposal Details

- the proposal would involve the rebuilding of the existing garage and the forward projection of the side extension to within 0.2m of the front building line, with the pitch roof continued forward to provide a front elevation similar to the existing
- the replacement summerhouse would be deeper and higher than the existing poolhouse, but would not be sited any closer to the boundary with 'Commonwood' than the existing detached structure
- the proposed front porch would be a modest feature with a pitch roof to match the existing house

d) Relevant History

HAR/3604/E	Erection of additional garage	GRANTED 20-DEC-60
LBH/3745	Extension to provide living room for housekeeper	GRANTED 30-OCT-68
LBH/3745/1	Erection of single storey rear extension to kitchen	GRANTED 13-MAY-74
LBH/3745/2	Erection of single storey rear and first floor side extension to dwellinghouse	GRANTED 21-APR-78
EAST/526/94/FUL	Alterations to roof to incorporate front and rear dormer windows	GRANTED 19-OCT-94

e) Applicant's Statement

No impact on Green Belt due to tree coverage and character of the area; gaps between buildings are already compromised; detailing and use of matching materials should not make additions disproportionate to the original dwelling; no impact on privacy and amenity due to dense tree and shrub screening; detailing of replacement poolhouse would match the existing extensions and would be more appropriate than the existing summerhouse; porch will be of minimal size and generally transparent, with no significance to the streetscene or the Green Belt.

continued/

Notification

Sent

2

Replies

0

Expiry

03-MAR-05

APPRAISAL

1) Green Belt & Area of Special Character

The existing garage to the side is immediately adjacent to the boundary with 'Commonwood', which itself is sited only 1m from the boundary. Both properties have single storey pitch roof garages adjacent to the boundary, so a degree of space between the dwellings remains when viewed from the street. The poolhouse is sited to the rear of the garage, adjacent to this boundary.

Policies within the adopted UDP seek to restrict extensions to houses within the Green Belt in order that they should not represent disproportionate additions.

	Original	Existing (%inc.)	Proposed (%inc.)
Footprint (m ²)	115.5	234.02 (102.6)	248.7 (115.3)
Floorspace (m ²)	231	400.72 (73.5)	415.4 (79.8)
Volume (m ³)	834.4	1354.9 (62.4)	1413.1 (69.3)

The calculations above indicate that the property has been significantly extended in the past, in the form of approved two storey and single storey side extensions and the detached poolhouse to the rear. It is considered that the demolition of the existing poolhouse to provide for a slightly larger summerhouse would not result in significant increases in terms of site coverage or visible bulk over and above the existing situation, particularly due to the its siting in such close proximity to the rear of the dwelling. The original scheme proposed the construction of a first floor element over and forward of the garage on the boundary with 'Commonwood', but has since been revised to a single storey projection of the garage to meet the building line.

As a result, the sense of space between 'Weatheroak' and 'Commonwood' would not be compromised and due to the shrubbery on the boundary and the setback of the properties from the road, the modest extension would not compromise the openness of the area. Similarly the small scale of the front porch would not have any significant effect on the character of the area.

Given the above considerations, it is not considered that the proposed extensions would be harmful to the openness or character of this part of the Green Belt or the Area of Special Character. However, it is considered that any future extensions should not be allowed at the property.

2) Visual and Residential Amenity

The proposal would involve a replacement structure of increased height and depth in the summerhouse to the rear of the garage, adjacent to the boundary with 'Commonwood'. It is considered that no impact on amenity would result as the existing structure is screened from the rear of the neighbouring property by shrubbery on the boundary, and the nearest protected window in the rear elevation of 'Commonwood' is sited a distance of 5m from the boundary with the rear projection of the garage and a greenhouse in the intervening space. The relatively modest increase in height and depth over the existing situation would be scarcely perceived from this property.

continued/

Item 2/19 – P/258/05/CFU continued.....

As no protected windows are sited in the flank wall of 'Commonwood' and that property is sited forward of the application property, the proposed forward projection of the garage would not impact in terms of amenity. The modest scale and distance of the proposed porch from the boundary would make this part of the proposal acceptable in terms of amenity.

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.

FIRST FLOOR REAR EXTENSION

TONY WELCH ASSOCIATES for MR & MRS WELCH

RECOMMENDATION

Plan Nos: 954.011, 012 Rev.1, 013 Rev.1, 014 Rev.1, 015 Rev.1

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) 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 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:

- SEP5 Structural Features
- SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land
- EP31 Areas of Special Character
- EP33 Development in the Green Belt
- EP34 Extension to Buildings in the Green Belt
- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- D4 Standard of Design and Layout
- D12 Locally Listed Buildings

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

continued/

INFORMATION

a) Summary

Area of Special Character:
Locally Listed Building

b) Site Description

- two-storey property at The Grove, Stanmore built to either side of Locally Listed estate wall with dwelling 'Wildwoods' attached to east
- original flat-roofed single storey projection to the rear with balcony over; single storey extension with high pitched roof and gallery in roof space constructed in 1988
- large rear garden; boundary with 'Wildwoods' currently being re-defined during building works at that property
- 'Wildwoods' is a mainly single storey dwelling formed from garden buildings, with rooms currently being created in a raised roof space and a replacement single storey extension away from the boundary with 'Brouings'; no protected windows

c) Proposal Details

- first floor rear extension over balcony, projecting over rear patio area on posts
- small balcony looking out to garden, with door to main balcony in west facing elevation

d) Relevant History

LBH/19292/E	Alterations to roof to provide additional accommodation	GRANTED 06-NOV-80
LBH/34826	Single storey extensions	GRANTED 18-MAR-88

e) Applicants Statement

Existing first floor at 'Brouings' is extremely restricted, east end of balcony is unused, extension would provide a needed covered area to screen the south facing sun, would complete the building form of the house, making the balcony usable, materials will match the intrinsic character of the house.

f) Notifications

Sent	Replies	Expiry
2	0	28-MAR-05

APPRAISAL

1) Green Belt & Area of Special Character

Policies within the adopted UDP seek to restrict extensions to houses within the Green Belt in order that they should not represent disproportionate additions.

	Original	Proposed (%inc.)	Approved (%inc.)
Footprint (m ²)	175	230 (31.4)	249 (42)
Space (m ²)	143.42	181.6 (26.6)	189.5 (32)
Volume (m ³)	673.13	862.45 (20)	936.63 (39)

continued/

The calculations above indicate that the property has been extended in the past, in the form of roof extensions to provide additional floorspace, and a pitch roof extension to the west, approved as a single storey extension but built with a gallery and storage in the roofspace accessed by a spiral staircase. Thus the floorspace and bulk of the buildings on site has already been substantially increased over the original gardeners estate cottage.

Despite the large rear garden, the proposal must be assessed in the context of the unusual relationship with the neighbouring property 'Wildwoods'. Construction work is ongoing at that property to create rooms in a raised roofspace, and in extensions to the other side of the property from 'Brouings'. These works will substantially increase the floorspace of that property, while the total increases in terms of footprint and volume are modest.

Similarly, while the proposal would increase the floorspace of Brouings substantially over the original dwelling, the increase in footprint would be modest due to the existence of the flat-roofed balcony underneath. The proposed volume increase would be well-accommodated in the expansive grounds of the property. As the neighbouring property is already attached and part of that dwelling nearest the boundary has recently been demolished, the proposal would not have any additional impact on the sense of openness around the buildings on site.

Given the above considerations, it is not considered that the proposed extensions would be harmful to the openness or character of this part of the Green Belt or the Area of Special Character.

2) Visual and Residential Amenity

No undue loss of light or overshadowing would occur as there are no ground floor windows immediately adjacent at 'Wildwoods', and the proposal would comply easily with the 45°code in relation to the proposed new windows at the upper level of that property. While the proposal involves a small balcony projection of depth 0.7m and width 4m looking towards the garden, it would not result in loss of privacy due to the oblique angle, and it would replace a much larger balcony.

In terms of the pattern of development, it is considered that the proposal would improve the appearance of the rear elevation by providing definition to the end of the property and a break between the two properties.

3) Locally Listed Building

As it is the estate wall and not the house itself that is locally listed, it is not considered that the proposal would have an undue impact due to its siting away from the listed structure.

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.

CHANGE OF USE FROM GUEST HOUSE
TO FIVE SELF-CONTAINED FLATS

RKA for MR V PALASUNTHERAM

RECOMMENDATION

Plan Nos: RK/535/01 and 03, Site Plan

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 approved shall not be occupied until a scheme for the storage and screening of refuse/recycling at the rear of the premises has been implemented in accordance with details that shall have first been submitted to, and approved in writing by, the local planning authority.
REASON: To ensure satisfactory arrangements for the storage of waste within the site and in the interests of the visual amenity and character of the locality

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
- 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 |
| SD2 | Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens |
| ST3 | London-Wide Highway Network |
| SH1 | Housing Provision and Housing Need |
| SH2 | Housing Types and Mix |
| EP25 | Noise |
| D4 | Standard of Design and Layout |
| D5 | New Residential Development - Amenity Space and Privacy |
| D8 | Storage of Waste, Recyclable and Re-Usable Materials in New Developments |
| D9 | Streetside Greenness and Forecourt Greenery |
| H9 | Conversions of Houses and Other Buildings to Flats |
| T13 | Parking Standards |
| R15 | Hotels and Guest Houses |
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MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Loss of guest house accommodation
 - 2) Conversion policy
 - 3) Character of area
 - 4) Residential amenity
 - 5) Relationship with EAST/348/01/FUL
 - 6) Relationship with appeal decision at 1 Butler Avenue, West Harrow
 - 7) Consultation responses
-

INFORMATION

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

a) Summary

Area of Special Character: Special Advert Control
Council Interest: None

b) Site Description

- two storey semi-detached Edwardian dwelling with loft accommodation sited on north side of Kenton Road, at junction with Kenton Avenue, Harrow; occupied as seven residential units, layout as follows:
 - 1 x one bed flat at front/middle and 1 x bedsit at rear on ground floor
 - 3 x bedsits to front, middle and rear on first floor
 - 2 x bedsits in loft space
- lawful (but discontinued) use believed to be as guest house
- forecourt hardsurfaced; rear garden of this property and attached no. 9 fully hardsurfaced with access from Kenton Avenue to provide parking
- adjoining semi to east, no. 9, occupied as two flats
- rear boundary of site forms flank boundary of no. 1 Kenton Avenue
- Kenton Road designated as a London distributor road on UDP proposals map; land on opposite side of Kenton Road designated as metropolitan open land within Harrow-on-the-Hill area of special character
- this part of Kenton Road in close proximity to Harrow town centre

c) Proposal Details

- conversion of property to five self-contained flats, as follows:
- 1 x one bed flat at front/middle and 1 x bedsit at rear on ground floor (layout as existing)
- 1 x one bed flat at front/middle and 1 x bedsit at rear on first floor (layout to match ground floor)
- 1 x one bed flat in loft-space (layout to match that of front/middle section of first floor)

d) Relevant History

8 and 9 Kenton Road

LBH/36755	Change of use of residential premises to guest house	GRANTED 03-NOV-88 continued/
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Item 2/21 – P/719/04/DFU continued.....

EAST/519/02/CLP	Certificate of Lawful Proposed Development: Single storey rear extension to two separate single family dwellings	GRANTED 13-JUN-02
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8 Kenton Road

EAST/348/01/FUL	Conversion of dwellinghouse into 5 self- contained flats with new vehicular access	REFUSED 27-JUL-01
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Reasons for refusal:

1. The number of converted properties in this road is already in excess of that considered appropriate, and additional conversions would result in the further loss of character of the road, and an imbalance in the mix of dwelling types and sizes, contrary to the adopted conversion policy of the local planning authority.
2. The proposed conversion would result in an over-intensive use of the property, reflected in the lack of rear amenity space, and which, by reason of increased noise, disturbance and general activity, would detract from the residential amenities of the occupiers of neighbouring properties.
3. The proposal does not make adequate provision for parking within the curtilage of the property and given the present highway and traffic conditions in this road, is likely to have an adverse effect on highway safety and movement; the proposed thus conflicts with the adopted conversion policy of the local planning authority.
4. The proposed vehicular access at the front of the site adjacent to the junction with Kenton Road would give rise to conditions prejudicial to pedestrian and highway safety.”

P/125/03/DCP	Development of Lawful Existing Use: Use of the property as bed-sitting rooms	REFUSED 14-MAR-03
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Reason for refusal:

“No evidence has been provided to establish that the use of the property as bed sitting rooms has existed continuously for a period of ten years prior to the date of the application.”

P/1502/03/DCE	Certificate of Lawful Existing Development: Use of the property as seven bedsitting rooms	REFUSED 20-NOV-03
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Reasons for refusal:

1. The property comprises 4 self-contained flats, 2 bed sitting rooms and a bathroom a large kitchen with dining area.
2. The applicant indicates that the property comprised bed-sitting rooms since 1997, prior to which it was a guest house.
3. Plan RK/477/01 of application EAST/519/02/CLP, submitted to the Local Planning Authority in 2002 by applicant, showed the property to comprise a single storey family dwellinghouse.
4. In his statutory declaration Brendon Pimothy Neehan indicated that the property comprised a house in multiple occupation in 1997.

continued/

Item 2/21 – P/719/04/DFU continued.....

5. Additional information has been requested, none has been provided. The evidence provided does not show, that on the balance of probability, the property has been used as 7 bed sitting rooms for a period in excess of ten years.
6. Pursuant to Section 171B of the Town and Country Planning Act 1990 (as amended) the Local Planning Authority is not satisfied on the evidence provided that the continued use of the property as 7 bed sitting rooms has subsisted for a period in excess of ten years.”

11 Kenton Road

EAST/158/97/FUL Continued use as six bedsits

GRANTED
13-MAY-97

e)	Notifications	Sent	Replies	Expiry
		30	1	17-FEB-05

Summary of Responses: Property not suitable for conversion but dimensions of those proposed unrealistic, three flats would be preferable, would there be enough parking if no.9 sold?, extra parking in cul-de-sac, applicant has several more properties in the area.

APPRAISAL

1) Loss of Guest House

Policy R15 of the UDP seeks to encourage the provision of a range of hotel and guest accommodation by, *inter alia*, retaining existing guesthouse stock where practicable and where appropriate, encouraging their improvement. Other policy criteria refer to location in relation to town centres and secondary roads, as well as areas well served by public transport.

Over a number of years planning permissions have been granted for the conversion of similar properties in this part of Kenton Road to hostel/residential institution uses, changing the character from one of purely single family dwelling/flatted residential use. In this context, together with proximity to the town centre and the good public transport links, the site would appear to occupy a good location for a guesthouse use. However, neither this nor the adjoining property (to which the original planning permission for guesthouse use relates) are in active use as a guesthouse but instead have been converted to alternative forms of residential use. This, it is considered, suggests lack of current demand for a guesthouse use in this location and that any attempt to secure the restoration of such a use would be impractical. Taking into account, additionally, the potential impact of more transient guesthouse occupation of the premises upon the more conventional residential character of Kenton Avenue, it is considered that no objection to the loss of guesthouse use should be raised.

continued/

2) Conversion Policy

• **The suitability of the new units to be created in terms of size, circulation and layout**

The conventional one-bedroom flats on the ground and first floor would be of a reasonable size and there would be a satisfactory vertical alignment of room uses between the two. Similarly the ground and first floor bedsits at the rear would be vertically aligned and, whilst small, would nonetheless be sufficient to meet the immediate needs of single person households likely to occupy them. The one-bedroom flat in the loft space would be similar in floorspace and vertically aligned with those on the ground and first floors; notwithstanding more limited headroom below the roofslopes (though there is a gable at the front and a dormer at the rear) this flat would also provide an acceptable unit of accommodation.

All habitable rooms would have windows to either the front or rear elevation (there are some secondary windows to the flank elevation facing Kenton Avenue). This would, it is considered, secure acceptable living conditions in terms of natural light to and outlook from the flats.

The communal layout and circulation arrangements are satisfactory.

• **The standard of sound insulation measures between the units**

A condition controlling sound insulation between the units is suggested.

In addition to noise and disturbance between the flats, it is acknowledged that the formation of five independent households within the extended building will increase the intensity of domestic activity, with potential for transmission through the party wall to the adjoining property. It is therefore considered that the proposal represents an opportunity to improve the relationship with the adjoining property by condition requiring the implementation of a measures to insulate the party wall, in the interests of the amenity of the neighbouring occupiers.

• **The level of useable amenity space**

The area to the rear of the premises is hardsurfaced and used for car parking; together with its openness to the Kenton Avenue it could not be regarded as an area of private, useable amenity space for the occupiers of the flats.

Policy D5 of the UDP recognises that in locations adjacent to town centres it may be acceptable to provide flats with only limited external amenity space but goes on to state that in such instances alternative provision, such as balconies, roof gardens or internal areas, will be sought. Other than a balcony over the ground floor bay window at the front (although it is not clear whether this is useable) no alternative provision within the site is made. However public open space is available at Lowlands Road – a short walking distance from the site – and would reasonably meet the outdoor recreation needs of the future occupiers of this non-family accommodation. The hardsurfacing around the site would provide space for more immediate needs such as cycle storage, clothes drying space and planting containers.

In these specific circumstances the proposal is therefore considered to be acceptable.

continued/

- **The landscape treatment and the impact of any proposed front garden/forecourt car parking**

No changes to the forecourt layout are proposed and it would not be used to provide car parking. Refuse/recycling storage and collection currently takes place at the rear – via Kenton Avenue – avoiding unnecessary disruption by collection vehicles to traffic using Kenton Road. It is not therefore considered that the proposal would detract from the current appearance of the property in the streetscene of Kenton Road. To protect the visual amenity and character of Kenton Avenue, however, a condition is suggested requiring the approval and implementation of a permanent, screened refuse/recycling storage enclosure at the rear.

- **Traffic and highway safety**

Application of the replacement UDP maximum parking standard to the lawful use of the premises as a guest house would – it is estimated - give a figure of some 2-3 spaces (depending upon employee numbers). When applied to the proposed conversion, it would give a maximum figure of 6 spaces.

The site plan submitted with the application includes only the curtilage of no. 8 and excludes the part of the rear of no. 9 which forms a parking area to the rear of that property taking its access from Kenton Avenue over the subject site. No proposed parking layout has been submitted; on the basis that the rear of no. 9 is excluded, however, it is calculated that only three spaces could be provided with satisfactory manoeuvring arrangements.

The lawful use of the premises as a guesthouse would sit satisfactorily within the applicable standard and would not give rise to on-street parking. As guests would not be entitled to the allocation of permits for residents' spaces in Kenton Avenue any on-street overspill would therefore be controlled. Given the location of the premises close to Harrow town centre and its local/regional public transport links, future occupiers need not be disadvantaged by lack of car ownership. In such circumstances the provision of three spaces would be acceptable within the maximum standard of six. To prevent additional pressure from the future occupiers of the development and/or any displacement of parking to the rear of no. 9, it is recommended that permission be subject to restriction of future occupiers' entitlement to the grant of residents' on-street parking permit.

3) **Character of area**

This part of Kenton Road (and Kenton Avenue) is characterised by turn of the century semi-detached and detached dwellings. Whilst a number remain occupied as single family dwellings, many have been converted to flats and other uses. Accordingly the use of the property by multiple households would not, it is considered, be detrimental to the character of this part of the road. Neither is it considered that the proposal would detract from the building's existing appearance and condition.

continued/

4) Residential Amenity

It is recognised that the intensity of the use of the property would increase - by reason of the number of additional comings and goings associated with five separate households – beyond that of a single family dwellinghouse. However it is likely that the lawful use of the property as a (successful) guesthouse would itself generate a greater degree of activity than that associated with single family occupation. Furthermore, this part of Kenton Road carries significant traffic volumes at peak times and (as noted above) multiple-occupancy of buildings is a common characteristic; the degree to which additional activity would be perceptible during daytime hours is therefore considered to be limited. Whilst the more conventional residential character of Kenton Avenue might suggest a greater degree of perceptibility neighbouring by occupiers, noise levels in this short cul-de-sac are themselves affected by the adjacent railway lines. In relation to the attached semi no. 9, externally generated noise and disturbance would be reasonably dissipated by the applicant site's location on a corner.

Accordingly it is not considered that the proposal would lead to such an increase in use intensity that would be detrimental to the amenity of any surrounding residential occupiers.

5) Relationship with EAST/348/01/FUL

Planning application EAST/348/01/FUL erroneously regarded the property as a single family dwellinghouse and considered the proposed conversion from that starting point. Taking this into account the reasons for refusal then raised are addressed as follows:

There would be no loss of a single family dwellinghouse and the replacement UDP conversion policy supersedes the previous policy which had applied a ceiling to the proportion of conversions permissible in any single road.

Similarly previous policies and supplementary planning guidelines, which had prescribed the form and amount of amenity space required in residential development, have been superseded by replacement UDP policies against which the subject application has been assessed.

Again previous minimum parking standards have been superseded by the maximum parking standards set out in the replacement UDP and against which the scheme has been assessed.

No vehicular access to the front of the site is proposed.

6) Relationship with Appeal Decision at 1 Butler Avenue, West Harrow

Permission had been sought for the conversion of the property to four flats with forecourt parking but was refused, on 7th May 2004, for the following reasons:-

1. The proposed conversion from a single family dwellinghouse would result in an over-intensive use of the site, a further loss of character of the road, and an imbalance in the mix of dwelling types and sizes detrimental to the amenity of residents and the locality.

continued/

2. The proposal does not make adequate provision for parking within the curtilage of the property and given the present highway and traffic conditions in this road, is likely to have an adverse effect on highway safety and movement; the proposal therefore conflicts with the adopted and revised conversion policy of the local planning authority.
3. The proposed hard surfaced car parking area in the front garden would be unduly obtrusive and detract from the appearance of the building and the streetscene and would be detrimental to highway safety.

The Inspector noted that the property was already converted, without planning permission, to seven bedsits.

In reaching his decision to allow the appeal and therefore grant planning permission, the Inspector observed that the property was of substantial size located close to the edge of the town centre and that the proposal involved little external alteration visible from the street. He comments on the issue of character: "...I cannot see any basis for the contention that there would be a loss of character to the road where forecourt parking is a common feature and do not consider the balance of dwelling type in an area so close to the centre would be prejudiced to an unreasonable extent".

On the issue of parking provision, he goes on: "On-site parking would comprise two spaces on the existing forecourt, which would be well below the Council's standard, although this is stated as a maximum. I also acknowledge that there is considerable parking pressure on the street which currently is not subject to restrictions. However...[Policy T13]...refers to the need to promote sustainable development and transport choice, and to factors including the nature and location of the scheme and the proximity of other modes of transport. The appeal site is in this case 30-40 metres from frequent bus services, and a short walk from the Town Centre. In those circumstances, I consider the proposed on-site parking to be adequate and that it would not have an adverse effect on highway safety and movement, as the Council claims".

7) Consultation Responses

- three flats would be preferable: subject proposal considered on its own merits
- applicant has several more properties in the area: irrelevant to the consideration of the subject application

All other matters as dealt with in the main 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.

DETACHED BUILDING IN REAR GARDEN

MELVILLE SETH-WARD & PARTNERS for MR & MRS A MERCHANT

RECOMMENDATION

Plan Nos: Ordinance Survey, Drawing No. 2074-1 Rev A

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 buildingThe 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 **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:
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 (SEP6, SD1, EP33, EP34)
 2. Residential Amenity & Streetscene (SD1, D4)
 3. Consultation Responses
 4. Conclusion
 5. Reason for Delegated Decision
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Cont...

INFORMATION

a) Summary

Area of Special Character:	Special Char & Adv
Listed Building:	Not Listed
Conservation Area:	None
Green Belt:	Green Belt

b) Site Description

- A detached dwellinghouse sited on a property to the southern corner of Spring Lake;
- The rear boundary abuts the road verge/ pedestrian footpath of Stanmore Hill. A close boarded wooden fence with an approximate height of 1.8 metres is sited along the rear boundaries;
- An existing in-ground swimming pool is located within the rear garden area of the property. A prior existing leisure out-building (footprint of 6.0 x 3.5 metres) was sited adjacent to the open air swimming pool, however has recently been demolished. The remainder of the rear garden of the site is open and landscaped;
- Large trees are located around the perimeter of the site;

c) Proposal Details

- Construction of a replacement single storey out-building with a pitched/ hipped roof. To provide for pool/steam room, gym leisure room and bathroom. The building would measure 9.0 x 7.0 metres in footprint, a wall/ eave height of 2.5 metres and an overall ridge height of 4.0 metres. The replacement outbuilding would be sited over the footprint of the previous outbuilding and adjacent to the open air swimming pool;

d) Relevant History

HAR/8868/A/C	Erection of double garage and garden room with bedsitter over	GRANTED 10-JUN-1965
LBH/576	Erection double garage and garden room with flat over	GRANTED 29-SEP-1965
LBH/576/1	Alterations and extension to garage to provide double car port	GRANTED 14-DEC-1967
LBH/576/2	Erection of single storey building in rear garden to provide changing rooms and plant room	GRANTED 11-FEB-1977
LBH/34040	Alterations, two storey side and first floor front extension	GRANTED 09-FEB-1988

Cont...

Item 2/22 - P/3303/04/CFU Cont...

EAST/368/99/FUL	Detached single storey building in rear garden	WITHDRAWN 03-JUN-1999
EAST/362/99/FUL	Single storey rear extension and replacement garage	WITHDRAWN 15-JUN-1999
EAST/574/99/CLP	Leisure building in rear garden	GRANTED 17-MAR-2000
EAST/714/00/CLP	Certificate of lawful proposed development: replacement garage	WITHDRAWN 14-AUG-2000
EAST/811/00/FUL	Replacement garage	GRANTED 18-SEP-2000
P/2650/04/DCP	Certificate of lawful proposed development: detached garden building	REFUSED 02-DEC-2004

e) Notifications	Sent	Replies	Expiry
	5	0	25-JAN-05

APPRAISAL

1. Green Belt Land and Area of Special Character

Although the subject site is located within the Green Belt it is highlighted that Spring Lake does not have the typical appearance of open Green Belt land. With its large dwellings set in ample landscaped plots it has a predominantly suburban character. Ordinarily the proposed outbuilding would not require planning approval as it would be deemed Permitted Development, except for the fact that it is sited forward of the original building, and within 20 metres of a highway. For these reasons the General Permitted Development Order does not apply and planning permission is required.

Planning approval is required for the proposal, Green Belt policies apply and must be considered. Specifically, Green Belt polices aim to restrict the increase in size of buildings within the Metropolitan Green Belt, in order to safeguard its openness. However as highlighted above, the locality is not typical of Green Belt land. The subject site and the properties in the immediate vicinity are characterised by large detached dwelling houses set on large plots. The large rear garden area of the subject site accommodates ample vegetation, including stands of large trees around the perimeter of the site. Furthermore high close boarded wooden fencing (1.8 metres approx. height) along the rear boundary prevents any views of the rear garden from roadway of Stanmore Hill. Specifically the proposed outbuilding would have ample open landscaped space around it, whilst it would not be visible from any external vantage points, nor would block any view across the site. For these reasons it is considered that the proposed replacement outbuilding would not have a detrimental impact on the openness of the locality with respect of the Green Belt land classification.

Cont...

2. Residential Amenity

The proposed single storey outbuilding would be sited away from any neighbouring property and would therefore not have any effect on them by way of overshadowing, loss of light or loss of privacy.

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.

PART SINGLE/PART TWO STOREY SIDE TO REAR EXTENSION

E HANNIGAN for MR GRAHAM

RECOMMENDATION

Plan Nos: Title Number MX78370, Drawing No. 244/01, Drawing No. 244/02 C

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 31 - No Future Extensions
- 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:

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 (SEP6, SD1, EP33, EP34)
 2. Residential Amenity (SD1, D4)
 3. Consultation Responses
-

Cont...

INFORMATION

a) Summary

Area of Special Character:	Special Char & Adv
Listed Building:	Not Listed
Conservation Area:	None
Green Belt:	Green Belt
Council Interest:	None

b) Site Description

- The subject site is located on the south western side of The Common;
- The existing building on the subject site encompasses a double storey detached dwelling. The original dwelling has previously been extended with a single storey side to rear extension;
- The existing side to rear extension encompasses a boundary wall along the north west side boundary with an approximate height of 3.0 metres;
- The adjoining double storey building is set of the boundary by 1.0 metres;
- At ground floor this adjoining dwelling accommodates the following windows in the flank elevation: side window of open plan kitchen/living room, kitchen window, kitchen door and W/C window. None of these windows are deemed to be 'protected' windows;
- At upper floor this adjoining dwelling accommodates the following windows in the flank elevation; 2 side windows of the lounge room, bathroom window, W/C window and ensuite window. None of these windows are deemed to be 'protected' windows;

c) Proposal Details

- Construct a part single, part double storey side to rear extension;
- The existing pyramid pitched roof of the main dwelling would be converted into a crown roof;
- The double storey addition over the rear wing would accommodate a pitched roof design;
- The side to rear extension would result in a boundary wall extension over the existing single storey side extension/ boundary wall. The new boundary wall would have a height of 5.0 metres;

d) Relevant History

HAR/18469	Rear extension to garage and store	GRANTED 11-SEP-1961
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Cont...

f) **1st Notification** Sent 3 Replies 1 Expiry 23-AUG-2004

Summary of Response: size, height and scale of development is not in keeping with the character and general amenity of the green belt; would cause unacceptable overshadowing and overlooking; side extension will block the view and light to the east from all room on the eastern side; will create an unsightly narrow passage between the buildings; will degrade character and privacy; runs a business from home with the main reception being downstairs and lounge upstairs being the main living area;

2nd Notification Sent 3 Replies 0 Expiry 04-FEB-2005

Summary of Response: None

3rd Notification Sent 3 Replies to be updated Expiry to be updated

Summary of Response: None

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 detached and semi-detached dwellings. 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. The subject site and the properties in the immediate vicinity are characterised by medium sized dwelling houses set on small plots. With regard to proposed additions it is highlighted that although the extension would be clearly be visible from the streetscape that the proposed additions compliment the style and design of the existing dwelling. 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 the proposed extensions are appropriate and are not disproportionate in size when compared to the small size of the original house. Accordingly it is deemed that the proposed additions would not be harmful to the Green Belt.

	Original	Existing	% over original	Proposed	% over original
Footprint (m2)	81.40	117.31	44.11%	127.81	57.01%
Floor Area (m2)	148.00	183.91	24.26%	222.91	50.61%
Volume (m3)	374.33	485.09	29.58%	619.64	65.53%

Cont...

With respect of the form and design of the building additions, they are considered to be in keeping with the prevailing form and design of both the existing dwelling and the wider locality. The side addition has been designed to match the existing roof profile, whilst continuing the building line that exists between ground and upper floor at the front north west corner of the building. On this basis it is considered that is in keeping with the general character of the neighbourhood.

2. Residential Amenity

Although the development proposes a two storey boundary wall, it is noted that none of the windows in the neighbouring flank elevation are defined as 'protected' (in accordance with supplementary planning guidance) as they are all secondary windows or servicing bathrooms/ W/C's. Therefore assessment against the 45 degree vertical plane test is not required. For these reasons specific objections are not raised to the scheme on the basis of overshadowing or loss of light.

Furthermore no windows are proposed in the side elevation, whilst the window within the rear elevation is that of a bedroom which does not raise any significant concerns regarding overlooking into adjoining properties, as it is not a main habitable area such as a lounge or dining room area.

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.

**CHILDREN & ADOLESCENT UNIT, ROYAL NATIONAL
ORTHOPAEDIC HOSPITAL, BROCKLEY HILL,
STANMORE, MIDDX**

Ward: CANONS

SINGLE STOREY EXTENSION TO ADOLESCENT UNIT

AHP ARCHITECTS & SURVEYORS LTD for RNOH NHS TRUST

RECOMMENDATION

Plan Nos: Drawing no. A133/01, A133/02 Rev P01, A133/03 Rev P01

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 **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:
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
EP35 Major Developed Sites in the Green Belt
D4 Standard of Design and Layout
- 2 The additional footprint hereby approved will not be considered when calculating the aggregate ground floor area under the provision of paragraph C4 and C5 of Annex C to PPG2.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Green Belt Land and Area of Special Character
 2. Consultation Responses
-

Cont...

INFORMATION

a) Summary

Area of Special Character:	Special Char & Adv
Floorspace:	64m ²
Council Interest:	None
Tree Preservation Order:	TPO

b) Site Description

- The RNOH site is located in the north east of the borough and abuts Wood Lane and Brockley Hill;
- The application relates to an area of land to the east of the centre of the site and is generally bounded by other buildings located on the site;

c) Proposal Details

- A single storey flat roof extension to be attached to the south east corner of an existing building of the Children & Adolescent Unit;
- The extension would be constructed of materials to match the existing building (brick and UPVC windows) and would amount to an additional 64m² of floorspace;
- The extension would accommodate additional bed spaces & associated facilities;
- No trees or vegetation would be removed to allow the proposed development;

d) Relevant History

The site as a whole has been the subject of numerous planning applications over an extended period of time, however none specifically relate to this current application.

e) Applicant's Statement

- Act on behalf of the Royal National Orthopaedic Hospital NHS Trust in respect of a proposed single storey extension to the Trust's existing Children & Adolescent Unit at the Royal National Orthopaedic Hospital site on Brockley Hill.
- Single storey extension to the adolescent unit providing additional bedspace in response to the trust's clinical needs.

f) Notifications

None

Cont...

APPRAISAL

1. Green Belt Land and Area of Special Character

The site is identified in the UDP as a Major Development Site within the Green Belt and as such infilling within existing development areas can be considered appropriate development within the Green Belt. It is highlighted that the proposal encompasses a small scale extension to an existing building and would be in the vicinity of other associated buildings. Again it is nominated no trees or vegetation would be removed. Additionally, taking into account the functional requirements of the hospital and its ultimate temporary nature pending the redevelopment of the whole site, the proposal is in line with normal planning policy.

Furthermore an informative is proposed that would stipulate: *“The additional footprint hereby approved will not be considered when calculating the aggregate ground floor area under the provision of paragraph C4 and C5 of Annex C to PPG2.* This means that although the proposed extension is not a temporary building it is considered appropriate to propose the informative so it cannot be considered as an ‘existing structure’ as such a time when footprints of existing buildings are calculated for the purpose of the overall redevelopment of the site.

2. Consultation Responses

N/A

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.

DETACHED PART SINGLE, PART TWO AND THREE STOREY BUILDING TO PROVIDE 15 BUSINESS UNITS (CLASS B1) (REVISED)

M P ASSOCIATES for 3 CONTINENTS LTD

RECOMMENDATION

Plan Nos: 0504/PL001, PL002, PL003, PL10, PI11, PL12.

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 Landscaping to be Approved
- 4 Landscaping to be Implemented
- 5 Levels to be Approved
- 6 Before [any] [specified plant and/or machinery] is used on the premises, it shall be [enclosed with sound insulating material] [and] [mounted in such a way which will minimise transmission of structure borne sound] in accordance with a scheme to be agreed with the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents.
- 7 Water Storage Works

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

EM12 Small Industrial Units and Workshops

EM16 Change of Use of Shops - Primary Shopping Frontages

Cont...

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Character of the Area
 2. Employment Policy
 3. Amenity of Neighbours
 4. Car Parking
 5. Consultations Response
-

INFORMATION

a) Summary

Car Parking	Standard	2-4
	Justified:	2
	Provided:	2
Site Area:	0.08ha	
Floorspace:	730sqm ²	
Council Interest:	None	

b) Site Description

- site lies 30m to the west of the junction of Village Way and Rayners Lane, on the northern side of Village Way.
- the site measures approximately 6m in width and approximately 48m in depth.
- to the west is the Harrow West Conservative offices and to the east are commercial premises on Rayners Lane.
- the existing single storey premises are used for car sales and servicing.
- the site includes a 3m strip of land currently within the Harrow Conservative Associations site.

c) Proposal Details

- redevelopment to provide a mainly three storey detached building.
- the building would accommodate 15 small B1 units.
- the height of the building would step down from three to two and to single storey towards the rear of the site.

Cont...

d) Relevant History

P/371/04/CFU	Redevelopment: detached 3 storey building to provide 18 B1 business units with underground parking and access	REFUSED 17-JUN-04
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Reason for Refusal: "The proposal, by reason of excessive size and bulk would be unduly obtrusive and overbearing, to the detriment of the amenity of neighbouring residents."

P/2903/04/CFU	Detached part single, part two and part three storey building to provide 15 business units	REFUSED 11-FEB-05
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Reason for Refusal: "The proposal, although a considerable improvement on the premises scheme, would still be unduly obtrusive and overbearing, by reason of the excessive forward projection of the building to the detriment of the appearance of the streetscene and the amenity of neighbouring residents in Rayners Lane and Village Way".

e) Notifications	Sent 49	Replies Awaited	Expiry 21-MAR-2005
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APPRAISAL

1. Character of the Area

The site is already commercial in nature and is adjacent to the rear of retail/commercial premises and adjacent to offices. The principle of a redevelopment for B1 use would be in keeping with the character of the area.

In comparison with the previously refused scheme the front of the building has been moved 1.4m to the rear. The main body of the building would be further back than the adjacent Conservative Association's building and the lightweight glazed element would be 2.2m forward of the Conservative Association's building. It is considered that this revision is sufficient to overcome the previous objection.

2. Employment Policy

Policy EM16 of the Revised Deposit Draft UDP seeks to retain land used for employment generating uses. Policy EM12 encourages the provision of small units suitable for new businesses. The proposal satisfies these policy requirements and the principle of such a redevelopment is acceptable.

Cont...

3. Amenity of Neighbours

The proposal would be single storey where it abuts the rear garden of the house to the north. The building would step up to two storeys at a distance of 12m from the rear boundary, and to three storeys at a distance of 23m from that boundary. It is considered that the amenity of those neighbours would not be compromised by the proposal.

In terms of its effects on the properties on the opposite side of Village Way, the proposal would be of a similar height to the adjacent Conservative Associations building and of lesser width, although, of a different design. It is considered that the proposal would not appear overbearing.

4. Car Parking

The car parking standards in the adopted UDP would require between 2 and 4 spaces of a development of this nature. The proposal contains provision for a drop off space at the site frontage and servicing from the service road to the east. The surrounding roads are covered by parking restrictions for some considerable distance from the site. The site has good public transport accessibility by both bus and train. In these circumstances it is considered that the proposal would not have a prejudicial effect on highway safety.

5. Consultation Response

Addressed 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.

198 & 200 WHITCHURCH LANE, EDGWARE

2/26

P/3259/04/DFU/PDB

Ward: CANONS

SINGLE AND TWO STOREY SIDE AND REAR
EXTENSION AND REAR DORMER TO BOTH HOUSES;
CONVERSION INTO FOUR SELF CONTAINED FLATS

ADA ARCHITECTURE for MR LAURENCE SEEFF

RECOMMENDATION

Plan Nos: 01A, 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A, Site Plan

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 The window(s) in the flank wall(s) of the proposed development shall:
(a) be of purpose-made obscure glass,
(b) be permanently fixed closed below a height of 1.8m above finished floor level,
and shall thereafter be retained in that form.
REASON: To safeguard the amenity of neighbouring residents.
- 5 The development hereby approved shall not be occupied until a scheme for the storage of refuse/recycling at the front of the premises has been implemented in accordance with details that shall have first been submitted to, and approved in writing by, the Local Planning Authority.
REASON: To ensure satisfactory arrangements for the storage of waste within the site and in the interests of the future occupiers of the development.

INFORMATIVES:

- 1 Standard Informative 19 – Flank Windows
- 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 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 |
| ST3 | London-Wide Highway Network |
| SH1 | Housing Provision and Housing Need |
| SH2 | Housing Types and Mix |
| EP25 | Noise |

continued/

D4	Standard of Design and Layout
D5	New Residential Development - Amenity Space and Privacy
D9	Streetside Greenness and Forecourt Greenery
H9	Conversions of Houses and Other Buildings to Flats
H18	Accessible Homes
T13	Parking Standards

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Amenity and Character of Proposed Extensions
 - 2) Conversion Policy
 - 3) Character of Area
 - 4) Residential Amenity
 - 5) Disabled Persons' Access
 - 6) Consultation Responses
-

INFORMATION

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

a) Summary

Car Parking	Standard:	6 (max.)
	Justified:	6 (max.)
	Provided:	4
Site Area:	932m ²	
Habitable Rooms:	14	

b) Site Description

- pair of two storey inter-war semi-detached dwellings each with original net floor area of 107m²
- single width crossover to each property; forecourt of no. 198 part hardsurfaced, part garden; forecourt to no. 200 fully hardsurfaced
- neighbouring semi-detached dwelling to east, no. 196, unextended; flank wall contains stair window and clear glazed kitchen door
- neighbouring semi-detached dwelling to west, no. 202, has attached garage to part side and single storey rear extension; flank wall contains stair window and clear glazed kitchen window
- site levels fall gently to rear; rear garden depth of dwellings is 28-29m and combined rear garden area is 542m²
- on-street parking on application side of Whitchurch Lane prohibited Mon-Fri between 8.00am-6.30pm to front and east of site and between 2.00pm and 3.00pm to west of site (reversed on opposite side of road)
- Whitchurch Lane designated as a Borough distributor road on the emerging replacement UDP proposals map; street trees to verges fronting this and neighbouring sites

continued/

c) Proposal Details

- two storey extensions either side of pair with 1m first floor set back and flank wall separated by 1m from flank boundaries; subordinate hipped roof over with traditional eaves/gutter treatment
- two storey flank wall to continue 3m beyond rear main wall of original pair; each element to span width of 5m at first floor level and would have subordinate hipped roof over
- ground floor element to span full width of original pair and side extensions with lean-to roof in central, single storey section
- two rear dormers in rear roofslope
- conversion of extended pair to four flats, as follows:
- 2 x three habitable room flats on ground floor with access from original front entrances
- 2 x four habitable room flats on first floor (including roofspace) with access from new entrances to front of side extensions
- forecourt parking for four cars utilising existing access onto Whitchurch Lane
- rear garden area reduced to 485m²

d) Relevant History

P/2594/03/DFU	Single and two storey side to rear extension and rear dormer to both houses and conversion to six self-contained flats	REFUSED 24-MAY-04
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Reasons for refusal:

1. The proposed two storey rear extension, by reason of its size and siting, would appear unduly bulky and obtrusive when viewed from surrounding property and in the streetscene of Buckingham Road and would detract from the scale and proportions of this pair of inter-war dwellings, to the detriment of the visual amenity of neighbouring occupiers and the character of the locality.
2. The proposal would represent an overdevelopment of the site, by reason of excessive hardsurfacing of the forecourt and inadequate parking/access arrangements, to the detriment of the visual amenity and character of the locality.

A subsequent appeal against this decision was dismissed.

e) Notifications	Sent 15	Replies 3	Expiry 07-FEB-05
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Summary of Responses: Loss of light, highway safety danger/accident increase, insufficient forecourt space for parking, need to stop extending for cash, danger and inconvenience to residents, noise/disturbance/vibration from traffic, too many dwellings, out of character, overstretched infrastructure/public services, appearance/design, height/scale, impact on amenity and character, loss of property value, foundation work should not affect surrounding area.

continued/

APPRAISAL

1) Amenity and Character of Proposed Extensions

The proposed side extensions would exceed minimum requirements for such developments set out in the Council's supplementary planning guidelines in that they provide a 1m set-back (with subordinate hipped roof) *and* 1m separation from each of the flank boundaries. At ground floor level there no projection is proposed beyond the original front main wall. In these circumstances and subject to matching materials it is considered that the appearance of the development in terms of bulk, spatial setting and design, would be satisfactory when viewed in the streetscene of Whitchurch Lane.

The window in the facing flank elevation of no. 204 serves a kitchen; however that room's primary source of light (and outlook) is a large window in the rear elevation of the single storey rear extension. Similarly the kitchen at no. 196 is served primarily by a window in the rear elevation and not the clear-glazed window in the flank door. In these circumstances, for the purposes of the Council's guidelines, it is not considered that this facing windows are protected and accordingly the impact of the development on them does not warrant refusal of the development proposed.

The two storey rear extension would sit within 45° lines drawn, on plan, from the first floor corners of the neighbouring semis *and* their flank walls would be sited off the boundaries with the neighbouring properties. Consistent with the Council's guidelines, it is considered that the resulting relationship would avoid unreasonable loss of light/outlook to neighbouring rear windows and would prevent an excessive degree of overshadowing to the rear garden of no. 196, to the east.

In dismissing the appeal, on the first issue, the Inspector found as follows:

“...the proposed two storey rear extension would see a marked departure from its neighbours in terms of form and bulk. In this regard the extension would stretch across the full width of both properties and would be seen as one combined extension. To my mind, despite its marginally lower ridge line, the proposal would appear unusually large and dominant against the host dwellings and the wider streetscene when viewed from Buckingham Road and neighbouring gardens. As a result, this aspect of the development would have an adverse effect on the character and appearance of the locality..” (paragraph 3).

The subject development has been amended to break up the first floor rear element in accordance with a 45° line drawn, on plan, from the party boundary between the pair – i.e. to that which would normally be acceptable under the Council's guidelines had either half come forward with an independent proposal. In so doing it avoids a full span on two storeys, with associated increase in roof bulk, across the rear of the dwellings and would sufficiently preserve the profile and proportions of the original pair. Accordingly it is considered that there would be no unduly bulky or overbearing effect when viewed in the streetscene of Buckingham Road or from neighbouring gardens, and therefore that previous reason for refusal no. 1 as supported by the Inspector has been overcome.

continued/

The resulting single storey rear element would be entirely contained between the two-storey elements and would therefore have no impact upon the amenity of the neighbouring occupiers.

A rear garden depth of some 25m would remain. Such a distance would be consistent with that of extended residential property in this area and would not, therefore, be detrimental to the privacy amenity of neighbouring occupiers at the rear or the character of development in this locality.

Additional overlooking from rear windows, including those of the rear dormers, would be at a conventional oblique angle and insufficient, it is considered, to be of detriment to the privacy amenity of the adjoining occupiers. A number of secondary high-level windows in the flank wall of the two storey side extension are also proposed. Subject to the conditions suggested and on the basis that they will not be treated as 'protected' in the event of any application for development on the adjacent sites, neither are these considered to be unacceptable.

The siting of the rear dormers in relation to the extended roof plane, as amended, complies with the Council's householder guidelines. In these circumstances it is not considered that they would appear unduly bulky or obtrusive when viewed from surrounding public vantage points or neighbouring gardens.

Details of the external finish of the development can be controlled by condition. As flats the property would have no permitted development rights, consequently future outbuildings and window openings would automatically be the subject of planning controls.

2) Conversion Policy

- **The suitability of the new units to be created in terms of size, circulation and layout**

The ground floor flats would each comprise a living room, utilising the original front bay, and an internal open-plan kitchen/dining area behind. The ground floor rear extension would accommodate two bedrooms to each of the flats with windows over the rear garden, and utility/bath rooms would be accommodated to the outer flanks served by the high-level windows referred to above. At first floor level there would similarly be a living room to the front bay with open-plan kitchen/dining area behind, utilising windows in the original rear main wall. The first floor rear extensions would provide one bedroom to each of the flats, with further bedroom accommodation to the front (over the entrance halls) and within the loft-space. Again, bathroom and utility facilities would be provided to the sides with high-level flank windows.

It is considered that the flats would provide residential accommodation of a good size, circulation and layout for family or multi occupation. The stacking of room uses avoids vertical conflict between bedroom and living room uses and would therefore help to prevent undue noise and disturbance within the building. All habitable rooms would have a source of natural light and outlook and the arrangement is, in all other respects, considered to be acceptable.

continued/

- **The standard of sound insulation measures between the units**
In addition to the acceptable layout, a condition controlling sound insulation between the units is suggested to ensure satisfactory living conditions for future occupiers.

- **The level of useable amenity space**
After the proposed extensions, the remaining rear garden area would be subdivided into four private areas for each of the flats. The two areas closest to the house – some 104m² each – would be available respectively to the ground floor flats with direct access from the rear. A communal pedestrian access either side of the extensions would continue past these to the rear part of the garden – providing two areas of approximately 117m² for each of the first floor flats. The gardens would be south facing and no less private than is characteristic of development in this locality.

It is considered that the levels of provision would meet the reasonable needs of future occupiers of the flats, having regard to the size of the flats to be provided, prevailing levels of provision in this locality and the availability of public open space on the opposite side of this part Whitchurch Lane. The garden areas would also be qualitatively acceptable.

- **The landscape treatment and the impact of any proposed front garden/forecourt car parking**
This was the second issue the subject of the appeal. Having dismissed the appeal on the first issue, the Inspector found there to be no harm on the second issue taking into account the impact upon visual amenity and character of existing forecourts layouts to other properties in this locality. Specifically:

“Given the proximity of the site to public transport I am satisfied that 6 parking spaces would be acceptable and that it would not lead to any serious parking problems. However due to the confined nature of the parking bays and the limited width of the driveway, I doubt whether it would be possible to park in the manner shown on the layout drawing as there would be insufficient space to permit a turn through 90 degrees. As a result it is likely that the parking and turning areas would need to be increased and there would be no scope for meaningful soft landscaping; but this would not be materially different to the situation in many instances nearby. Moreover, whilst I doubt the reality of bins being stored in the rear garden and taken out through the garage, multiple refuse bin and recycling box storage to the front of properties is not uncommon along this part of the street. Against this background, site specific considerations outweigh the aims of UDP Policy D4 in regard to landscaping and refuse storage..” (paragraph 5).

Notwithstanding the Inspector’s comments, the amended proposal the subject of this application still makes some provision for soft landscaping on the forecourt, between the pair, as a result of reduced provision from six to four spaces. The resulting arrangement would maintain soft landscaping across more than half of the front boundary, between the two existing vehicle accesses. Although an expanse of hardsurfacing would splay into the site from the immediate frontage, in view of the Inspector’s comments this is considered to be acceptable. There would be adequate space for four cars and pedestrian access to the dwellings.

continued/

Refuse storage is shown to be provided at the back, with access via the sides. The Inspector considered that such an arrangement was unlikely, in reality, to be used by future residents. Accepting that refuse storage will take place on the forecourt, therefore, and that this will encroach into the provision made for soft landscaping, it is recommended that details be reserved by condition to ensure satisfactory siting in relation to the front windows of the flats and the amenity of future occupiers.

Having provided, notwithstanding the Inspector's comments, some space soft frontage it is also recommended that details of the detailed landscaping treatment for this area be reserved by condition. This would ensure that the development is finished to a satisfactory standard, in the interests of the amenity and character of the area.

- **Traffic and highway safety**

The replacement UDP parking standards, when applied to the revised development, generate a combined maximum requirement of six spaces. As a pair of unextended single family dwellinghouses, each of five or more habitable rooms, the standards would generate a combined maximum requirement for four spaces when applied to the existing situation (provided).

The site is well served by public transport in the form of a bus route along Whitchurch Lane and links/proximity to Canons Park and Edgware Underground stations. Local shops and services are provided in a non-designated retail parade adjacent to Canon's Park station, with a greater range of such facilities available at Edgware. In these circumstances and taking into account central Government advice, it is considered that the provision of four spaces – equating to one space per unit – represents an acceptable level of provision within the Council's adopted maximum standard.

On the basis that the existing crossovers to both properties would be utilised and would not be increased in width beyond 3.6m, the Council's highway engineer raises no objection on safety grounds.

3) Character of area

As amended by this revised application and in the light of the Inspector's comments on the previous proposal, it is not considered that the proposed conversion would have any detrimental effect on the character of Whitchurch Lane or the wider locality.

4) Residential Amenity

It is acknowledged that the proposed conversion would increase the intensity of use on this site, by reason of increased activity at the front and within the building, and a greater level of use of the rear amenity space. However it is not considered that the degree of additional noise and disturbance associated with the use would be of such significance as to be detrimental to the amenity of surrounding occupiers. In particular it should be noted that no objection was raised on this basis to the original proposal for six flats by the Council nor was the matter identified by the Inspector in his reasons for dismissing the appeal.

continued/

5) Disabled Persons' Access

It is considered that there is adequate space available on the forecourt and to the rear of the premises for satisfactory arrangements for access to and from the building, by disabled persons, to be made. In these circumstances it is considered that details can be satisfactorily dealt with by condition.

As a conversion to only two flats in each half of the pair of semis it is not considered, consistent with other cases, that adaption of the ground floor units to lifetime home standard is justified.

6) Consultation Responses

- | | |
|---|--|
| need to stop extending for cash
danger and inconvenience to
residents | - not a material planning consideration
- no unusual danger/inconvenience
envisaged – then a matter for building
control/environmental health |
| noise/disturbance/vibration from
traffic
too many dwellings | - not considered to be unacceptably
exacerbated by the proposal
- number of units proposed considered
acceptable; application considered on its
own merits |
| overstretched infrastructure/public
services | - a matter for utilities service suppliers |
| loss of property value | not a material planning consideration |
| foundation work should not affect
surrounding area | - a matter for building control |

All other matters as dealt with in the main 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.

**LITTLE HEATHFIELD, 23 HEATHBOURNE RD, P/1819/04/CFU/TW
STANMORE**

Ward: STANMORE PARK

DEMOLITION OF EXISTING STORAGE BUILDING& REPLACEMENT WITH A SINGLE BUILDING FOR STORAGE USE WITH PARKING & TURNING SPACE.

HOWARD FAIRBRIAN & PARTNERS for MRS S WALDORF

RECOMMENDATION

Plan Nos: 5149/003, 001A.

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 from Plant and Machinery
- 4 Before the use of the development hereby approved is commenced, the existing storage buildings illustrated on drawing no. 5149/003 must be demolished and all materials removed from the site.
REASON: In the interests of the openness of the Green Belt.

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:
EP33 Development in the Green Belt

Cont...

MAIN CONSIDERATIONS

1. Impact on Green Belt
 2. Parking
 3. Consultation responses
-

INFORMATION

a) Summary

Green Belt: Green Belt
Archaeology Area/TPO: Tree Preservation Order

b) Site Description

- application relates to part of land within the cartilage of "Little Heathfield"
- site lies on the western side of Heathbourne Road within the Metropolitan Green Belt

c) Proposal Details

- demolish two existing storage buildings
- replace with one building for commercial storage sited on largely the same footprint as the larger of the two existing buildings
- area of hard-standing adjacent to the northern edge of the proposed building

d) Relevant History

EAST/820/00/CLE	Certificate of lawful existing use: use as storage for business purposes	GRANTED 26-OCT-2000
EAST/163/02/CLP	Certificate of lawful proposed development, single storey extension to warehouse/storage building	GRANTED 13-MAR-2002

e) Notifications

Sent	Replies	Expiry
9	0	09-SEP-2004

APPRAISAL

1. Impact on the Green Belt

The applicant has established the lawfulness of the use of the site/building for commercial storage, and an extension of 25% of them under permitted development. The current proposal amounts to floor-space lower than that established above (167.5m² as apposed to 182.8m²) and would be no higher than the existing larger building. Furthermore the volume of the new building would be less than the combined volume of the above (455.5m³ as apposed to 506.82m³) and the proposal would represent an improvement of the appearance of the property by setting the buildings back from the road and removing other small associated sheds.

Cont...

While the new parking area and turning space would lead to some additional hard-surfacing, it is considered to be acceptable as sited near to the buildings on site and in close proximity to an existing vehicular access.

It is considered that, in the above circumstances, the proposal is acceptable in Green Belt terms.

2. Parking

The lawfulness of the existing use has already been established and the proposal would represent a reduced floor-space than potentially available under permitted development. Thus no additional parking is required.

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.

TWO STOREY SIDE TO REAR AND SINGLE STOREY REAR EXTENSIONS, REAR DORMER, CONVERSION OF HOUSE TO TWO FLATS.

MR P SARKARI

RECOMMENDATION

Plan Nos: PS87/01-07, PS87/08 - Rev A

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) 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.
- 4 Disabled Access - Buildings
- 5 Noise - Insulation of Building(s) - 4
- 6 The use hereby permitted shall not commence until the car parking, turning and loading area(s) shown on the approved plan number(s) PS87/015A have 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.
- 7 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a landscape plan. The landscape plan shall accurately detail all hard and soft landscape works at 87 Kenton Lane, and detail the location and materials of the boundary fence between the proposed rear gardens.
REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

INFORMATIVES

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

Cont...

- 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:
SD1 Quality of Design
SH1 Housing Provision and Housing Need
ST3 London-Wide Highway Network
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
D9 Streetside Greenness and Forecourt Greenery
EP25 Noise
H9 Conversions of Houses and Other Buildings to Flats
T13 Parking Standards
C16 Access to Buildings and Public Spaces

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Amenity and Character of Proposed Extensions
2. Conversion Policy
3. Character of Area
4. Residential Amenity
5. Disabled Persons' Access
6. Consultation Responses

INFORMATION

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

a) Summary

None

b) Site Description

- The site is located on the western side of Kenton Lane.
- The site contains a two-storey semi-detached dwelling located towards the front of a generally rectangular plot.

Cont...

Item 2/28 - P/140/05/DFU Cont....

- The dwelling has an attached carport at the northern elevation.
- A single width vehicle crossover exists to the northern end of the frontage. A bus stop exists immediately in front of the site, just to the south of the existing crossover.
- 89 Kenton Lane, the neighbouring property to the north, has a two-storey semi-detached dwelling with an attached garage at the southern boundary of that site. That garage abuts the carport at 87 Kenton Lane.
- The rear pergola at 89 Kenton Lane has a 4-metre depth and spans the full width of the site.
- 85 Kenton Lane, the neighbouring property to the south, has a two-storey semi-detached dwelling with a rear conservatory.
- The area is characterised by semi-detached two-storey dwellings with single (mostly garages) and double storey side extensions up to the side boundaries.

c) Proposal Details

- Two storey side to rear extension
- Single storey rear extension
- Rear dormer
- Conversion of house to two flats

d) Relevant History

P/1995/04/DFU Two storey side to rear, single storey rear extensions, rear dormer, conversion to two flats WITHDRAWN 03-SEP-2004

Minor amendments to P/140/05/DFU – rear extension shown to be within the 45 degree horizontal line with the rear corner of 89 Kenton Lane; proposed front and dormer windows reduced to match existing; rear outbuilding footprint removed from site plan; refuse bins relocated within planted area.

e) Notifications

Sent	Replies	Expiry
7	2	21-MAR-2005

Summary of Responses: Adverse effect of the existing carport at 87 Kenton Lane on the garage at 89 Kenton Lane. Construction works must be undertaken in a safe and civil manner, maintaining clear access to the driveway and boundary of 85 Kenton Lane and the nearby bus stop.

Cont...

APPRAISAL

1. Amenity and Character of Proposed Extension

Two Storey Side Extension

The extension will not appear overbearing or visually obtrusive when viewed in the context of the existing dwelling. The proposed extension meets the minimum requirements of a 1.0 metre front setback at the first floor level with subordinate roof. The roof is to be hipped to reflect the pitch of the original roof.

The extension is 2.5 metres wide and will extend to the northern side boundary. 89 Kenton Lane, the neighbouring dwelling to the north, has no protected windows in the adjacent flank wall that will be adversely affected. No side windows are proposed. The single-storey garage at 89 Kenton Lane will provide a buffer of some 2.7 metres between the two-storey elements of 87 and 89 Kenton Lane. The existing dwelling at 87 Kenton Lane will completely screen the side extension from the view of 85 Kenton Lane.

There are a number of properties along this stretch of Kenton Lane with two-storey side extensions that extend up to the side boundaries (refer Nos. 77, 79, 99, 107, 113, 115, 127). Therefore the proposed two-storey side extension will be in keeping with the residential character of the immediate area.

Two Storey Rear Extension

The proposed extension will maintain a consistent appearance with the existing dwelling and will not unduly detract from the amenity of the site. The extension is within the 45-degree horizontal line taken from the first-floor rear corners of 85 and 89 Kenton Lane and will not adversely affect any protected windows at those properties.

The extension is setback 3.8 metres from the side boundary with 85 Kenton Lane, a sufficient distance to ensure no adverse effects are generated on the residential amenity of that property.

The extension will not unduly or unreasonably detract from the residential amenity of 89 Kenton Lane. The single-storey garage at 89 Kenton Lane will provide a buffer of some 2.7 metres between the two-storey elements of 87 and 89 Kenton Lane. No side windows are proposed. The covered area (pergola with clearlite plastic corrugated roofing) at the rear of 89 Kenton Lane will not be overlooked or excessively shaded.

Single Storey Rear Extension

The proposed extension measures 3.0 metres in depth and 3.0 metres in height (flat roof). No flank windows are proposed. The extension is within that allowed under the Supplementary Planning Guidance for household extensions. Accordingly, the proposed extension would not have an unreasonable effect of the amenities of 85 and 89 Kenton Lane.

Cont...

Roof Alterations

The roof of the proposed two-storey side extension is hipped, follows the same pitch and is subordinate to the main roof. This design will be acceptable when viewed from the street. There are other examples of two-storey side extensions with a hipped subordinate roof and 1 metre setback along Kenton Lane that are not adversely affecting the street scene (refer earlier).

Roof alterations to the rear will not be able to be seen from the street. The site has a long rear garden, ensuring the adjoining properties to the rear will not be adversely affected.

The proposed rear dormer will be visually contained within the roof and will not project above the ridgeline. The rear dormer complies with the minimum setbacks of 500mm from the party wall and 1000mm above the roof eaves. Sufficient space will be retained between the side of the dormer and the roof over the two-storey rear extension. The size of the dormer is therefore considered to be acceptable.

2. Conversion Policy

The suitability of the new units created in terms of sizes, circulation and layout

The proposed ground-floor flat comprises three bedrooms, a combined lounge, dining and kitchen area, and a bathroom. The proposed first-floor flat comprises four bedrooms, a study, a combined lounge, dining room and kitchen and a bathroom. The flats would provide residential accommodation of a good size, circulation and layout for family or multi- occupation.

In terms of circulation, internal access has been provided to enable access for the upstairs flat to the rear garden. This is in accordance with the UDP Policy H9, which seeks to encourage access for flats to rear amenity space. Access ramps are proposed at the front and rear doors of the downstairs flat to provide access for disabled persons.

The standard of sound insulation measures between units

The agent has advised that the building will have noise insulation in accordance with Part E of the Building Regulations. This is formalised through a recommended condition.

The level of useable amenity space available

The rear garden is to be divided generally down the middle into two amenity areas. The southern side is to be assigned to the ground floor flat and the northern side for the upstairs flat. Each garden measures approximately 4 metres wide by 22 metres long, with an L-shape configuration at the rear of the flats for access. No details of fencing between the amenity areas have been provided. A condition is recommended requiring an approved landscaping plan with appropriate boundary fencing prior to the occupation.

Cont...

Traffic and highway safety

The UDP residential off-street parking guidelines set a maximum of 3.0 resident spaces for the proposal (and 0.4 visitor spaces). The existing carport is to be lost as a result of the proposed two-storey side extension. In the previous application that was withdrawn (P/1995/04/DFU) the agent had proposed two on site car parks, one beside the other. However, it was noted by Council's Traffic Engineer that the location of a bus stop immediately in front of the site would preclude the proposed parking layout. It is not possible to widen the existing vehicle crossover to this site given the position of the bus stop.

In this application one car park space at the front of the site is proposed. This represents a shortfall of 2 resident spaces below the maximum requirement as set out in the UDP. Council's Traffic Engineer has expressed no concerns regarding the proposal. There is parking available in the surrounding area and the site is in close proximity to bus stops.

The landscape treatment and the impact of any proposed front garden/ forecourt car parking.

The proposed front garden/ parking area is consistent with the front amenity of properties along Kenton Lane. A large number of front gardens along Kenton Lane are fully paved. The plans show some planting along the front boundary and along part of the side boundary with No. 85 Kenton Lane. The refuse storage arrangements are acceptable. It is recommended that permission be conditional upon an approved landscaping plan.

3. Character of Area

It is not considered that the proposal would be an overdevelopment or over-intensive use of the site. The proposal will not have a detrimental effect on the character of the area. The development will have a single point of access and egress as seen from the front. This will retain the appearance of the building as a single family dwelling when viewed in the streetscape.

4. Residential Amenity

The proposal will increase the intensity of use on this site, by reason of increased activity outside and within the building. However, it is not considered that the degree of additional noise and disturbance associated with the use would be of such significance as to be detrimental to the amenity of surrounding occupiers. The proposal will not overlook or unduly shade adjoining properties nor adversely interfere with neighbour's outlooks.

Cont...

5. Disabled Persons' Access

Access ramps are proposed at the front and rear doors of the downstairs flat to provide access for disabled persons. A condition of consent is recommended to ensure that the proposed disabled persons' access is undertaken to an acceptable level, and approved by the local planning authority, prior to the development commencing.

6. Consultation Responses

- Existing damage to neighbour's garage at 89 Kenton Lane - this is a civil matter and not a relevant planning consideration.
- The effect of construction works on 85 Kenton Lane - this is a civil matter and not a relevant planning consideration.

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 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

ANMER LODGE, 2 COVERDALE CLOSE, STANMORE

3/01

P/581/05/CVA/TEM

Ward: STANMORE PARK

REMOVAL OF CONDITION 2 OF PERMISSION P/2598/03/CVA WHICH REQUIRES 8 REPLACEMENT TREES TO BE PLANTED

NOVAS-OUVERTURES GROUP LTD

RECOMMENDATION

Plan Nos:

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

- 1 The condition is necessary to prevent direct overlooking from the application premises of adjacent residential properties in Laburnam Court and Dennis Gardens, and to benefit the appearance of the area.

INFORMATIVES

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Appearance of Area and Neighbouring Amenity (SD1, D4)
 2. Consultation Responses
-

INFORMATION

a) Summary

Council Interest: Freehold owner of building

b) Site Description

- adjacent to northern boundary of Stanmore District Centre at end of Coverdale Close which connects to Stanmore Hill, south side of Rainsford Close.
- occupied by pentagonal shaped single/2 storey building originally erected as Home for Elderly Persons.

Cont...

- used since 1999 as Hostel with separate Day Care Centre.
- planted courtyard in centre of building, grassed areas of open space surround building on northern, eastern and southern sides.
- 15 space car park in front of main entrance on western side of building.
- residential properties in Rainsford Close and Laburnam Court/Dennis Gardens adjacent to northern and eastern boundaries respectively.
- ground level and multi-storey car parks abut southern boundary.
- car parks for Stanmore Library and upper floor offices (Burnell House) next to western boundary.
- public footpath crosses south-west corner of site between Stanmore Hill and The Broadway.

c) Proposal Details

- removal of Condition 2 of planning permission P/2598/03/CVA which reads as follows:

“The 8 semi-mature trees planted pursuant to planning permission EAST/809/99/FUL shall be removed and replaced with 8 trees to a species to be agreed beforehand by the local planning authority. Such trees shall be planted in the first planting and seeding season following the date of this planning permission. Any new trees which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

d) Relevant History

EAST/809/99/FUL	Change of Use: Residential Care Home for the Elderly to Residential Hostel (Class C2 to sui generis) with alterations to entrance of day care centre	GRANTED 25-OCT-99
P/2598/03/CVA	Variation of condition 2 of planning permission EAST/809/99/FUL to allow hostel use to continue until 01-FEB-07	GRANTED 13-FEB-04

e) Applicant's Statement

None.

f) Notifications

Sent	Replies	Expiry
20	Awaited	05-APR-2005

Cont...

APPRAISAL

1. Appearance of Area and Neighbouring Amenity

The 8 trees in question comprise silver birches which were agreed pursuant to a landscaping condition in the original change of use planning permission EAST/809/99/FUL. 3 semi-mature specimens were planted behind Laburnam Court and 5 behind Dennis Gardens to provide screening to adjacent residential premises.

Those trees however died and in order to ensure the provision of screening a requirement to plant 8 replacement specimens was included as Condition 2 of permission P/2598/03/CVA.

Anmer Lodge, although located at least 20m from the boundaries of properties in Laburnam Court and Dennis Gardens, is sited at a higher level which affords views of over the rear gardens of those properties.

The replacement trees would prevent such clear overlooking to the benefit of residential amenity and also the appearance of the area.

It is considered that the terms of the proposed condition meets the tests of necessity, relevance and reasonableness in Circular 11/95, and its removal cannot therefore be supported.

2. 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 refusal.

468 HONEYPOT LANE, STANMORE

3/02
P/318/05/DFU/SL2
Ward: QUEENSBURY

SINGLE STOREY SIDE EXTENSION

MR & MRS J VARA & MR P VARA

RECOMMENDATION

Plan Nos: 01, 02

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

- 1 The proposed single storey side extension, by reason of its size and siting, would be unduly obtrusive and overbearing when viewed from the adjacent property 466 Honeypot Lane, to the detriment of the visual and residential amenities of the occupiers of this neighbouring property.

INFORMATIVES

- 1 **INFORMATIVE:**
The following policies in the Harrow Unitary Development Plan are relevant to this decision: SD1, D4, D5

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1. Amenities of Neighbours
 2. Consultation Responses
-

INFORMATION

This application is reported to the Committee in accordance with the Additional Householder Extension Guidance titled, "The Consideration of Personal Circumstances in Relation to Planning Applications for Householder Extensions for Disabled People".

a) Summary

None

b) Site Description

- The subject site is on the east side of Honeypot Lane, and is occupied by an two storey semi-detached dwelling with no previous extensions

Cont...

Item 3/02 - P/318/05/DFU Cont...

- The west side of Honeypot Lane consists of two-storey semi-detached dwellings
- To the north of the application site are a number of factories and warehouses
- Adjoining dwelling, no.470, has an existing front porch extension, two-storey side extension, and a single storey rear extension projecting approximately 3 metres from the main rear wall along the party boundary
- The dwelling to the south, no.466, is positioned at a 45-degree angle to the subject dwelling, and has not been extended
- Amenity space at the site is small, however this is somewhat characteristic of the sites in the immediate vicinity
- The rear garden is bound by a 1.8 metre closed-boarded wooden fence

c) Proposal Details

- Single storey front and side extension
 - 400mm forward projection from main front wall
 - projecting 3 metres from south flank for the full length of existing dwelling

d) Relevant History

P/2646/03/DCP	Certificate of Lawful Proposed Development: single storey rear extension	GRANTED 23-DEC-03
P/3352/04/DFU	Single storey front & side extension	has not been implemented GRANTED 02-FEB-05

e) Notifications	Sent	Replies	Expiry
	2	0	16-MAR-2005

APPRAISAL

1. Amenities of neighbours

This application is a revised version of the previously approved application for a single storey front and side extension (reference 04/3352/04/DFU). This application has reduced the rearward projection of the proposed side extension. Site circumstances have not changed since the original application.

The front element of the proposed extension would project 400mm from the main front wall, bringing the front wall of the extension inline with the existing bay window, yet not linking into it. This forward projection is modest in size and would have nominal impact on adjacent neighbours. The proposed window will match the existing windows on the front elevation. The adjoining semi-detached dwelling has a two-storey side extension. Other single storey front and side extensions are evident in the surrounding area. This extension is consistent with requirements in the SPG for front extensions and considered acceptable.

Cont...

The proposed single storey side extension is to project from the existing south flank up to the south boundary. The width across the front elevation would be 3 metres, however this width decreases to 2.2 metres at the rear due to the narrowing of the site towards the rear. The extension would abut the boundary for the full length of the existing house, 8.4 metres. The roof would be mono-pitched, with 2 velux roof lights to lie level with the roof. This proposal would not affect the adjoining dwelling, no.470, as the extension would be screened by the original dwelling house. The adjacent dwelling 466 Honeypot Lane has a very small rear garden, and is positioned so the rear wall faces the subject site at an angle. The previously approved application mitigated adverse effects of overbearing, as the proposed side extension did not project past the nearest rear corner of this neighbouring dwelling. The further rearward projection proposed in this revised application is considered to detract from the residential amenities of this neighbour as the extension will appear overbearing and obtrusive when viewed from the main rear windows of no.466. This additional element is further emphasised as 466 Honeypot Lane is at a slightly lower level than the subject site.

It is acknowledged that the proposed extension is to be used as a bedroom for a disabled person. Discussions with the applicants have concluded that they feel more space is needed than what was originally granted approval under reference P/3352/04/DFU. However, it is considered that the additional rearward projection of the single storey side extension will have a detrimental effect on the amenities of residents at 466 Honeypot Lane.

2. Consultation responses

No consultation responses

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.

CAR DEALS, 201/203 HEADSTONE LANE, HARROW WEALD

3/03

P/423/05/DVA/PDB

Ward: HEADSTONE NORTH

REMOVAL OF CONDITION 7 AND VARIATION OF
CONDITION 17 - PLANNING PERMISSION
WEST/138/97/CON

GEOFFREY SEARLE for MR R THAKRAR C/O CAR DEALS

RECOMMENDATION

Plan Nos: Site Plan

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

- 1 The removal of Condition 7 and the variation of Condition 17 on Planning Permission WEST/138/97/CON, to permit vehicular access and egress from the front of the premises, would give rise to unacceptable potential for conflict with vehicles and pedestrians using this part of Headstone Lane contrary to interests of highway safety.

INFORMATIVE:

1 INFORMATIVE:

The following policies in the 2004 Harrow Unitary Development Plan are relevant to this decision:

- SD1 Quality of Design
 - ST3 London-Wide Highway Network
 - D4 Standard of Design and Layout
 - D7 Design in Retail Areas and Town Centres
 - T15 Servicing of New Developments
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Background
 - 2) UDP Policy
 - 3) Six Tests for Conditions
 - 4) Consultation Responses
-

INFORMATION

a) Summary

None

b) Site Description

- double width ground floor unit on east side of Headstone Lane used for car sales; part of non-designated retail parade
- forecourt and footpath fronting the premises provide approx. 6m depth between building frontage and kerb; footpath accommodates street lamp and waste bin (broadly aligned with boundary between 201 & 203); uncontrolled parking bays front the parade on this side of Headstone Lane

continued/

Item 3/03 – P/423/05/DVA continued.....

- residential flats at first floor level
- shops and flats also accessed by rear service road adjacent to flank boundary of 94 Parkfield Avenue
- UDP designates Headstone Lane as a borough distributor road

c) Proposal Details

- permission sought to remove condition 7 and vary condition 17 on planning permission WEST/138/97/CON (for *inter alia* use of ground floor as car showroom)

d) Relevant History

WEST/138/97/CON	Continued use of ground floor as car showroom (<i>sui generis</i>) and change of use of first and second floors from laboratory (Class B1) to residential (Class C3) with two rear dormers and retention of new shop front.	GRANTED 23-MAY-97
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Condition 7 states:

“Within one month of the date of this permission the posts at the front of the showroom indicated on drawing no. 101/12/E shall be provided in accordance with the submitted details and retained thereafter.

Reason: In the interests of highway safety.

Condition 17 states:

“There shall be no vehicular access to the front of the premises and no vehicles may be parked or displayed on the forecourt of the property.

Reason: To protect the safety of pedestrians using the pavement in front of this parade of shops and in the interests of highway safety.”

e) Applicant’s Statement

An application was made by the applicant under s.184 of the Highways Act 1980 to install a pavement crossover on 9th May 2003 to provide vehicular access to the front of the car showroom. Permission for this was granted by the Council in a letter dated 29th May 2003 which enclosed a plan showing the work to be carried out the crossover was installed by the Council’s contractors in November and December of that year. Subsequently the Council wrote to the applicant on 11th October 2004 and again on 17th January 2005 advising him that use of the crossover was precluded by planning conditions.

The application seeks to remove condition 7 and to vary condition 17 of planning permission WEST/138/97/FUL dated 23rd May 1997. Varied condition 17 would read as follows:

No vehicles may be parked or displayed on the forecourt of the property. Reason: To ensure the free movement of pedestrians using the pavement in front of this parade of shops.

The application is justified for the following three reasons:

continued/

Item 3/03 – P/423/05/DVA continued.....

Reason 1

The Highways Act 1980 requires local authorities to have regard to the safety and free flow of traffic when determining requests for vehicle access. The approval and implementation of the vehicle access, by the Council and at the applicant's expense, demonstrates that the access is safe and that the conditions which sought to preclude vehicles crossing the pavement are redundant. If the Council had continuing concerns about safety it should not have approved and installed the access. There is every reason to believe that the highways assessment will be the same; it would be inconsistent, unreasonable and unfair if it were otherwise.

Reason 2

The applicant knows of no accidents or potentially dangerous situations that have occurred since the installation of the crossover. Accordingly there has been no demonstrable harm to pavement or highway safety and therefore no justification for retaining the conditions in their present form. Vehicles entering the premises from the front do so in reverse so there is no reversing out from the premises onto the highway. The crossover is used no more than 8 or 9 times a week.

Reason 3

The business depends upon this means of moving vehicles into and out of the premises. The alternative service route is badly maintained, inconvenient, congested and harmful to the applicant's stock and image. The applicant is minded to seek alternative premises if the application is not successful. Consequently there would be a loss of employment in the Borough and the creation of dead frontage. It is unlikely that other car dealers would be interested due to the problem of access.

The Council is under a statutory duty to determine all applications fairly and without prejudice. The applicant is concerned that officers have already indicated that permission will be refused. By pre-judging the application officers are breaching the applicant's human rights. Officers are also threatening his right to a fair hearing, a right established by the Human rights Act 1998 which enshrines Article 6 of the European Convention on Human Rights into domestic law.

f)	Notifications	Sent 25	Replies 17 + 1 petition of 10 signatures	Expiry 05-APR-05
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continued/

Summary of Responses: 15 letters of support: use of rear service road causes chaos and disruptive to other businesses, rear service road designed for access only, applicant could not continue trading if forced to use rear service road, movements across the pavement will be kept to minimum and executed with care (as has been since pavement was lowered), no problems experienced parking to use the retail parade, experienced problems test-driving a car from the premises, applicant received an award from Harrow Mayor for operating correctly, Harrow & Brent have made Car Deals an approved trading standards dealer, applicant has paid over £3000 to Council, standard of work carried out by Council contractors is poor, bins and advertising boards more of a hindrance, majority of private households have vehicle access, Harrow Council should support and encourage local business and not persecute them, more parking spaces on service road, business has improved since kerb lowered, no other car sales business has this problem, stop bureaucracy and concentrate on more important things, always space in evening for pizza collection, Council can enforce parking controls if parking is the problem, must be possible to reach amicable agreement, no problems in past so cannot envisage future problems.

1 letter of objection + 1 petition: conditions put in place at time of original grant of permission reflected concerns about safety - traffic on this hazardous bend and pedestrians particularly from nearby schools, safety a prime concern, safety issues as important today as in 1997, manoeuvring into and out of showroom between parked cars presents a greater hazard, applicant failed to disclose the conditions when he applied to the highways department, grant would risk breach of the peace, other businesses in this parade rely on passing trade - two parking spaces lost causing congestion on neighbouring roads or hazard on Headstone Lane, use as a showroom is unnecessary (car sales site opposite) - should be returned to retail use, no compensation should be payable to applicant.

APPRAISAL

1) Background

Permission for the continued use of the premises as a car showroom and, *inter alia*, for the retention of the replacement shop front was granted in 1997 on the basis that there would be 8 posts cemented across the site frontage spaced to allow for pedestrian and wheelchair access from Headstone Lane. The intended effect was to limit vehicular access to the premises from the rear service road and accordingly condition 7 required the installation of the posts in accordance with the approved details by 23rd June 1997. As an additional safeguard condition 17 imposed on-going controls prohibiting vehicle access from the front of the premises, as well as the use of the forecourt for the parking or display of vehicles.

continued/

At the meeting of the Council on 26th February 2004 Councillor Janet Mote presented a petition signed by 99 persons in the following terms: “This petition is against the breach of condition at the above property. Therefore we are asking the Council to enforce the planning control made on this address, as it contained a condition prohibiting access from the front of the property”. The Council resolved that the petition be referred to the Development Control Committee for consideration. This took place on 17th March 2004 and the Committee resolved that the matter should be reported to their meeting on 21st April 2004.

The Enforcement Manager’s report to the April 2004 meeting concluded that there is no breach of planning control in the provision of a vehicle crossing and that further investigation should be undertaken to ascertain the availability of evidence that a breach of condition 17 (on planning permission WEST/138/97/CON) has occurred. In the event that the Borough Solicitor is satisfied with the evidence then, the report stated, a breach of condition notice would be issued to rectify the breach, otherwise no further action would be taken.

2) UDP Policy

Policy SD1 seeks an appropriate standard of design and layout with the aim *inter alia* of improving the quality of the built environment and facilitating access. Policy ST3 sets out the highway hierarchy; the supporting text says of borough distributor roads: “Whilst essentially local in nature and often with residential and other properties directly accessing onto the highway, further direct accesses for certain types of development may not be appropriate”.

Following on from these, Policy T15 deals with the servicing of development. It states that direct connection of access roads or service areas to London and borough distributor roads will be discouraged unless the alternative arrangement is undesirable due to road safety or amenity reasons. Its supporting text explains “Direct connection to a London Distributor or Borough Distributor Road...will be discouraged in order to avoid a proliferation of connections to these roads, which carry greater flows of traffic. Increasing the number of connections can create adverse road safety as well as traffic flow disruption problems”.

The alternative use of the rear service road would not give rise to any adverse amenity impact upon the occupiers of flats above the parade or adjacent property in Parkfield Avenue. In these circumstances it is considered that there is a policy presumption against the relaxation/removal of conditions that would be detrimental to highway conditions as amplified below.

3) Six Tests for Conditions

Circular 11/95 identifies six tests for the imposition of conditions on planning permissions. They must be: necessary; relevant to planning; relevant to the development; enforceable; precise; and reasonable in all other respects. Against these tests the proposal to remove condition 7 and vary condition 17 on planning permission WEST/138/97/CON is assessed as follows.

continued/

Necessary

The application site is located 20m south of the bend in the road beyond which it turns to run parallel with the railway line and inclines to cross the bridge adjacent to Headstone Lane station. Located some 30-40m south of the site are the junctions of Fernleigh Court and Parkfield Avenue with Headstone Lane. Situated on the opposite side of Headstone Lane is a petrol and car repair garage. The retail parade of 11 units, including the double unit the subject of the application, has a long recessed bay providing for uncontrolled parking off the carriageway of Headstone Lane (though note that the retail parade continues to turn the corner to face the junction with Parkfield Avenue beyond the parking bay). On the inside of the bend in Headstone Lane lies a short service road serving residential maisonettes.

As a borough distributor road Headstone Lane carries a flow of traffic between Pinner/North Harrow and Hatch End/Wealdstone that is of more than immediately local significance. Southbound traffic towards Pinner/North Harrow flows uninterrupted in descent from the railway bridge but faces potential hazard and disruption, within the vicinity of the site, from vehicles entering/leaving the petrol garage and from turning traffic at the junctions with Parkfield Avenue and Fernleigh Court. Parkfield Avenue is itself used by some motorists as a route between Headstone Lane and Harrow View.

In addition it is considered that the paths and forecourt fronting the premises form part of a desirable pedestrian route between Headstone Lane railway station and the residential hinterland to the south and east. Consequently it is likely that frontage carries a significant pedestrian flow at peak times, as well as any pedestrian activity associated with this retail parade during and outside these times.

No objection to the original application (WEST/138/97/FUL) was raised by the Council's highway engineer on the basis that vehicle access would not be taken from Headstone Lane. That application had been recommended for approval with conditional control over access to the front and use of the forecourt (i.e. as per final condition 17) to the meeting of the Committee on 15th April 1997. However consideration of the application was deferred after it transpired that, some time after 2nd April, an unauthorised shuttered shopfront had been installed allowing vehicular access to the front. The application was subsequently amended to show barriers across the shopfront and granted by the Committee on 19th May 1997 subject to the installation of the barriers within one month (i.e. condition 7).

In the circumstances described it is not considered that the original *raison d'etra* for the conditions, on the ground, has changed. This part of Headstone Lane appears to be the subject of significant flows and movements of both vehicular and pedestrian traffic that could be impeded and further complicated by the removal and variation of conditions which allow vehicle access at the front. The absence of accident data on this stretch of the road, since the installation of the crossover, is not considered to be satisfactory evidence that no accident potential exists nor that any 'near miss' with either pedestrian or vehicle users of the highway has not already occurred. Whilst the applicant may be particularly careful it does not follow that future owners/occupiers of the premises would have a similar attitude. The conditions are therefore considered to be necessary to allow the continued use of the premises for car sales purposes without potential detriment to highway safety. continued/

Whilst of lesser significance it can also be noted that access from the front, which would necessitate the retention of the crossover, would lead to the loss of parking spaces in the bay fronting this parade of shops. In the event that this loss might displace cars stopping to use the parade at busy times onto surrounding highways, the application also poses potential to disrupt the wider free flow and safety of traffic in the locality.

Relevant to Planning

Highway safety, in terms of both vehicular and pedestrian users, is a planning interest of acknowledged importance. The conditions are therefore relevant to planning.

Relevant to the Development

For the reasons outlined above it is considered that the conditions are relevant to the continued use of the premises as a car showroom.

Enforceable

Compliance with both conditions would be achievable through monitoring and surveillance of the site by officers.

Precise

The conditions are considered to be sufficiently precise and clear as worded.

Reasonable

It is considered that the conditions are a reasonable means of allowing the use of the site to continue without detriment to highway safety.

4) Consultation Responses

- | | |
|---|--|
| use of rear service road causes chaos and disruptive to other businesses/rear service road designed for access only | - in the event of such harm being demonstrated this would need to be weighed against the highway safety risk of front access |
| applicant could not continue trading if forced to use rear service road | - retention of an active car sales use on this site not considered to outweigh highway safety considerations |
| no problems experienced parking to use the retail parade | - noted |
| experienced problems test-driving a car from the premises | - noted |
| applicant received an award from Harrow Mayor for operating correctly | - not a material planning consideration |
| Harrow & Brent have made Car Deals an approved trading standards dealer | - not a material planning consideration |
| applicant has paid over £3000.00 to Council | - not a material planning consideration |

continued/

Item 3/03 – P/423/05/DVA continued.....

- standard of work carried out by Council contractors is poor - not a material planning consideration
- bins and advertising boards more of a hindrance - not considered to justify variation/removal of conditions
- majority of private households have vehicle access - noted
- Harrow Council should support and encourage local business and not persecute them - application assessed solely on planning merits
- more parking spaces on service road - noted
- business has improved since kerb lowered - not a material planning consideration
- no other car sales business has this problem - site specific planning circumstances
- stop bureaucracy and concentrate on more important things - application has to be assessed
- always space in evening for pizza collection - not a material planning consideration
- Council can enforce parking controls if parking is the problem - noted
- must be possible to reach amicable agreement - application assessed solely on planning merits
- applicant failed to disclose the conditions when he applied to the highways department - not a material planning consideration
- use as a showroom is unnecessary (car sales site opposite) – should be returned to retail use - continued use considered acceptable with conditions
- no compensation should be payable to applicant - not a planning matter

All other matters as dealt with in the main 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.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

BUDGENS STORES LTD, STONEFIELD WAY, RUISLIP

4/01

P/381/05/CNA/RJS

Ward: Adj Auth – Area 2(W)

CONSULTATION: CONSTRUCTION OF 6 UNITS FOR B1 (LIGHT INDUSTRY), B2 (GENERAL INDUSTRY) AND/OR B8 (STORAGE) USES. 1 UNIT FOR CAR SALES/SERVICING. 1 UNIT FOR BUILDERS MERCHANTS, 7 UNITS FOR B1, B2, B8 AND ANCILLARY SHOWROOM

LONDON BOROUGH OF HILLINGDON

RECOMMENDATION

Plan Nos: 9991/P27 Rev.H, P499 Rev.-, P500 Rev.A, P501 Rev.B, P502 Rev.C, P503 Rev.C, P504 Rev.C, P505 Rev.C, P602 Rev.C, 0906/04/1, /2

OBJECT to the development set out in the application and submitted plans for the following reason(s):

- 1 The proposed development of Units A & B by reason of their siting would be visually obtrusive, would be out of character with neighbouring properties, and would not respect the siting of those properties, to the detriment of the visual amenities of the streetscape, neighbouring residents of the London Borough of Harrow and general character of the surrounding area.

INFORMATIVE:

- 1 Standard Informative 34 – Consultation as a Neighbouring Local Planning Authority
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

a) Summary

None

b) Site Description

- large industrial warehouse site which has 45m of road frontage to Field End Road and extends through to Stonefield Way
- along the road frontage to Field End Road the site currently accommodates 2 large detached, double storey, flat roofed commercial/warehouse buildings. These buildings are sited between 15-19m from the property frontage
- existing forecourt areas are sealed with tarmac having been utilised for vehicular parking

continued/

Item 4/01 – P/381/05/CNA continued.....

- 3 vehicular access points currently exist along Field End Road to provide access to the site
- a minimal width landscaping bed is located along the frontage of the site
- Field End Road forms the borough boundary between Harrow and Hillingdon
- approximately 50m into the site from Field End Road, the property opens out into a much larger warehouse/industrial estate, with this being somewhat removed and isolated from Field End Road/borough boundary
- properties immediately opposite the site on the eastern side of Field End Road (within the Borough of Harrow) are residential two storey semi-detached dwellinghouses
- properties on the western side of Field End Road (within the Borough of Hillingdon) are all large commercial/warehouse/industrial buildings, with a prevailing frontage setback of 15-20m

c) Proposal Details

- demolition of all buildings on site and redevelopment as a commercial/industrial estate consisting of: 13 units B1, B2, B8 (light/general industrial, storage), 1 unit car sales/servicing, 1 unit builders merchants
- 2 large buildings (housing 7 smaller units) would be constructed to the Field End Road frontage and would accommodate units within the following use classes: B1 (light industry), B2 (general industry) and B8 (wholesale warehouse, distribution centre, repositories) with ancillary offices at first floor level
- the first building (Unit A – accommodating 3 units) would be sited between 3.5 to 4.5m from the Field End Road frontage, would have a footprint of 22.5 x 31.0m and a wall height of 6.6m and overall height of 8.1m
- the second building (Unit B – accommodating 4 units) would be sited between 3 – 8m from the Field End Road frontage, would have a footprint of 25 x 49m and a wall height of 6.6m and overall height of 8.1m
- the area between these two buildings would accommodate vehicular parking whilst a landscaping strip between 3 – 8m would be provided along the Field End Road frontage
- the larger proportion of the site (located behind the first two buildings fronting Field End Road), would be developed with the remaining 6 units of B1, B2, B8 (light/general industrial, storage), 1 unit for car sales/servicing and 1 unit for a builders merchants. Specifically it is noted that 4 of the units would have sole access from Stonefield Way, thus are entirely isolated from the Borough of Harrow

d) Relevant History

None

e) Notifications

Sent
49

Replies
0

Expiry
21-MAR-05

continued/

APPRAISAL

1) Impact on London Borough of Harrow

The predominant scale of development along the western side of Field End Road is of large 2 storey commercial/warehouse buildings, with the prevailing setback from the road frontage being between 15 – 20m. Although the proposed buildings fronting Field End Road are of a size and scale comparable to the other commercial/warehouse buildings in the vicinity, nevertheless their proposed siting of between 3 – 8m from the frontage would significantly reduce the prevailing setback of buildings along Field End Road. For this reason the proposed development is considered to be visually obtrusive and would clearly be out of character with neighbouring properties. The proposed development plans have indicated that landscaping would be provided between the proposed buildings and the pavement edge, however this setback is considered to be of inadequate depth to allow for appropriate mature screening trees and vegetation. Likewise a landscaping bed clearly does not negate the greater issue of the proposed buildings significantly interrupting the prevailing building line found along the western side of Field End Road. To illustrate this point further, the pairs of double storey residential dwellings on the eastern side of Field End Road have prevailing frontage building line of 6.5 to 7m, which is in excess of what is nominated for the 2 proposed buildings fronting Field End Road.

On the basis of the above, the proposed development of Units A & B by reason of their siting would be visually obtrusive, would be out of character with neighbouring properties, and would not respect the siting of those properties, to the detriment of the visual amenities of the streetscape, neighbouring residents of the London Borough of Harrow and general character of the surrounding area.

With respect of the greater issue of the overall redevelopment of the site, no specific objections are raised. Clearly the existing property has an established industrial/warehousing use, with the proposed scheme providing a similar form of development, albeit in a more modern format. with regard to traffic two vehicle access points would be removed, which is considered to be an improvement to the current access arrangements to the site. Nevertheless objections still stand with regard to the proposed buildings fronting Field End Road.

2) 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 Council objects.

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