



**DEVELOPMENT CONTROL
COMMITTEE**

WEDNESDAY 20 APRIL 2005

ADDENDUM

This page is intentionally left blank

LONDON BOROUGH OF HARROW

ADDENDUM

DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 20TH APRIL 2005

INDEX

2/09 **RECOMMENDATION** to read '**REFUSE**'

Section 1

1/01 History of adj.site (garages)

WEST/295/01/FUL	Redevelopment of a three Storey block of 6 flats and 24 car parking spaces	REFUSE 21-MAR-02 Appeal Dismissed
-----------------	--	---

The Inspector concluded that the proposal was unacceptable due to the loss of car parking and potential overlooking of No.2 Collapit Close. The Inspector specifically accepted that the impact on properties on Pinner Road would be acceptable.

P/122/03/CFU	2 storey building to provide 4 flats with access and including provision for existing flats	GRANTED DEC 2003
--------------	--	---------------------

1/02 An additional objection was received on the following grounds; concerned that there are unending applications submitted to the council; have been many rejections but the applications continue; not against a reasonable development but care needs to be taken not to overstretch the infrastructure; development will cause over over congestion of traffic, increase accidents and stretch civic amenities to breaking point.

Delete reason for REFUSAL 1. This was included in error.

1/03 Revised marketability report received 14-APR-05.

11 of 13 office suites currently vacant.

3 of 4 outbuildings currently vacant.

2 nd Notification (49 units)	Sent 279	Replies 7	Expiry 20-APR-05
--	-------------	--------------	---------------------

Summary of Responses: Inadequate on-site parking causing more problems in Elmgrove Road where there are inadequate parking facilities for residents of that street, inadequate provision for children, loss of light, amended layout received from local resident showing more on-site parking, excessive height , highway problems.

6) Consultation Responses:

- Parking issues – it is suggested, in addition to the scheme being ‘Resident Permit Restricted’, that planning permission be accompanied by a Travel Plan to include the following elements:-
 - a) Membership of the West London Car Share Scheme.
 - b) Secure cycle facilities (which are shown on the submitted drawings).
 - c) Pool bikes
 - d) Commitment to actively promote travel awareness.
 - e) Home working facilities for each dwelling.

Copies of consultation responses have been passed to the Parking and Enforcement Manager for further consideration.

Section 2

- 2/02 Notification Response: Pinner Association – building would appear out of character.
- 2/03 & 2/04 DEFER at Officers' request to request applicant to seek a specialist consultants report to consider, in the context of the activities being carried out within that area:1) the effectiveness of the proposed acoustic controls in addressing the identified problems of noise nuisance and disturbance to local residents, bearing in mind the extended hours of use and the variety and scale of activities being carried on;2) their proposals for environmental control of the site, to include:* control of vermin and rodents;* waste management generally, including how they intend to accommodate their waste generation requirements, both now and over the next 2 years, and what implications this would have for the use of this part of their site, and the amenity impact on local residents.
- 2/09 **CONCLUSION** – last word to read ‘Refusal’

2/21 **INFORMATION**

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

2/23 **RECOMMENDATION**

Add Condition

Glazing-Future2

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.

The first sentence of the **APPRAISAL** section

1. **Green Belt Land and Area of Special Character**

 Incorrectly refers to Hilltop Way. The reference to Hilltop Way should be deleted and replaced with reference to The Common.

2/24 An objection was received on the following grounds:

What protection has been given to Bat species known to have habitat on-site; what protection has been given to trees; whether the scheme includes replanting; requests that the building would not constitute existing “footprint”

2/25 30 letters of objection.

Comments:

Out of character, overlooking, threat to trees, lack of car parking - additional on street parking would cause disruption to traffic, revisions do not alter effect on amenity, impact of balconies, contrary to UDP Policies, additional noise, danger to pedestrians, loss of light, loss of view, increased pollution, increased vibration, request for details of any conflicts of interests, obtrusive lighting, no need for additional business units.

Pinner Association: out of character, lack of parking, no toilet facilities, obtrusive lighting, highway safety.

Response:

The area contains a variety of building styles and sizes.

It is considered that the design and proposed use of the building would not give rise to undue overlooking of neighbouring residential premises.

Previous amenity reason for refusal related to impact on No.1 South Close, which has been addressed.
Additional noise is unlikely to be unacceptable.
Increased pollution and vibration unlikely to result.

RECOMMENDATION

Additional condition

8) Notwithstanding the details shown on the approved drawings, details of the treatment of the forecourt and vehicle drop-off area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be constructed in accordance with such details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the area and highway safety.

2/28

RECOMMENDATION

Add Condition:

Landscaping to be Implemented

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

Section 3

3/03

One additional notification reply – objecting.

Section 4

4/01 The agenda report for this application recommends that an objection be raised to the development on the grounds that the siting of two proposed buildings would have a detrimental impact on the streetscape of Field End Road. Particular objection was raised to Blocks A & B that were to house 3 and 4 warehouse units respectively. However the proposed development has recently been revised. The revised plans details that a warehouse unit has been deleted from each Blocks A & B in order to increase the proposed setback from the Field End Road frontage. The buildings are now proposed to be sited to the approximate setback of the existing buildings to be replaced. Specifically the increase of setbacks of blocks A & B would resolve the prior objections raised. Therefore is recommended that on the basis of the substitution of the revised plans that no objection be raised to the proposed scheme.

Replace listed 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;

with revised Plan Nos:

9991/ P27 Rev. J, P499 Rev. -, P500 Rev. B, P501 Rev. C, P502 Rev. D, P503 Rev D, P504 Rev. C, P505 Rev. D, P602 Rev. D, 0906/04/1, 2 Rev B.

This page is intentionally left blank

DEVELOPMENT CONTROL COMMITTEE – 20 APRIL 2005

AGENDA ITEM 10

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

Application	Objector	Applicant/Applicant's Representative
Item 1/01 Meeting Hall, 1 & 2 Collapit Close, Harrow	Sonya Khera	Gillett Macleod Partnership for Mr and Mrs M Bradford
Item 2/03 Unit 4, Christchurch Industrial Estate, 4 Forward Drive, Harrow	Sarah Hardman	Katies Kitchen
Item 2/04 Katies, Christchurch Industrial Centre, Forward Drive, Harrow	Sarah Hardman	Lancaster & Lodge Architects for Geest Properties Limited
Item 2/25 8 Village Way, Pinner	Mr Hutton	M P Associates for 3 Continents Limited

This page is intentionally left blank