

Planning Committee

PLANNING APPLICATIONS RECEIVED

DATE:

Wednesday 12 February 2014

PLANNING COMMITTEE

APPLICATIONS

WEDNESDAY 12TH FEBRUARY 2014

PLANNING APPLICATIONS RECEIVED

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PLANNING COMMITTEE

WEDNESDAY 12TH FEBRUARY 2014

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SECTION 1 – MAJOR APPLICATIONS

Item No: 1/01

Address: THE HIVE FOOTBALL CENTRE (FORMERLY PRINCE EDWARD PLAYING FIELDS), CAMROSE AVENUE, EDGWARE

Reference: P/3469/13

Description: SINGLE STOREY SIDE EXTENSION TO THE EAST STAND TO CREATE AN ENLARGED MEDICAL CENTRE; TWO CHILLER UNITS ON THE SOUTHERN ELEVATION OF THIS EXTENSION

Ward: QUEENSBURY

Applicant: MR ANTHONY KLEANTHOUS

Agent: AND ARCHITECTS LTD.

Case Officer: OLIVE SLATTERY

Expiry Date: 15 JANUARY 2014

RECOMMENDATION

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

INFORMATION

This application is being reported to Planning Committee as the application site is of significant public interest. The application is therefore referred to the Planning Committee as it is excluded by Proviso E of the Scheme of Delegation dated 29 May 2013.

Summary

Statutory Return Type: (E18) Minor Development
Council Interest: The Council is the Freeholder of the site

Site Description

- The Hive Football Centre (formerly Prince Edward Playing Fields) comprises former educational sports grounds designated as open space within the Core Strategy (2012). It is now occupied by a football stadium with ancillary facilities, open air grass and synthetic football pitches.
- It is bound by the Jubilee Line railway to the west, with residential properties fronting Aldridge Avenue on the other side of the railway embankment: residential properties fronting Whitchurch Lane to the north and Camrose Avenue to the south. To the east, the site adjoins residential properties along Buckingham Gardens, St David's Drive and Little Stanmore Nursery, First and Middle School.
- The section of railway that adjoins the western site boundary is identified as a site of nature conservation importance.

- The original site level falls from the north to the Edgware Brook, which crosses the site, and then rises again to Camrose Avenue.
- The part of the site adjacent to the Brook is in Flood Zone 3a/3b (including an Environment Agency flood defence bund), whilst the northernmost part of the stadium is within Flood Zone 2.
- The site is designated as a proposal site within the Harrow Core Strategy. It is recognised as a centre of sports excellence, providing important opportunities for community access to high quality facilities and local sports participation.
- The main access to the site is from Camrose Avenue, with secondary access (pedestrian only) from Whitchurch Lane.

Proposal Details

- The current application relates only to a small part of the 'The Hive' site.
- The site outlined in red is located immediately south of the east stand.
- The application proposes a single storey side extension to the east stand to create an enlarged medical centre and two chiller units on the southern elevation of this extension.
- The proposed extension would be comprised of a main element (the Medical Centre) and an enclosure for the proposed chiller units would be attached to this.
- The proposed extension would have a total footprint of 132m². It would be 10.5m deep and 12.8m wide. It would have a maximum height of 3.2m.
- The proposed Medical Centre would have a footprint of 112m². It would be 8.8m deep and 12.7m wide. It would have a height of 3.2m.
- The submitted Design and Access Statement advises that:
 - the proposed extension would accommodate MRI and CT scanning machines and that this will enable medical services to be provided to elite athletes, the local community visitors to The Hive;
 - work has begun identifying research needs and a medical programme related to cardio screening and comparing the heart development of children involved in sports and children not involved in sports
 - the centre will enable research in concussion and the cognitive effect of trauma to the brain
- Two chiller units are proposed on the southern elevation of this extension. These would be enclosed by a further 1.7m wide x 11.4m deep x 2m high addition to the proposed Medical Centre extension.

Relevant History

EAST/148/01/OUT - Outline: football stadium, terraces, stand & clubhouse, floodlights to ground, artificial pitch & tennis courts, health & fitness facilities, parking, vehicular access from Camrose Avenue

Granted - 11-Apr-2003

P/1087/03/DVA - Variation of condition 13 of planning permission East/148/01/OUT to provide revised parking layout

Granted - 29-Jul-2003

P/898/03/CDP - Details of design and appearance of building and landscaping pursuant to condition 2 of outline planning perm. East/148/01/OUT for football stadium associated works

Granted - 04-Aug-2003

P/0002/07

Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking
Granted : 08-APR-08

P/1321/08

Alterations and internal changes to east stand and change of use of part of first floor of east stand from D2 (assembly and leisure) to primary care trust premises
Granted : 06-OCT-08

P/1226/09

S.73 application to vary condition 27 (development within the area liable to flood) attached to planning permission P/0002/07
Granted : 25-AUG-09

P/2022/09

Variation of condition 18 (external lighting) pursuant to planning permission ref: P/0002/07/CFU dated 8 April 2008 from 'All exterior lighting other than floodlighting shall be extinguished on any day not later than 22:30 hours, except lighting not more than 1m above the finished road or car park level that shall be extinguished not more than 60 minutes after the end of any match or event' to 'All exterior lighting other than floodlighting shall be extinguished on any day not later than 22:30 hours, except lighting not more than 1m above the finished road and car park level that shall be extinguished not more than 60 minutes after the end of any match or event.'
Granted : 06-NOV-09

P/2257/09

Variation of condition 17 (floodlighting) pursuant to planning permission ref: P/0002/07/CFU dated 8 April 2008 from 'The floodlighting hereby permitted for playing surfaces shall only be used on any day up to 2200 hours except when evening matches are being played at the main stadium when floodlighting shall only be used up to 2300 hours' to 'The floodlighting hereby permitted for playing surfaces shall only be used on any day up to 2300 hours, until commencement of use of the playing surface of the main stadium, at which time floodlighting for the main stadium shall only be used on any day up to 2300 hours, and any other floodlighting within the site hereby permitted for playing surfaces shall only be used on any day up to 2230 hours'.
Refused : 29-DEC-09

Reason for Refusal:

1) The proposed variation of condition to extend the hours of floodlighting would result in unacceptable detriment to the living conditions of neighbouring residential properties contrary to policies D4 and EP25 of the Harrow Unitary Development Plan.

P/2912/09

Variation of condition 17 (floodlighting) of planning permission ref: P/0002/07 dated 8 April 2008 from 'the floodlighting hereby permitted for playing surfaces shall only be used on any day up to 22.00 hours except when evening matches are being played at the main stadium when floodlighting shall only be used up to 23.00 hours' to 'the floodlighting hereby permitted for playing surfaces shall only be used on any day up to 22.30 hours except when evening matches are being played at the main stadium when floodlighting shall only be used up to 23.00 hours'; variation of condition 18 (external lighting) from 'all exterior lighting other than floodlighting shall be extinguished on any day not later than

22:30 hours, except lighting not more than 1m above the finished road or car park level that shall be extinguished not more than 60 minutes after the end of any match or event' to ` exterior lighting other than floodlighting shall be extinguished on any day not later than 23.00 hours except lighting in the main car park which shall be extinguished not later than 23.30 hours. when holding a match or event, lighting not more than 1m above the finished road and car park lighting shall be extinguished not more than 60 minutes after the end of such match or event'

Granted : 15-Jun-10

P/1693/12

Variation of condition 17 (floodlighting) of planning permission ref: P/0002/07 dated 8 April 2008 from `the floodlighting hereby permitted for playing surfaces shall only be used on any day up to 22.00 hours except when evening matches are being played at the main stadium when floodlighting shall only be used up to 23.00 hours' to `the floodlighting hereby permitted for playing surfaces shall only be used on any day up to 22.30 hours except when evening matches are being played at the main stadium when floodlighting shall only be used up to 23.00 hours'

Variation of condition 18 (external lighting) from `all exterior lighting other than floodlighting shall be extinguished on any day not later than 2230 hours, except lighting not more than 1m above the finished road or car park level that shall be extinguished not more than 60 minutes after the end of any match or event' to `exterior lighting other than floodlighting shall be extinguished on any day not later than 23.00 hours except lighting in the main car park which shall be extinguished not later than 23.30 hours. when holding a match or event, lighting not more than 1m above the finished road and car park lighting shall be extinguished not more than 60 minutes after the end of such match or event'

Granted : 10-SEP-12

P/2807/12

Non-material amendment to add a condition detailing approved plans to planning permission P/0002/07 dated 08/04/2008 for redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches , banqueting facilities, health and fitness facility, internal roads and parking

Approved : 27-NOV-12

P/0665/13

Variation of condition 29 (approved plans - added through application P/2807/12) attached to P/0002/07 dated 08/04/2008 for 'Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches , banqueting facilities, health and fitness facility, internal roads and parking' to allow minor amendments to the stadium comprising: Phase 1: internal and external alterations to east stand including additional row of seats; increase in height, depth and capacity of west stand including camera position; reduction in capacity of standing areas; increase in height of floodlights and re-siting of southern floodlights; additional turnstiles, spectator circulation, fencing, food kiosks and toilets; alterations to parking areas. Phase 2: replace north stand with seated stand; reduction in capacity of standing area in southern stand; extension to rear of west stand to provide indoor spectator space (total stadium capacity not to exceed 5176 as previously approved)

Refused: 11-Sept-2013

Reasons for Refusal:

1. The application has failed to demonstrate that the impact of the floodlights would not

result in significant harm to the amenities of neighbours by virtue of unacceptable lighting levels within and adjacent to residential properties surrounding or near to the site. The proposals are therefore contrary to policies DM 1C and DM 48C of the Development Management Policies Local Plan (2013).

2. The height of the west stand would result in a loss of amenity to neighbouring properties, contrary to Policy DM1 of the Harrow Development Management (2013), Policy CS1-B of the Harrow Core Strategy (2012), and Policy 7.4 of the London Plan (2011).
3. The west stand by reason of excessive height, scale, bulk and proximity to the site boundary, would cause unacceptable harm to the amenity of neighbouring properties, contrary to policy DM1 of the Harrow Development Management Policies Local Plan (2013) Policy CS1.B of the Harrow Core Strategy (2012) and Policy 7.4 of the London Plan (2011).

On 27th September 2013, an Enforcement Notice was issued requiring the following:

- Demolish the unauthorised west stand,
- Remove the unauthorised stadium lights,
- Make good the damage caused to the land resulting from compliance with the above steps
- Remove all debris resulting from compliance with the above steps

The applicant has appealed against this enforcement notice.

Pre-Application Discussion

- None

Applicant Statements

- Design and Access Statement
- Flood Risk Assessment

Consultations:

- Highways Authority – There are no specific concerns with the scale of the enlarged medical centre given that activities would be predominantly linked with existing users of the site which naturally leads to potential associated linked trips hence lessening additional vehicular activity to and from the site. These activities would therefore be considered de-minimis as compared to the established use of the site which therefore leads to the conclusion of minimal harm.
- Drainage Officer – I can confirm that all is satisfactory and no further information is required.
- TfL - TfL does not believe the proposal would have an unacceptable impact on the Transport for London Road Network (TLRN).

Notifications:

Site Notices: posted on 2nd December 2013

(2 x site notices were posted at the Camrose Avenue site entrance and the Whitchurch Lane site entrance)

Expiry: 23rd December 2013

Letters Sent: 259

Replies: 1

Expiry: 04th February 2014

Addresses Consulted:

- § Aldridge Avenue – 38, 70, 8, 31, 83, 98, 91, 12, 13, 14, 21, 22, 24, 25, 26, 28, 29, 33, 39, 40, 69, 72, 76, 78, 79, 80, 81, 82, 86, 87, 93, 96, 1, 2, 3, 7, 41, 42, 44, 45, 46, 47, 50, 51, 52, 55, 60, 64, 65, 99, 100, 108, 110, 116, 5b, 118, 6, 104, 112, 88, 89, 92, 54, 56, 59, 61, 36, 101, 103, 99a, 18, 95, 30, 101a, 106, 114, 15, 19, 34, 43, 62, 63, 71, 10, 11, 48, 20, 49, 102, 9, 17, 16, 37, 67, 75, 4, 84, 32, 35, 73, 77, 90, 94, 97, 53, 58, 68, 23, 5a, 99b, 57, 66, 27, 74, 85
- § Taunton Way – 93, 97, 89 85, 95, 87,
- § Buckingham Gardens – 23, 25, 26, 19, 20, 27, 31, 24, 29, 21, 28, 22, 23, 30, 32, 33
- § Camrose Avenue – 216, 220, 248, 310, 318, 230, 252, 212a, 316, 320, 244, 260, 270, 286, 282, 298, 224, 268a, 264, 268, 300, 314, 238, 242, 288, 226, 240, 250, 266, 270, 276, 280, 308, 212, 214, 322, 304, 306, 312, 218, 222, 224, 228, 232 - 234, 236, 246, 254, 256, 258, 262, 274, 278, 284, 290, 292, 294, 296, 302, 212a (Flat 1, 2, 3, 4, 5 and 6),
- § St. Bride's Avenue – 52, 50
- § Whitchurch Lane – 242a, 238, 242, 234, 256, 254a, 222, 246, 230, 232, 236, 240, 244, 248, 250, 252, 254, 258,
- § Bransgrove Road – 74, 85, 72, 87
- § St David's Drive – 18, 30, 14, 16, 24, 36, 26, 28, 32, 34, 41, 43, 20, 22, 39
- § Torbridge Close – 8, 10, 11, 9, 12
- § Camrose Primary with Nursery,
- § Garages adjacent to 266 Camrose Avenue
- § Woodlands First and Middle School
- § Garage rear of 8 Torbridge Close

Summary of responses:

- The proposals are overdevelopment of what should be a green field site
- No regard for local residents peace and quiet enjoyment of their own property
- Noise and light levels from the stadium are totally unacceptable and in breach of local planning law
- There are existing parking problems in the area
- No further applications should be made on the site and no further applications should be approved

APPRAISAL

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the

Plan unless material considerations indicate otherwise.'

The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

In this instance, the Development Plan comprises The London Plan 2011 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

MAIN CONSIDERATIONS

Principle of Development
Character and appearance of the Area
Residential Amenity
Flood Risk and Drainage
Traffic and Parking
Accessibility
S17 Crime & Disorder Act
Equalities and Human Rights
Consultation Responses

Principle of Development

The Strategic Importance of The Hive facilities:

The principle of providing a football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking has been firmly established by a previous planning permission which was approved by the Planning Committee on 14th March 2007 (planning application reference P/0002/07). This planning permission was not issued until 8th April 2008, following the completion of a S106 agreement, to secure a contribution towards controlled parking and the submission and implementation of a Travel Plan. This approved development has been substantially implemented, so that the lawful use of the site is that permitted by the approved planning permission. It is acknowledged that both lawful and unlawful changes have taken place to the approved scheme.

Since this approval of planning permission, the Harrow Core Strategy has been adopted. It sets out Harrow's spatial strategy for managing development and growth in the Borough over the plan period from 2009 to 2026. The strategy provides a positive plan for ensuring that the Borough's housing, employment, infrastructure and other needs are met over the plan period in a way that contributes to achieving sustainable development. This spatial strategy includes specific reference to Prince Edward Playing Fields and the investment provided by Barnet Football Club. This reflects the importance of the site in strategic planning terms and the importance of the site locally as a high quality community facility and an important sporting destination. On this basis, the Development Plan contains a commitment to maintain Prince Edward Playing Fields as an important sporting destination and supports opportunities for enhanced community access (Core Policy CS9.D).

The development approved under planning application reference P/0002/07 included a medical centre within the East stand as an ancillary use to the main sports facilities.

Although the proposal is to enlarge this medical centre, it would nonetheless remain ancillary to the main sports facilities.

The provision of Healthcare facilities:

Policy 3.17 of The London Plan 2011 supports the provision of high quality health and social care facilities. Policy DM46 of the Development Management Policies Local Plan supports the provision of new community (including health care facilities), sport and leisure facilities.

Since 1st April 2013, Harrow Council became the host borough for the newly formed joint Public Health team for Harrow and Barnet. This followed a White Paper that sets out the vision for a reformed Public Health system in England, which included the transfer of the majority of Public Health functions to local authorities by April 2013. This represents a major restructuring, not just of healthcare services, but also of Councils' responsibilities in relation to health improvement and the coordination of health and social care. As a result, local authorities take the lead for improving health and coordinating local efforts to protect the public's health and wellbeing, and ensure health services effectively promote population health.

The current application proposes an extension to the existing medical centre. The submitted Design and Access Statement seeks to justify this proposal and advises that:

- the proposed extension would accommodate MRI and CT scanning machines and that this will enable medical services to be provided to elite athletes, the local community visitors to The Hive;
- work has begun identifying research needs and a medical programme related to cardio screening and comparing the heart development of children involved in sports and children not involved in sports
- the centre will enable research in concussion and the cognitive effect of trauma to the brain

It is clear that the proposed extension to the medical centre will provide specialist medical services, that are not currently available in the area. The proposals are considered to satisfy the requirements of the development plan in respect of the delivery of healthcare.

Having regard to the strategic policy considerations within the Development Plan, set out above, and all other material planning considerations, the principle of the proposal to extend the medical centre is considered to be acceptable and consistent with The NPPF and the Development Plan.

The NPPF and Development Plan nevertheless require that the development satisfies a number of specific policy considerations, related to its detailed design and the impacts arising from it. These matters and the specific policy requirements will be considered below.

Character and Appearance of the Area

The NPPF states (paragraph 64) that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. The NPPF continues to advocate the importance of good design though it is notable that the idea of 'design-led' development has not been carried through from previous national policy guidance to the National Planning Policy Framework.

The London Plan (2011) policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. Core Strategy policy CS1.B states that 'all development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design'.

Policy DM 1 of the Development Management Policies Local Plan requires all development proposals to achieve a high standard of design and layout, having regard to massing, bulk, scale and height of proposed buildings; the appearance of the proposed buildings; the context of the site; the provision of appropriate space around buildings; the need to retain existing natural features; the functionality of the development and the arrangements for safe, sustainable and inclusive access and movement'.

The Hive is not in a Conservation Area nor is it within the setting of a Listed Building. There are no protected views towards the site. It is bound by the Jubilee railway line to the west, residential properties fronting Whitchurch Lane to the north and Camrose Avenue to the south. To the east, the site adjoins residential properties along Buckingham Gardens, St David's Drive and Little Stanmore Nursery, First and Middle School. The context for the application site is a predominantly residential area, with a mix of traditional two storey semi-detached properties and the more recent modern flatted development to the north west of the site, along with employment space and industrial uses within the designated industrial location along Honeypot Lane. The Hive comprises a large space within this area, covering over 17 hectares. In this context, public views of the site from the highway are generally limited to glimpsed views, particularly from Camrose Avenue. From these public viewing points, the site is generally seen as an established stadium complex. The exception in terms of public views is from the Jubilee railway line, from where the site is highly visible and immediately obvious. These views are dominated by facilities associated with the existing sports use of the site; a football stadium and clubhouse, floodlights, games pitches, internal roads and parking area.

The scale and layout of a football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking has previously been considered to be appropriate within its context (Planning application reference P/0002/07).

The proposed extension would be seen in the context of the established football stadium and associated ancillary facilities. It would represent a particularly modest addition to the east stand, and would not give rise to overdevelopment of the site. It would be less than half its height and less than half its width. The proposed extension would be sited at a lower level than the adjacent carpark (to the south), and its height would be similar to the height of the existing turnstiles sited west of the proposed extension. Importantly, the proposed chiller units would be screened.

The submitted plans and supporting documents advise that the proposed materials would match those of the existing turnstiles. In the main, these are 'Baggaeridge Blue Class B bricks' and grey entrances doors, louvers and fascia boards. These materials are considered to be subtle and unobtrusive.

Overall, it is considered that the proposed extension would not give rise to unduly harmful

impacts to the character and appearance of the area when viewed from public and private viewpoints. The development would be appropriate in its context and would comply with policies 7.4B and 7.6B of The London Plan (2011), Core Policy CS1(B) of the Harrow Core Strategy, policy DM1 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals.

Residential Amenity

Policy 7.6B, subsection D, of The London Plan (2011) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Following on from this, Policy DM1 of the Development Management Policies Local Plan states that 'all development and change of use proposals must achieve a high standard of privacy and amenity. Proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of development, will be resisted.

The proposed extension would be sited within the established stadium complex and the nature of the use of the grounds would not change from the consented scheme.

The stadium complex including the existing east stand is visible from the rear of residential properties that surround the site. As discussed, the proposed extension would represent a particularly modest addition to the east stand. Having particular regard to this, the acceptable appearance of the proposed extension and the intervening distances between the extension and adjoining residential properties (over 100m), it is considered that the proposed extension would not unduly impinge on neighbouring amenity, in terms of loss of outlook or overbearing impact.

It is acknowledged that some noise and vibration may arise from the proposed plant. However, it is considered that this would be sited at a sufficient distance from neighbouring properties to prevent any undue impacts in terms of noise and disturbance.

Flood Risk and Drainage

Policy DM 9 of the Development Management Policies Local Plan requires the design and layout of development proposals to contribute to flood risk management and reduction.

Part of The Hive football grounds which are adjacent to the Brook is in Flood Zone 3a/3b (including an Environment Agency flood defence bund), whilst the northernmost part of the stadium is within Flood Zone 2.

The current application relates only to a small part of the 'The Hive' site. The site outlined in red is located immediately south of the east stand and is not within any Flood Zone. The applicant has, however, submitted a Flood Risk Assessment for consideration. This has been referred to the Council's Drainage Department who has advised that the submission is acceptable and that there are no objections to the current proposal from a drainage viewpoint.

On this basis, it is considered that the proposal would not increase the risk of flooding on the site or elsewhere and would accord with the NPPF and the Local Development Plan.

Traffic and Parking

The NPPF sets out the overarching planning policies on the delivery of sustainable development through the planning system. It emphasises the importance of reducing the need to travel, and encouraging public transport provision to secure new sustainable patterns of transport use.

The London Plan (2011) Policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimise additional car travel, reduce trip lengths and encourage use of other, more sustainable means of travel. The Parking Addendum to Chapter 6 of The London Plan (2011) sets out maximum parking standards for new development dependant upon their use and level of public transport accessibility. During its earlier determination, the car parking levels on the site were deliberately reduced from 600 spaces to 300 spaces following representations from the GLA.

The stadium capacity is to remain unaltered. The Council's Highways Authority has advised that there are no specific concerns with regard to the scale of the enlarged medical centre as activities would be predominantly linked with existing users of the site. The trip generation associated with the medical centre would therefore be considered de-minimis as compared to the established use of the site. On this basis, the Highways Authority raises no objections to the current proposal.

Accessibility

The proposal includes level access to the extension and acceptable door widths. It would meet the principles of inclusive design and would provide an accessible and inclusive environment.

S17 Crime & Disorder Act

Policy 7.3 of The London Plan (2011) seeks to ensure that developments should address security issues and provide safe and secure environments. Policy DM1 of the Development Management Policies Local Plan 2013 seeks to ensure that the assessment of design and layout of new development proposals will have regard to the arrangements for safe access and movement to and within the site.

In the main, the design and layout of the scheme are considered to comply with 'secure by design' principles.

Equalities and Human Rights

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

In determining this planning application the Council has regard to its equalities obligations under section 149 of the Equalities Act 2010. For the purposes of this report there are no adverse equalities issues arising from this proposal. However, it is noted that equality impact assessments play an important role in the formulation of planning policies; however their use in respect of this specific application is very much the exception rather than the norm. Taking proper account of the guidance contained in the London Plan Supplementary Guidance on Planning for Equality and Diversity in London (and in particular paragraph 2.6) the Council considers that there is no requirement for a Race Equalities Impact Assessment.

Consultation Responses

Concerns relating to the extent of development, the amenity of local residents and traffic generation have been addressed within the above appraisal

CONCLUSION

The principle of providing a football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facility, internal roads and parking has been firmly established by a previous planning permission which was approved by the Planning Committee on 14th March 2007 (planning application reference P/0002/07).

The development approved under planning application reference P/0002/07 included a medical centre within the East stand as an ancillary use to the main sports facilities. Although the proposal is to enlarge this medical centre, it would nonetheless remain ancillary to the main sports facilities.

Subject to the suggested conditions, it is considered that the proposed extension would not unduly impact on the character and appearance of the area or the residential amenity of neighbouring occupiers.

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

CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement (4th November 2013), Flood Risk Assessment, 380 PL(2) 101 Rev. A, 380 PL(2) 110 Rev. A, 380 PL(0) 001 Rev. A

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The premises shall only be used for the purpose specified in the application Medical use and for no other purpose, including any other purpose in Class D of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

REASON: To safeguard the amenities of neighbouring, in accordance with policy DM1 of the Development Management Policies Local Plan (2013).

INFORMATIVES

1 The following policies are relevant to this decision:

National Planning Policy Statements / Guidance:
National Planning Policy Framework (2012)

The London Plan (2011):
3.19 – Sports Facilities

6.13 – Parking
7.4 – Local Character
7.6 – Architecture

The Harrow Core Strategy (2012)
Core Policy CS 1 – Overarching Policy
Core Policy CS 9 – Kingsbury and Queensbury

Development Management Policies Local Plan (2013)
DM1 Achieving a High Standard of Development
DM2 Achieving Lifetime Neighbourhoods
DM9 Managing Flood Risk
DM10 On Ste Water Management and Surface Water Attenuation
DM18 Protection of Open Space
DM42 Parking Standards
DM48 New Community, Sport and Educational Facilities

Supplementary Planning Document: Access For All (2006)

2 Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

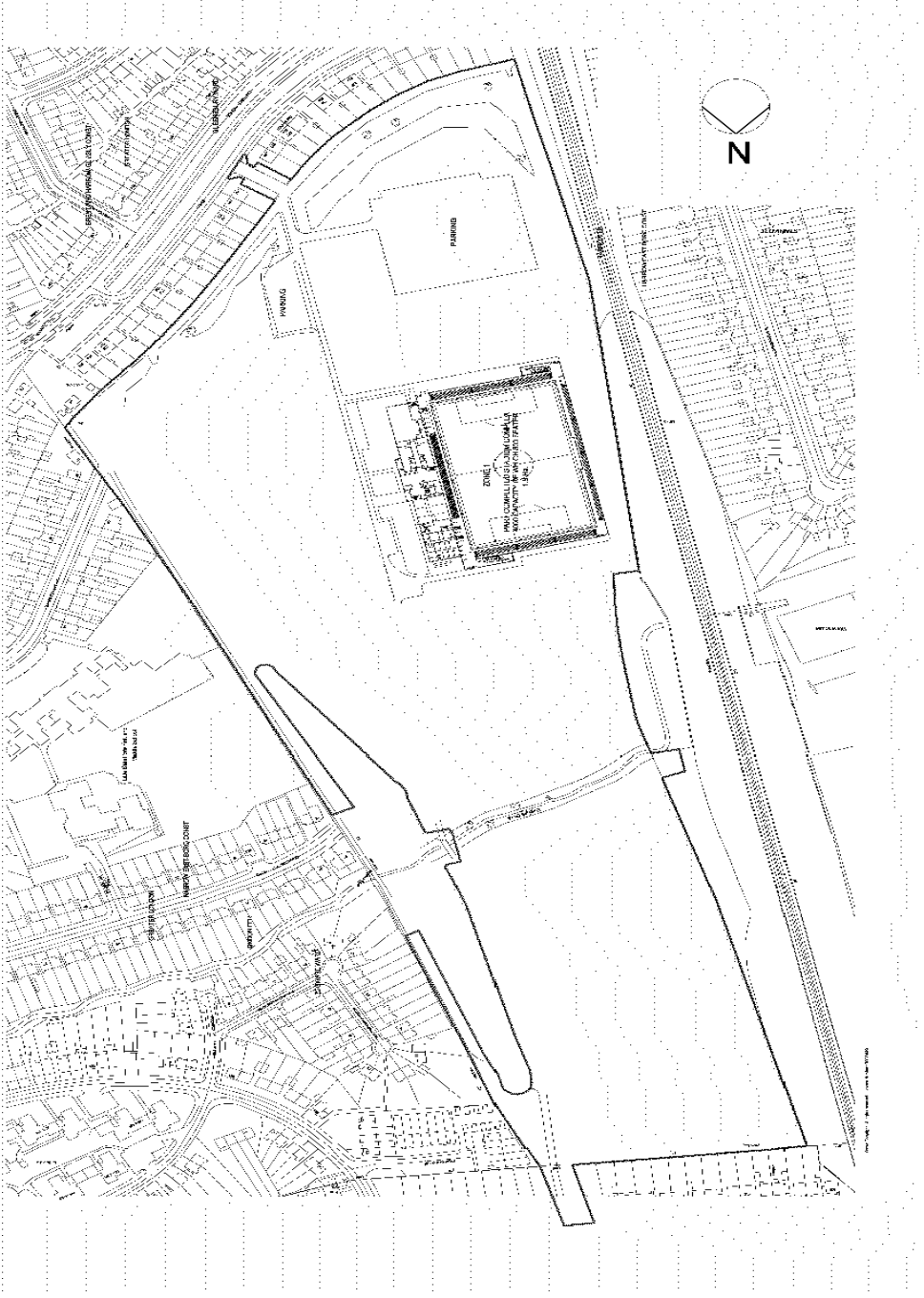
This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3 CONSIDERATE CONTRACTOR CODE OF PRACTICE

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

Plan Nos: Design and Access Statement (4th November 2013), Flood Risk Assessment, 380 PL(2) 101 Rev. A, 380 PL(2) 110 Rev. A, 380 PL(0) 001 Rev. A

THE HIVE FOOTBALL CENTRE (FORMERLY PRINCE EDWARD PLAYING FIELDS), CAMROSE AVENUE, EDGWARE



SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item No. 2/01

Address: ENTERPRISE HOUSE, 297 PINNER ROAD, HARROW

Reference: P/3728/13

Description: REDEVELOPMENT TO INCLUDE DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW THREE STOREY BUILDING COMPRISING 8 FLATS; 1.8M HIGH FENCE TO SIDE AND REAR BOUDARIES; ASSOCITED PARKING AND LANDSCAPING REFUSE AND CYCLE STORAGE.

Ward: HEADSTONE SOUTH

Applicant: SANDKOT LTD

Agent: MR KISHORE KAIRA

Case Officer: NARINDER LAKHAN

Expiry Date: 17 FEBURARY 2014

RECOMMENDATION

GRANT planning permission for the development described in the application and the submitted plans, subject to conditions.

INFORMATION:

This application is being reported to Planning Committee as the application constitutes the development of eight new dwellings. The application is therefore referred to the Planning Committee as it is excluded by Category 1(b) of Part 1 of the Scheme of Delegation dated 29 May 2013.

Statutory Return Type: Minor Development, all Other

Council Interest: Formerly Council Owned/None

Gross Floorspace: 716.63 sqm

GLA Community Infrastructure (CIL) Contribution (Provisional): £25,082 (based on £35 per sqm)

Harrow CIL contribution (Provisional): £78,829 (based on £110 per sqm)

Site Description

- The site is located to the south side of Pinner Road and comprises a single storey detached building, with a large pitched roof.
- The building is currently vacant and was last used by 'Harrow in Business' for range of activities including education and training falling within class D1 of the Town and Country Planning (Use Classes) Order 1988 (as amended). Accordingly, this is what is reflected as the existing use in the Council's recently adopted Site Allocations

Local Plan 2013 (SALP).

- Access to the site is from Pinner Road through an existing crossover.
- The site is bounded to the east by the flats in Adrian Court 283-295 Pinner Road; residential properties at 299-301 Pinner Road and a single storey building in commercial use (307 Pinner Road) to the south.
- The area is characterised by two-storey dwelling houses to the north along Pinner Road and a mix of commercial and residential uses to the south of varying building heights,
- Pinner Road is a Local Distributor Road and the area has a Public Transport Accessibility Level of 3. The site lies within Flood Zone 1 which is categorised as “low probability”.

Proposal Details

- It is proposed to demolish the existing building on site and construct a two and three-storey building to provide eight two-bed flats. Three units would be provided on the ground and first floors and two units would be provided on the second floor.
- The proposed building would be set back from the front boundary of the site by 13.2m, 5.33m from the western boundary, between 1.7-1.9m from the eastern boundary and between 2.7m and 5.5m from the rear boundary.
- The building is roughly square in shape with projecting bays to the front, rear and sides. Its footprint would be between 18.5m wide and between 16.1m and 17.6m in depth.
- The building has a modern flat roof design incorporating projecting bays, juliet balconies and terrace areas. The building is finished in red brick and aluminium windows.
- The two-storey element would be 6.2m high and the three-storey element would be 9.7m high.
- The site would be laid out to provide 8 car parking spaces to the front. The existing access to the site from Pinner Road would be utilised.
- Cycle spaces and bins spaces would be provided within an enclosure along the western boundary adjacent to 299-301 Pinner Road.
- The amenity space for the ground floor units are in the form of patio areas, first floor units would have terraces and the second floor units would have access to a small terrace area facing the car park.
- The proposed units would have Gross Internal Areas (GIAs) of:
 - Flat 1 87.67sqm (three person)
 - Flat 2-87.67sqm (three person)
 - Flat 3-79.06sqm (three person)
 - Flat 4-73.83sqm (three person)
 - Flat 5-73.83sqm (three person)
 - Flat 6-70.62sqm (three person)
 - Flat 7 70.55sqm (three person)
 - Flat 8 78.88sqm (three person)

Relevant History

Enterprise House, 297 Pinner Road, Harrow.

LBH/39155

SINGLE STOREY REAR EXTENSION, IN ASSOCIATION WITH THE CHANGE OF USE OF LIBRARY TO EDUCATION ADULT TRAINING UNIT AND THREE ADDITIONAL PARKING SPACES.

Pre-application discussion

- P/2124/13/PREAPP
- A pre application response was sent by the Council on the 13th of August 2013 in respect of the application site. The pre application advice was sought in relation to a proposal for the demolition of the existing building and the construction of a three storey building comprising 7 x 2 bedroom flats and 1 x1 bedroom flat.
- In assessing the pre application proposals the Council made the following comments:
- Principle: The site was considered appropriate for residential redevelopment. The site allocation document suggests the site is suitable for 6 units.
- Character and Design; The overall design, footprint and massing was considered acceptable however officers advised the external materials be restricted to brick. The number of window openings to the front elevation should be reduced to one to the bedrooms at first and ground floor level. The height of the building was considered acceptable.
- Impact on Adjoining Occupiers: It was considered that the building, although larger than that which was proposed to demolished, would not cause significant harm to the occupiers of Adrian Court. The proposed relationship between the new building and the flats at 299-301 Pinner Road was considered acceptable due to the separation distance of 14.1m and the fact that no habitable room windows overlooked those properties.
- To the rear of the site is 307 Pinner Road which is a commercial use it was not considered that the building would impact on the living conditions of potential future occupiers.
- Standard of Accommodation: All rooms exceeded the minimum floor areas set out in the Council's Residential Design Guide SPG and the Mayors Housing SPG. Officers raised concerns about the stacking relationship between the first and second floor with some overlap of the dining/living and bedrooms. This issue needs to be addressed through a redesign or evidence of suitable noise abatements measures.
- Amenity Space; The provision of patios and terraces was considered acceptable.
- Inclusive Access: No supporting information was provided as to how the development would meet lifetime homes standards.
- Parking and Traffic: 8 parking spaces considered acceptable. The applicants were advised that 8 secure cycle parking spaces would be required.
- Sustainability: The applicant was advised that full details of compliance with local and national planning policies in respect of Sustainable Design would need to be submitted with a full planning application.
- CIL: the development would liable to Mayoral CIL and Harrow CIL

Applicant Submission Documents

- Design and Access Statement
- Harrow Council Pre Application Response

Consultations

- Highways Authority: No objection
- Drainage: No objection subject to conditions.
- Headstone Association – No response

Notifications

Sent: 34

Replies: 0

Expiry: 4th February 2014

Neighbours Notified:

Pinner Road: 299 to 301; 218 to 238; 283-295; 307

Summary of Responses:

- No representations received to date. Any responses received will be reported on the addendum

APPRAISAL

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

In this instance, the Development Plan comprises The London Plan 2011 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan 2013 [SALP] and Harrow Local Area Map 2013 [LAP].

On 11 October 2013, the Revised Early Minor Alterations [REMA] to The London Plan 2011 were adopted. The REMA now form part of development plan.

MAIN CONSIDERATIONS

Principle of Development and Land Use

Character and Appearance of the Area

Design, Layout and Amenity

Sustainability

Transport Implications

Development and Flood Risk

Equalities Implications

S17 Crime & Disorder Act

Consultation Responses

Principle of Development and Land Use

The application site is designated as "Site H7: Enterprise House, 297 Pinner Road, Harrow" in the Council's adopted SALP. This document forms part of the Development Plan for Harrow and it states that the site is suitable for a residential redevelopment of 6 units. Therefore the principle of the demolition of the existing building and its redevelopment for residential purposes has been established and is considered to be acceptable. This is subject to compliance with other development plan policies which

seek to promote high quality, inclusive and sustainable design and protect the living conditions of any nearby occupiers.

The use of the land for residential purposes would also accord with one of the objectives of the CS which seeks to deliver a minimum of 6,050 net additional homes between 2009 and 2026. The development would therefore provide an effective and efficient use of land resources within the borough whilst the use of the land for residential uses would fit in with the surrounding pattern of development and land uses.

For these reasons, it is considered that the principle of the proposed development would accord with policy CS1 of the CS and the adopted SALP.

Character and Appearance of the Area

Policy and Site Context

Policy DM1 of the DMP requires all new development to provide a high standard of design and layout, respecting the context, siting and scale of the surrounding environment. This policy broadly reflect policies 7.4.B and 7.6.B of The London Plan 2011 and gives effect to policy CS1.B of the Harrow Core Strategy 2012, which seek to ensure that development respects local character and provide architecture of proportion, composition and scale that enhances the public realm.

The site is located within a primarily residential area with two storey residential dwellings located to the north and west and three storey flats to the east. In terms of the composition of the residential buildings in the locality, there is no predominant design or regular rhythm of development along the south side of Pinner Road, which has a varying building line and storey heights.

The north side of Pinner Road does display a more regular pattern of development and is characterised by rows of two storey terraced properties.

Scale and Siting

The scale of the proposed building at part two and three storeys is considered to be proportionate to the site and the surrounding scale of development. It would not appear over dominant as it is set 15.3m from the back edge of the footpath along Pinner Road. The siting of the building is similar to the existing building however the footprint is larger, but not so significant that the building would appear cramped or represent an overdevelopment of the site.

The front building line of the proposed development would be set forward of Adrian Court to the east of the application site, this setting forward is not so significant that it would dominate this building or cause any significant harm to the occupiers amenity. This stepping forward would be on the same line as the previous building albeit the building would two storeys higher.

The building would sit comfortably within the boundaries of the site, leaving adequate spaces around the building to provide circulation, parking, landscaping and refuse and cycle enclosures.

Although the building would be marginally higher than Adrian Court (780mm), this difference in height would not be discernible from public vantage points along Pinner Road. The proposed building is also sited a significant distance from the front of the site.

The building has been designed with two storey elements on the flanks with a central core at three storeys. This arrangement would reflect the scale of the two storeys buildings at 299-301 Pinner Road and provide for an appropriate transition.

Architectural Form and Appearance

The design approach for the building is to provide a modern form with the use of design features such as projecting bays and balconies. The bulk of the new building will be three storeys, however there will be a variation of its profile with a stepping in of the second floor.

The design approach is considered to satisfactorily relate to the surrounding development. The architectural design would provide a building of appropriate proportions which would sit comfortably within its surroundings. Subject to the use of materials indicated, which would be secured by conditions, it is considered that the building proposed would accord with policies 7.4.B and 7.6.B of the LP, policy CS1.B of the CS and policy DM1 of the DMP.

To ensure that the architectural form of the building would not be compromised by a proliferation of ancillary equipment which might otherwise be erected on the building without planning permission, a condition of development is recommended to ensure a strategy for the provision telecommunication equipment on the building is provided prior to the occupation of the building.

Trees, Landscaping and Refuse

It is proposed to introduce an improved level of greenery and soft landscaping across the site which would have positive impacts on the character of the area. Condition of developments are recommended to ensure the landscaping details would provide appropriate species to fit in with the character of the locality and are maintained to appropriate standards.

The existing boundary treatments comprising a chain link fence around the site affords little screening. The proposed site plan indicates that a 1.8m high timber fence will be positioned along the east, south and western boundaries. The existing 225mm high brick boundary wall to the front of the application site will be retained and supplemented by additional planting. It is considered that the proposed boundary treatments are of an appropriate scale and design and would provide adequate screening between the adjoining occupiers, the proposed cycle and bin stores and also retain sightlines to Pinner Road. The detailed design of the fencing will be secured by condition.

For these reasons, it is considered that the proposed development would accord with policies 7.4.B, 7.6.B and 7.8.C/D/E of the LP and policies DM1, DM7 and DM18 of the DMP, in providing high quality architecture that would enhance the visual and cultural qualities of the locality whilst respecting the scale and siting of the surrounding context.

Design, Layout, Amenity and Accessibility

Policy 7.6.B of the LP requires that development proposals do not adversely affect the privacy of neighbouring occupiers and seeks a high standard of design and architecture. Policies DM1 and DM2 of the DMP requires all new development to provide a high standard of design and layout, providing sustainable neighbourhoods and ensuring the privacy of neighbouring occupiers is not compromised by development.

Neighbouring Amenity

It is considered that the only surrounding occupiers directly affected by this proposal

would be the residential properties at 299-301 Pinner Road and Adrian Court 283-295 Pinner Road. The residential dwellings to the north of the application are located sufficiently far enough away so as not to suffer any loss of amenity. The building to the south 307 Pinner Road is in a commercial use and there would no mutual harm between the uses in respect of noise disturbance, overlooking or loss of privacy and loss of light due to the separation distance.

Adrian Court is a three storey residential block to the east of the application site. There are no windows in its flank elevation which would be affected by the development. The main habitable rooms face to the front and rear. The proposed building would accord with the horizontal 45 degree code, as set out at paragraph 4.68 of the adopted SPD: Residential Design Guide, in respect of the front and rear building lines. Windows are proposed in the flank wall of the proposed building these are secondary sources of light and will be conditioned to obscure glazed to prevent any loss of amenity by way of overlooking and loss of privacy. The parking and patio areas would not cause any significant loss of amenity as they will be screened by a 1.8m fence. The parking area to the front would not cause any noise and disturbance over and above the former use.

The buildings immediately to the west of the site 299-301 Pinner Road are positioned at a right angle to the application site so that habitable room windows face the application site. The distance between the side wall of the new building and rear walls of the existing dwellings would be 14.1m, at its closest point. It is considered that this separation distance would prevent any significant loss of light and outlook to the occupiers of these properties. The new building has been designed with two windows at ground and first floor windows facing 299-301 Pinner Road. These windows are secondary sources of lights to a living and dining room. To prevent any overlooking or loss of privacy to the rooms and gardens of the adjoining property they will be conditioned to be obscure glazed. The terrace to the second floor flat will be set behind a 1.8m high screen to prevent any overlooking as is the terrace to flat 4 at first floor level.

The proposal would result in an increase in the intensity of the use of the site but the residential use would be compatible with the neighbouring properties. It is considered that no adverse impact on the amenities of the neighbouring occupiers as a result of noise, activity or disturbance would therefore arise.

Accordingly, it is considered that the amenity and privacy of the neighbouring properties would not be unreasonably affected by the proposed development, thereby according with policy 7.6.B of the LP and policy DM1 of the DMP.

Future Occupiers of the Development

Each of the units would meet and exceed the minimum GIAs as outlined at policy 3.5 of the London Plan and the Council's adopted Residential Design Guide SPD for the overall size of the units and room sizes. The layout and outlook of the units is considered to be appropriate and would provide adequately lit units.

At paragraph 5.12 of the Councils adopted SPD "Residential Design Guide (2010) it states that *"the vertical stacking of rooms between flats should ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. Where possible the horizontal arrangements of rooms between flats in a block should also avoid bedrooms adjoining living rooms, kitchens and bathrooms, as well as communal areas such as halls and stairs"*.

Following the pre application advice from the Council and concerns raised over the stacking between flats at first and second floor, the units have been designed to be vertically stacked with 'like-for-like' rooms above and below. Noise transference would therefore be limited which is considered to be appropriate.

Amenity Space

All the flats would access to some form of amenity space through the use of terraces and patios. The site is constrained by the adjacent land uses and this would make it difficult to achieve any substantial form of communal amenity space. The terraces at first and second floors would be screened to ensure no loss of privacy or overlooking to adjoining sites.

The proposed development would therefore accord with policy 7.6.B of the LP and policy DM1 of the DMP in providing high standards of design and layout.

Accessibility

Policies 3.5 and 3.8 of the LP, policy CS1.K of the CS and policies DM1 and DM2 of the DMP require developments to provide appropriate layouts and configurations and be accessible to all.

The applicant has demonstrated that each of the units would accord with each of the 16 Lifetime Homes standards set out in the adopted SPD: Accessible Homes 2010 and would be capable of easy adaptation to accommodate all potential residential users.

The proposed development would therefore accord with policies 3.5 and 3.8 of the LP, policy CS1.K of the CS and policies DM1 and DM2 of the DMP.

Sustainability

Policy 5.1 of The London Plan 2011 seeks to achieve an overall reduction in London's carbon dioxide emissions of 60 per cent by 2025. Harrow Council has adopted a Supplementary Planning Document on Sustainable Building Design (adopted May 2009).

For minor development proposals, the development plan at this point does not set out energy and sustainability targets greater than those required by Building Regulations. However, policy DM12 requires all development proposals to take reasonable steps to secure a sustainable design and layout of development.

The applicant has indicated that the development would accord with the Lifetime Homes standards. The submitted 'Design and Access Statement', also makes reference to the sustainability measures of the development that would attain Level 3 of the Code for Sustainable Homes.

However, no other specific details of sustainability measures have been provided. Nonetheless, it is considered that appropriate measures could be provided for within the build and accordingly, a condition of development is recommended in order to address policy DM12 of the DMP. Subject to such a condition, it is considered that the development would accord with policy 5.1 of the LP and policy DM12 of the DMP.

Transport and Servicing Implications

Parking provision/ trip generation

The 8 parking spaces provided (including 1 disabled compliant space) are within the London Plan 2011 maximum parking standards for this quantum of development. This

level of provision, albeit at the higher end of the parking standard scale, is considered acceptable given the reasonable transport sustainability of the location coupled with surrounding parking controls which both help to promote parking restraint thereby reducing private car activity hence new on-street parking demand.

In traffic generation terms any change to current base line traffic levels in the area are not predicted to be significant as the 8 units are statistically unlikely to generate more than 5 movements at am and pm peak traffic periods i.e. on average one vehicle movement every 10 minutes hence their impact is considered de-minimis in measurable highway impact terms as compared to overall traffic flows in the area and therefore the proposal is acceptable in this respect.

Access

Currently there is a single point of access that emerges directly onto Pinner Road which served the previous D1 use and it is proposed for this access point to remain unaltered. In design terms this arrangement is considered acceptable for the C3 proposal as it conforms to government best practice advice.

Cycle Parking

A total of 8 secure and accessible spaces are proposed which satisfy London Plan 2011 standards.

Operational Refuse requirements

The bin store arrangement proposed is acceptable however in order to conform to Department for Transport guidance and the Council's Refuse Code of Practice, bins should be placed within 10 m of the collection point of the highway in Pinner Road. This can be achieved by an appropriate condition.

A condition of development would ensure that the bins are kept in the designated stores which would ensure that there would be no adverse impacts on the amenities of neighbouring occupiers of the character of the area. The applicants would be required to provide details of the bin store enclosures to ensure that they are of an appropriate design and materials.

Accordingly, it is considered that the development would accord with policies 6.3, 6.9 and 6.13 of the LP and policies DM42, DM43 and DM45 of the DMP.

Development and Flood Risk

The site is located in a flood Zone 1 where the probability of flooding is low. Notwithstanding its zoning, given the potential for the site to result in higher levels of water discharge into the surrounding drains which could have an impact on the capacity of the surrounding water network to cope with higher than normal levels of rainfall, conditions are recommended to ensure that development does not increase flood risk on or near the site and would not result in unacceptable levels of surface water run-off.

To ensure that all areas of hard surfacing accord with the principles of sustainable urban drainage systems and reduce water run-off from the site, a condition of development requires hard surfacing materials to be either permeable or direct surface water run-off to permeable areas of the site.

Subject to such conditions the development would accord with National Planning Policy, The London Plan policy 5.12.B/C/D and policy DM10 of the DMP.

Equalities Implications

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application would not have any impact on equalities.

S17 Crime & Disorder Act 1998

Policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan 2013 require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal.

The applicant has not addressed 'Secured by Design' principles. However, it is considered that the principles of 'Secured by Design' could be achieved on the site and these would be secured by condition. Subject to a condition then, the development would not result in any adverse crime risk.

Consultation responses

No response received to date any responses will be reported as late material to the planning committee.

CONCLUSION

The Council's SALP (2013) identifies the application site (H7) as "*suitable for residential development*". The proposal would accord with the surrounding land uses and respect the context of development in the surrounding area without adversely affecting the amenities of neighbouring occupiers.

The development would deliver good quality housing that would be accessible for all persons. Subject to appropriate conditions, the development would provide a sustainably constructed building that would enhance the character of the street scene by infilling the existing unsightly site and providing enhanced levels of landscaping. The development would provide for appropriate levels of car and cycle parking.

CONDITION:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 Notwithstanding the details of materials shown on the approved drawings, the development hereby permitted shall not commence beyond damp proof course level until samples of the materials to be used in the construction of the all external surfaces noted

below have been submitted to, and approved in writing by, the local planning authority:

a: the proposed building (including doors, balconies, windows and rainwater goods)

b: the ground surfacing (hard surfacing materials)

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

REASON: To ensure a satisfactory form of development and safeguard the appearance of the locality, thereby according with policies 7.4.B and 7.6.B of The London Plan 2011, policy CS1.B of the Harrow Core Strategy 2012 and policy DM1 of the Development Management Policies Local Plan 2013.

3 Prior to the occupation of the units hereby permitted, additional details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the building and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

REASON: In order to prevent the proliferation of individual television reception items on the building that would be harmful to the character and appearance of the building and the visual amenity of the area, thereby according with policy 7.4.B of The London Plan 2011 and policies DM1 of the Development Management Policies Local Plan 2013.

4 The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority,

- a. A scheme of hard and soft landscape works for the site;
- b. Landscaping Management Plan and Maintenance Schedule
- c. Details and specifications of boundary treatments
- d. Details of the proposed site levels

Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, thereby according with policy 7.4.B of The London Plan 2011 and policies DM1 and DM22 of the Development Management Policies Local Plan 2013.

5 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 5 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, thereby according with policy 7.4.B of The London Plan 2011 and policies DM1 and DM22 of the Development Management Policies Local Plan 2013.

6 The windows in the eastern and western flank walls of the approved development shall:

- a) be of purpose-made obscure glass,
- b) be permanently fixed closed below a height of 1.7 metres above finished floor level,

and shall thereafter be retained in that form.

REASON: To ensure the development would not have any undue overlooking of the neighbouring properties, in accordance with policy DM1 of the Development Management Policies Local Plan 2013.

7 Prior to the occupation of the development hereby approved, details of a scheme for external lighting to the building shall be submitted to an approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority under this condition, no external lighting shall be fixed to the building or placed within the external areas of the site.

REASON: To ensure that lighting within the site does not cause unacceptable nuisance to residents in the adjacent properties or adversely affect highway safety for users of the adjoining highway, thereby according with policy DM1 of the Development Management Policies Local Plan 2013.

8 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. measures to control the emission of dust and dirt during construction
- v. a scheme for recycling/disposing of waste resulting from demolition and construction works
- vi. tree protection measures within and outside the application site boundaries

REASON: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site, thereby according with saved policies DM1 and DM44 of the Development Management Policies Local Plan 2013.

9 Before the development hereby permitted is commenced a Sustainability Strategy, detailing the steps taken to secure a sustainable design and layout of development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved Sustainability Strategy.

REASON: To ensure the delivery of a sustainable development in accordance with policy 5.1 of The London Plan 2011 and policy DM12 of the Development Management Policies Local Plan 2013.

10 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: To safeguard the appearance of the locality, the amenities of neighbouring occupiers and provide adequate access for collectors, thereby according with policies DM1 and DM45 of the Development Management Policies Local Plan 2013.

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

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate

the effects of flood risk accordance with the National Planning Policy Framework 2012, policy 5.12.B/C/D of The London Plan 2011 and policy DM10 of the Development Management Policies Local Plan 2013

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

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

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with policy 7.3.B of The London Plan 2011, policy DM1 of the Development Management Policies Local Plan 2013, and Section 17 of the Crime & Disorder Act 1998.

13 The development hereby permitted shall be carried out in accordance with the following approved plans and documents (and any other documents required to discharge conditions): : JDD/EH-E1; JDD/EH-E2; JDD/EH-E3; JDD/EH-E4; KEH 101; KEH 102; KEH 103; KEH 104; KEH 105; KEH 106; KEH 107; Design and Access Statement

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:

1 INFORMATIVE:

The following National Planning Policy, the policies and proposals in The London Plan 2011, the Harrow Core Strategy 2012 and Development Management Policies Local Plan 2013 are relevant to this decision:

National Planning Policy Framework 2012

The London Plan 2011: 3.5, 3.8, 5.1, 5.3.B, 5.12, 6.3.A/B/C, 6.9, 6.13.C/D/E, 7.2.C, 7.3.B, 7.4.B, 7.6.B, 7.21.B, 7.13

Revised Early Minor Alterations to The London Plan 2011 (October 2013): 6.9

The Harrow Core Strategy: CS1.A/B CS1.K

Development Management Policies Local Plan 2013: DM1, DM2, DM10, DM12, DM20, DM22, DM42, DM43, DM45

Harrow Councils Site Allocations Document July 2013 (Site H7)

Supplementary Planning Document Residential Design Guide (December 2010)

2 Please be advised that this application attracts a liability payment of £25,082 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority upon the grant of planning permission will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of £25,082 for the application, based on the levy rate

for Harrow of £35/sqm and the additional net floor area of 716.63sq.m.

3 Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL Liability for this development is: £78,829.

4 COMPLIANCE WITH PLANNING CONDITIONS

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

5 CONSIDERATE CONTRACTOR CODE OF PRACTICE

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

6 PARTY WALL ACT:

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

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

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

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote **Product code:** 02 BR 00862 when ordering

Also available for download from the CLG website:

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

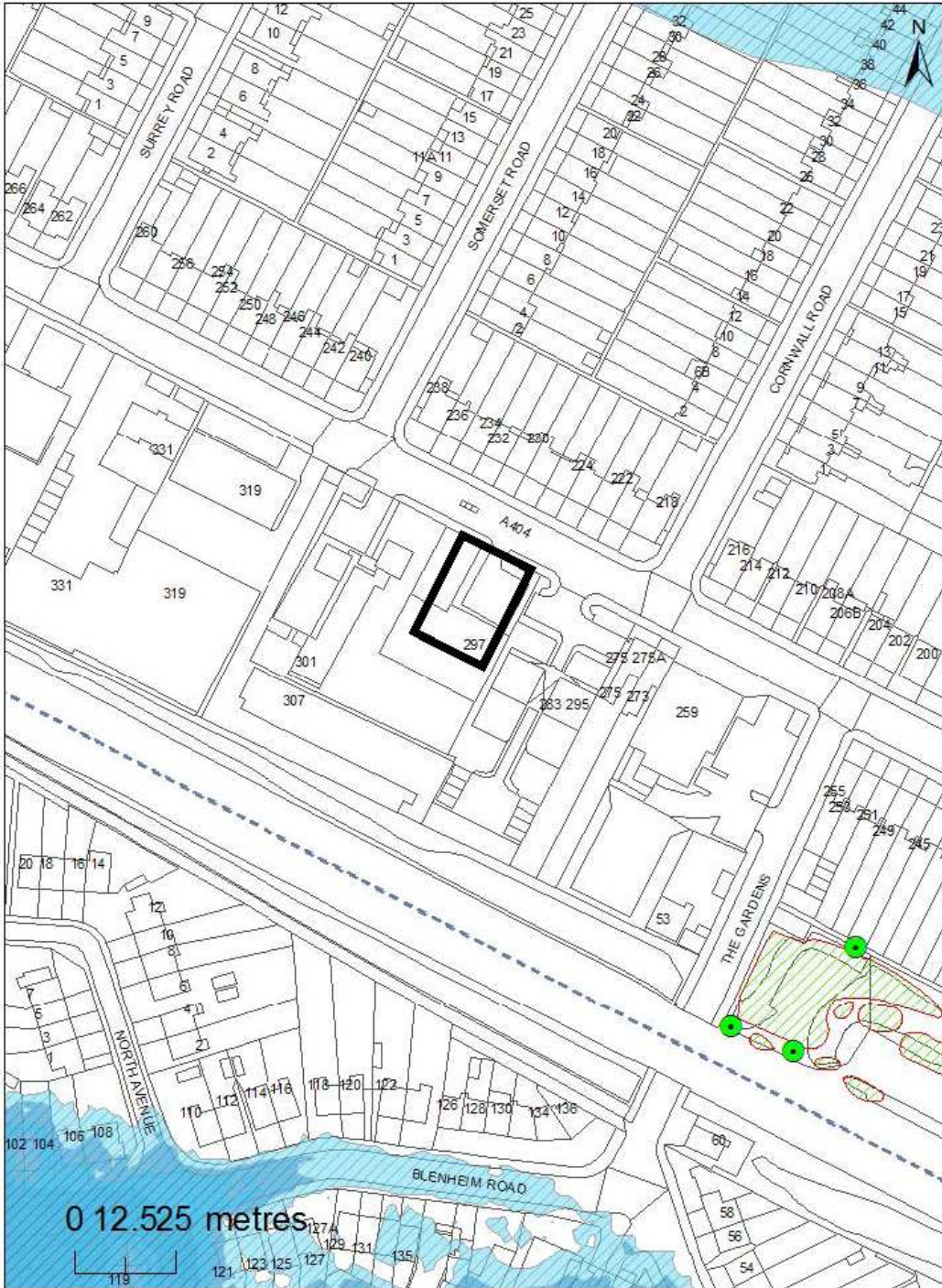
8 CONSTRUCTION METHODS

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

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

Plan Nos: JDD/EH-E1; JDD/EH-E2; JDD/EH-E3; JDD/EH-E4; KEH 101; KEH 102; KEH 103; KEH 104; KEH 105 A; KEH 106; KEH 107; Design and Access Statement.

ENTERPRISE HOUSE, PINNER ROAD, HARROW



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Item No: 2/02

Address: LETCHFORD ARMS PUBLIC HOUSE, LETCHFORD TERRACE,
HARROW

Reference: P/3882/13

Description: REDEVELOPMENT TO PROVIDE SIX THREE STOREY TERRACED
DWELLINGHOUSES WITH ASSOCIATED PARKING AND
LANDSCAPING; DEMOLITION OF EXISTING PUBLIC HOUSE AND
OUTBUILDINGS

Ward: HATCH END

Applicant: MR SAM BERG

Agent: PLANNING PERSPECTIVES LLP

Case Officer: GERARD LIVETT

Expiry Date: 03-FEB-14

RECOMMENDATION

GRANT planning permission, subject to conditions:

INFORMATION

This application is reported to Planning Committee as the proposal is for the construction of six dwellinghouses and therefore falls outside Category 1(b) of the Scheme of Delegation.

Summary

Statutory Return Type: Minor Dwellings

Locally Listed Building

Council Interest: None

Gross Floorspace: 626 square metres

GLA Community Infrastructure Levy (CIL) Contribution (provisional): £21,910

Harrow Community Infrastructure Levy (CIL) Contribution (provisional): £68,860

Site Description

- The application site is currently occupied by a two-storey detached public house with a linked single storey outbuilding (formerly a stable block) on the west side of Letchford Terrace. The Letchford Arms Public House is a Locally Listed Building
- The west side of Letchford Terrace is characterised by two-storey terraced dwellinghouses.
- To the rear of the site are semi-detached dwellinghouses in Chantry Road. These properties have short (4m deep) rear gardens to the rear of the 11m deep gardens for the terraced properties in Letchford Terrace to the south of the application site.
- On the east side of Letchford Terrace is a detached two-storey property with a shop at

ground floor level at the junction of Letchford Terrace and Headstone Lane, with two-storey semi-detached properties to the south of the shop

- The immediate area of the site (Letchford Terrace, Chantry Road, Chantry Place and West Chantry) was first developed in the nineteenth century and has a mixture of dwellinghouses and light industrial and workshop buildings.

Proposal Details

- Demolition of the public house and associated outbuildings and the construction of six three-storey terraced dwellinghouses
- The dwellinghouses would be 12m deep at ground floor level (including the 2m oversail described below). Five of the dwellinghouses would be 5m wide with the sixth having a chamfered flank wall at ground floor level being 6m wide at the front and 7.5m wide at the rear
- The first and second floors of the dwellinghouses would be 9m deep and would be set 3m back from the ground floor at the rear.
- On the second floor, the front of the building would be set 2.5m rearward of the front elevation to provide a terrace area which would have triangular balcony screens on the front elevation
- The top of the balcony screens would be 7.6m above ground level and the flat roof of the second floor would be 8.5m above ground level
- The 3m deep single-storey rear elements would have a 3m high brown roof and would not be accessible
- The houses would have a 2m undercroft area at the front to provide space in the front garden for a car parking space
- Refuse and bicycle storage would be provided within the building at the front
- The front gardens would be separated by dwarf walls with planters
- The dwellinghouses would each have three bedrooms. Five of the dwellinghouses would have a Gross Internal Area (GIA) of 102m², with the sixth having a GIA of 116m².

Revisions to previous application

N/A

Relevant History

LBH/30410 – Single storey rear extension

Granted – 13-Jun-1986

LBH/17965 – Erection of single storey toilet block extension

Granted – 08-Oct-1980

HAR/1000 – Rebuilding of public house

Granted – 22-Mar-1949 (not implemented)

Pre-Application Discussion (P/2477/13/PREAPP)

The loss of the public house, both as a Locally Listed Building and as a community facility would need to be justified in terms of the benefit that the proposal would bring. This would need to be detailed in your supporting documents.

The design of the proposed dwellinghouses is considered acceptable in principle. However, officers have concerns regarding the ground floor front elevations and the *brise soleil* (projecting sun screen at ground floor rear roof level). In addition, boundary

treatments at the front of the front gardens and between the houses should be provided.

The rear terraces at first floor level should not be accessible. The use of a brown roof would assist in delivering more sustainable development at this site.

A survey of the existing building for the presence of bats should be submitted with the application.

Applicant Submission Documents

- **Design and Access Statement:** Surrounding context of generally two storeys and is of semi-detached and terraced housing
- Property on site was formerly in use as a public house and is currently vacant
- Main constraints are potential overlooking and overshadowing of properties to the rear. The adjacent houses in Letchford Terrace provide the reference for the parameters of the proposal
- Design of the dwellinghouses has been in association with the Council officers and reflects the parameters of neighbouring properties while allowing for parking to be accommodated on site
- Elevation treatments have been designed to reflect the overall building heights in the area, with the front gable style balcony screens reflecting gable features at Letchford House and elsewhere
- **Planning Statement:** Public House has been closed for two years and has been vacant since then, despite active marketing
- Scheme has evolved following discussions with Harrow Council officers and the Metropolitan Police Designing Out Crime Officer
- Scheme was subject to consultation with residents who were generally supportive of the proposals
- Proposal would represent a windfall site that would contribute to the provision of housing in the borough and the Pinner and Hatch End area
- Public house has been actively marketed since November 2012
- Loss of Locally Listed Building is acceptable as benefits of the scheme outweigh the harm of the loss. Renovation and conversion of the building is not commercially viable
- The proposed dwellinghouses would comply with the relevant space standards
- The separation distances between habitable windows in comparable to other separation distances in the area
- **Heritage Statement:** The submitted heritage statement assesses the history of the property and gives information regarding the architect. The Statement concludes that the building is of low heritage significance.
- **Sustainability Statement:** Development would achieve Level 3 of Code for Sustainable Homes
- Development would benefit from photovoltaic panels
- Water efficiency measures would achieve maximum daily water usage of 105 litres/person/day
- Cycle storage would encourage sustainable travel
- **Bat Survey:** No evidence of past or present use by roosting bats was recorded and further surveys or mitigation is not required. It is recommended that a bat box be provided

Consultations:

Hatch End Association: We have several reservations about this proposal: Loss of a

Locally Listed Building. We regret the proposed loss of this locally listed building of a public house which has been in the area for nearly 200 years. However, we accept that having been rebuilt in 1928 it does not have great architectural merit and its use in recent years has attracted social disorder. We note that the proposed 6 terraced houses are intended to reflect the cottages in Letchford Terrace but the proposed rooms in the roof would give a bulky appearance out of character with the rest of the Street.

Design and Conservation Officer: This proposal would see the loss of the locally listed Letchford Arms public house for which the local list description reads:

'Originally dating to 1896 (stables and public house), it was rebuilt in 1928 to a design by JCF James, although original stables remain'.

It is regrettable that this proposal would see the loss of the locally listed building which has been identified as of local importance to the borough. It is stated in the Locally Listed Buildings SPD that locally listed buildings in the borough are selected due to their 'particular special local historical and/or architectural merit. These buildings/structures reinforce local distinctiveness and a sense of place and their local value deserves recognition through inclusion on the Local List for Harrow'.

The SPD states that: 'Therefore, when the Council considers any planning application for works to a locally listed building they will take its special local architectural or historic interest into account before making a decision. The Council will also strongly discourage the demolition of any buildings on the local list and will seek to encourage their retention, restoration and continued beneficial use wherever possible'.

The pre-application advice sought strongly encouraged the retention of the locally listed building. However, it is noted that given this building is not within a conservation area planning permission is not required for its demolition.

It is also noted that the pre-application advice noted that if sustainability measures could be demonstrated and that marketing without success could be demonstrated then demolition would be acceptable. These factors are demonstrated by the application.

The assessment of significance provided is useful additional information and value judgments on the significance of the locally listed building.

In accordance with the Locally Listed Buildings SPD and paragraph 141 of the NPPF It is requested that a thorough and comprehensive photographic survey be provided to supplement that shown in the Design and Access Statement.

Highways Authority: Parking provision

The one parking space provision per 3 bedroom unit provided is within the London Plan 2011 maximum parking standards hence this level of provision is considered acceptable given the relatively low public transport sustainability of the location as it reduces potential detrimental overspill onto the highway which is to be avoided.

Access/Trip Generation

Currently there is a very wide single access that emerges directly onto Letchford Terrace and it is proposed to provide 6 new access points for each of the units. This will entail the creation of 6 separate carriage crossovers and is to be funded by the applicant. As normal the access provisions should not exceed the council's maximum allowable width of 3.6m.

Traffic generation will increase as compared to the existing relatively 'low key' dormant public house use however the 6 units are statistically unlikely to generate more than 4-5 movements at am and pm peak traffic periods i.e. on average one vehicle movement into/out of the site every 10 minutes hence their impact is considered minimal in measurable highway impact terms as compared to overall traffic flows in the area and therefore the proposal is acceptable in this respect.

Cycle Parking

A total of 12 secure and accessible spaces should be provided (2 per unit) in line with The London Plan 2011 standards.

Operational Refuse requirements.

The bin store arrangement proposed conforms to Department for Transport guidance and the Council's Refuse Code of Practice which encourages bin placement to be within 10m of the point of pick up which in this case would be directly off Letchford Terrace. Collections would generally be concentrated off-peak avoiding peak hour and are therefore unlikely to affect residential amenity to any measurable degree.

Summary

The proposal is broadly acceptable in principle hence there is no objection.

Drainage Engineers: Conditions regarding drainage would be required

Biodiversity Officer: No objection

Notifications:

Sent: 12
Replies: 2
Expiry: 02-Jan-2014

Site Notices:

2 site notices posted (one in Letchford Terrace, one in Chantry Road) on 18-Dec-2013
Expiry: 8-Jan-2014

Addresses Consulted:

Letchford Terrace: 5, 6, 7, 8
Headstone Lane: 350 (Corner House, Corner Café, Flat A and Flat B)
Chantry Road: 8, 9, 10,11

Summary of Response:

Design should be in keeping with two-storey terraces
Problems with parking would be exacerbated
Services may not be adequate to cope
Access to rear gardens should not be built on
No attempt has been made to employ new publicans and it appears that this is deliberate to enable this development
This public house was a community focal point and many other public houses are being lost
Proposal represents overdevelopment with six houses shoehorned into a site that is more suitable for three or four

Design is good, but does not fit with other properties in the area
Heritage Statement is misleading. The area is the original Hatch End and the Letchford Arms (and Letchford House) is named after a Pinner doctor. Loss of pub would be a shame not just for old Hatch End, but also for modern Hatch End
Front balcony would allow school gates to be overlooked

APPRAISAL

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

In this instance, the Development Plan comprises The London Plan 2011 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

MAIN CONSIDERATIONS

Principle of Development
Character and Appearance of the Area
Residential Amenity
Accessibility
Highways
Environmental Considerations
Equalities Statement
s17 Crime and Disorder Act
Consultation Responses

Principle of Development

The Letchford Arms Public House is a Locally Listed Building. The Local List description states:

Originally dating to 1896 (stables and public house), it was rebuilt in 1928 to a design by JCF James, although original stables remain.

The National Planning Policy Framework [NPPF], at paragraph 135, notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 136 of the NPPF states that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will take place after the loss has occurred.

Policy 7.8.C of The London Plan requires developments to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. This policy is supported and reflected in policy CS1.D of the Harrow Core Strategy and policy DM7 of the Harrow Development Management Policies Local Plan (DMP).

These policies are supported by the adopted Supplementary Planning Document: Locally Listed Buildings which notes that locally listed buildings in the borough are selected due to their 'particular special local historical and/or architectural merit. These

buildings/structures reinforce local distinctiveness and a sense of place and their local value deserves recognition through inclusion on the Local List for Harrow.

The SPD states that: 'Therefore, when the Council considers any planning application for works to a locally listed building they will take its special local architectural or historic interest into account before making a decision. The Council will also strongly discourage the demolition of any buildings on the local list and will seek to encourage their retention, restoration and continued beneficial use wherever possible'.

With this application, the applicants have demonstrated, in the Planning Statement, that the renovation and reuse of the existing building is not commercially viable. The applicants have also demonstrated that the resultant development would incorporate sustainability measures (including compliance with Level 3 of the Code for Sustainable Homes); which could not be achieved with the existing buildings.

On balance, it is considered that the benefits of the proposal, detailed in following sections of this report, are sufficient to outweigh the harm that would result to the area and historic significance of the building through its demolition. Officers are also mindful that, given this building is not within a conservation area and not statutorily listed, planning permission is not required for its demolition.

The Locally Listed Buildings SPD and paragraph 141 of the NPPF recommends that a thorough and comprehensive photographic survey be provided to supplement that shown in the Design and Access Statement. A comprehensive report regarding the significance of the Locally Listed Building has been provided by the applicants, and Council officers have completed a photographic survey of the building, the results of which is available for inspection by members of the public.

In addition to this, the building is a public house. This is considered to be a community facility. Policy DM47 sets out the criteria for the loss of public houses. These include a requirement to provide evidence of at least 12 months' suitable marketing activity. The applicants have demonstrated that the public house has been actively marketed since November 2012.

While the loss of the community facility is regrettable, the applicants have supplied sufficient evidence to satisfy the test of policy DM47 and the benefits of the scheme would outweigh the harm of the loss of the public house.

The proposal would provide an additional six dwellinghouses on an unallocated site. This would represent a windfall provision that would contribute to the target of providing additional homes in the borough, as identified in core policies CS1.H and CS6.J of the Core Strategy. This would be in accordance with policies 3.3 and 3.4 of The London Plan which seek to increase housing supply and optimise housing potential.

Character and Appearance of the Area

The Council has adopted a Supplementary Planning Document: Residential Design Guide (2010) that supports design policies 7.4 and 7.6 of The London Plan, policy CS1.B of the Harrow Core Strategy and policy DM1 of the Development Management Policies (DMP).

The design policies of the development plan require that new development proposals should respect the scale and character of the area, and require the Council to ensure that

all development proposals achieve a high standard of design and layout, taking into consideration, amongst other things, site and setting, and context, scale and character. New development should have regard to the character and landscape of the locality, and buildings should complement the wider area, and should respect the scale and character of the surrounding area.

The design of the proposed dwellinghouses has evolved from the initial design presented at the pre-application stage. The dwellinghouses would be of a similar overall height and width to the terraced dwellinghouses on either side of the site. In terms of the depth of the dwellinghouses, these would match the depth of neighbouring properties on both the ground and first floors.

The design departs from the character of the neighbouring terraces in some distinct ways.

The houses have been designed with flat, rather than traditional pitched, roofs. This top floor is an alternative to a traditional pitched roof with rear dormer windows. The front elevation of the top floor is set 2.5 metres to the rear of the first floor front elevation. This provides a front terrace area and would reduce the appearance of bulk of the top floor when viewed from the street. The terrace area of each house would be screened by a triangular feature which has been designed to replicate gable features elsewhere in the area. The applicants have proposed that this top floor be finished in an alternative material (hanging tiles) to the render on the lower floors.

In addition, the ground floor of the dwellinghouses is set in from the first floor front elevation, providing a 2m recessed area. This feature has been designed to allow for parking spaces to be provided in the front gardens. Following advice from officers and the Metropolitan Police Designing Out Crime Officer, the extent of the first floor oversail was reduced from that initially proposed at the pre-application stage, and dwarf walls with soft landscaping separating the individual dwellinghouses were introduced.

Facilities for the storage of waste bins and of bicycles have been incorporated into the fabric of the buildings. Officers consider that this is an appropriate design response and is in accordance with the requirements of policy DM1 in this regard. A condition requiring the refuse bins to be stored in the designated area, other than on collection days, is recommended to prevent visual clutter in front gardens.

Officers consider that the design of the dwellinghouses represents a suitable solution for the area and that the development would complement the existing character of the area and would add to the townscape of this historic part of Hatch End.

It is noted that indicative materials palettes have been supplied. There is a discrepancy between the materials described in the Design and Access Statement and the application drawings. Therefore, it is recommended that a condition requiring samples of the proposed materials, including rainwater goods, be supplied in order to ensure that a satisfactory form of development is provided.

The provision of individual facilities for satellite / television reception at each of the properties would result in visual clutter in the streetscene and would detract from the design of the dwellinghouses. Therefore, a suitable condition requiring details of satellite / television reception, including communal facilities if feasible, is also recommended to safeguard the character and appearance of the development and the area.

The front gardens of the properties would be chiefly hard surfaced. In some respects this would be contrary to the aims of policy DM23 which seeks to enhance streetside greenness and forecourt greenery. This is, in part, a consequence of the provision of off-street parking for each property. If parking were not provided, this would add to parking pressure on the street, which the Highways Authority considers should be avoided. Therefore, on balance, the level of hard landscaping at the properties is considered acceptable. Notwithstanding this, the submitted drawings indicate that there is some scope for soft landscaping in the front gardens and a condition requiring details of hard and soft landscaping to be submitted, approved and implemented is recommended.

The design of the dwellinghouses is such that the maximum potential for the site has been achieved. In order to safeguard the character and appearance of the area, and of residential amenities of the future occupiers and of adjoining residents, it is considered appropriate that permitted development rights in classes A (extensions and alterations), B (extensions to the roof), C (alterations to the roof) D (porches), E (Outbuildings), F (hard surface in front garden) and H (microwave antennae) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) be removed.

Any provision of walls and fences in the front gardens could restrict visibility of the parking areas, could have a detrimental impact on the character and appearance of the dwellinghouses and the area, and could provide opportunities for crime. It is considered appropriate to remove permitted development rights in Part 2 of Schedule 2 of the GPDO for the front garden to ensure that additional fences are not installed without planning permission.

Residential Amenity

Policy 7.6 of The London Plan and policy DM1 seek to safeguard the residential amenities of existing and future residential occupiers of residential development and neighbouring sites.

The dwellinghouses have been designed to safeguard the residential amenities of neighbouring occupiers. The building lines of properties to the north and south have been respected at both ground and upper floor levels such that the new dwellinghouses would not have an overbearing impact when viewed from neighbouring properties.

The separation distance between the first and second floor rear windows and the rear windows of the properties at 8, 9, 10 and 11 Chantry Road is only 17m. Paragraph 4.75 of the Residential Design Guide notes that the degree of overlooking between buildings can vary significantly within the urban environments. New development must have regard to the character of its location and ensure that reasonable levels of privacy for existing, neighbouring occupiers are maintained.

At this site, a similar separation distance between habitable windows at Nos. 7-16 Letchford Terrace and Nos. 4-8 Chantry Road is provided. It is also noted that the existing first floor windows of the public house, which had been in residential use, are approximately 18m from the rear windows of Nos. 10 and 11 Chantry Road. Given these site circumstances, the separation distance proposed is considered acceptable in this case.

The ground floor projection would have a flat roof, and this has been indicated in the

submitted drawings to be a brown roof with no access from the first floor of the building. Any use of this roof as a balcony or roof terrace would result in unacceptable overlooking of neighbouring properties, and therefore an operational condition preventing such use is recommended.

In terms of the residential amenities of future occupiers of the dwellinghouses, each of them would provide a standard of accommodation, in terms of the gross internal area and of individual room sizes and provision of facilities, that is in accordance with policy 3.5 of The London Plan and associated table 3.3, as amplified by the Mayor's Supplementary Planning Guidance: Housing.

Five of the dwellinghouses would have a relatively modest rear gardens, ranging from 45m² to 51m². However, this is comparable to the properties at Nos. 7-16 Letchford Terrace and would be supplemented by the front terrace area. The remaining house would have a garden of 80m². It is considered that a suitable level of amenity space would be provided, in accordance with policy DM27.

Accessibility

The applicants have stated, in the Planning Statement, that the dwellinghouses would comply with the requirements of Lifetime Homes, as required by policies 3.5 and 7.2 of The London Plan, core policy CS1.K of the Harrow Core Strategy and policies DM1 and DM2.

The drawings and information submitted with the application confirm compliance with the requirements of Lifetime Homes. Further details regarding this aspect of the proposal are not required as compliance can be achieved through the condition requiring the development to be completed in accordance with the approved documents and drawings.

Highways

The one car parking space provision per 3 bedroom unit provided is within the maximum parking standards noted in Table 6.2 attached to policy 6.13 of The London Plan. This level of provision is considered acceptable given the relatively low public transport sustainability of the location as it reduces potential detrimental overspill parking onto the highway, as required by policy DM42.

Currently there is a very wide single access to serve the public house that emerges directly onto Letchford Terrace and it is proposed to provide 6 new access points, one for each of the dwellinghouses. This will entail the creation of 6 separate carriage crossovers and is to be funded by the applicant. The access provisions should not exceed the council's maximum allowable width of 3.6m. An informative regarding this aspect of the proposal is recommended.

As a result of the development, traffic generation will increase as compared to the existing relatively 'low key' dormant public house use. However, the six dwellinghouses are statistically unlikely to generate more than 4-5 movements at am and pm peak traffic periods (i.e. on average one vehicle movement into/out of the site every 10 minutes) hence their impact is considered minimal in measurable highway impact terms as compared to overall traffic flows in the area and therefore the proposal is acceptable in this respect.

For a development such as this, a total of 12 secure and accessible spaces should be provided (2 per dwellinghouse) should be provided in line with the requirements of policy

6.9 of The London Plan and policy DM42.

The applicants have indicated a secure bicycle storage area which would be incorporated into the fabric of the front elevations of the dwellinghouses to meet this requirement.

Environmental Considerations

The applicants have submitted a Sustainability Statement which confirms that the development would achieve Level 3 of the Code for Sustainable Homes. This is in accordance with policies 5.2 and 5.3 of The London Plan, core policy CS1.T of the Harrow Core Strategy and policy DM12.

A condition regarding this aspect of the proposal is not required as compliance can be achieved through the condition requiring the development to be completed in accordance with the approved documents and drawings.

Given the age and location of the building, standing advice from Natural England suggested that it could be used by roosting bats. A bat survey submitted with the application confirmed that no bats were present at the building.

Notwithstanding this, given the location of the site in proximity (120m) to playing fields to the west and other open spaces in the vicinity, the proposal represents an opportunity to enhance biodiversity at the site, in line with the recommendations of policy 7.19 of The London Plan and policies DM20 and DM21 of the Development Management Policies. Therefore, a suitable condition requiring the provision of at least one bat tube and a bird brick or box for a London Biodiversity Action Plan species such as swifts, house sparrow or starling is recommended.

The applicants have submitted indicative details of sustainable drainage at the property.

Notwithstanding this, a suitable scheme of drainage would need to be provided, and therefore conditions regarding the provision of surface water storage, attenuation and drainage are recommended, in accordance with policy 5.13 of The London Plan and policies DM9 and DM10 of the DMP in order to ensure that the development does not give rise to flooding.

Equalities Statement

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups.

On balance, it is considered that the proposal would have no impact with regard to section 149 of the Equalities Act 2010.

S17 Crime & Disorder Act

The design of the parking area could provide opportunities for crime at the development. The applicants have sought the advice of the Metropolitan Police Designing Out Crime Officer (DOCO) who recommended that lighting is used in the undercroft area with reflective white paint to maximise the light. The DOCO also recommended a video entry system.

If these details, together with other recommendations regarding, are implemented, the proposal would comply with the principles and practices of Safer Places and Secured by Design.

A suitable condition is therefore recommended.

Consultation Responses

Design should be in keeping with two-storey terraces – *Officers consider the design would complement the character of the area*

Problems with parking would be exacerbated – *The level of parking provision is within the maximum standards of The London Plan and this has been addressed in section 5 above*
Services may not be adequate to cope – *This is not a material planning consideration. However, water usage at the properties is designed to be 105 litres per person a day. Details of drainage would need to be approved by the Local Planning Authority and the Council's Drainage Engineers*

Access to rear gardens should not be built on – *the accesses would be maintained*

No attempt has been made to employ new publicans and it appears that this is deliberate to enable this development – *the applicants have demonstrated that the property has been marketed as a public house for many months without success*

This public house was a community focal point and many other public houses are being lost – *the public house has been closed for some considerable time*

Proposal represents overdevelopment with six houses shoehorned into a site that is more suitable for three or four – *the dwellinghouses are of similar sizes to the existing terraced properties in the street and the density is within the recommendations of The London Plan*

Design is good, but does not fit with other properties in the area – *Officers consider the design to be a suitable modern interpretation of terraced housing that would contrast with and also complement the existing housing*

Heritage Statement is misleading. The area is the original Hatch End and the Letchford Arms (and Letchford House) is named after a Pinner doctor. Loss of pub would be a shame not just for old Hatch End, but also for modern Hatch End – *The naming of the pub is noted. Marketing has demonstrated that the public house is not a viable concern*

Front balcony would allow school gates to be overlooked – *The front balconies are some 100m from the front gates of Hatch End and Shaftesbury Schools*

CONCLUSION

The proposal would result in the loss of a Locally Listed Building that provides a community facility.

However, it would result in the provision of six dwellinghouses which would complement the character of the area and provide a high standard of accommodation that would not be detrimental to the amenities of neighbouring occupiers.

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

recommended for grant.

CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 Other than as required by conditions 3, 5, 13 and 14, the development hereby permitted shall be carried out in accordance with the following approved plans:

12446_05_00-D1; 12446_05_01-D1; 12446_05_02-D1; 12446_15_00-D1; 12446_15_01-D1; 12446_15_02-D1; 12446_15_03-D1; 12446_20_00-D1; 12446_30_00-D1; 12446_30_01-D1; 12446_30_02-D1; 12446_30_03-D1; 12446_H_60_00-D1; 12446_H_60_01-D1; 12446_99_01-D1; 12446_99_02-D1; Design and Access Statement; Planning Statement; Sustainability Statement; Heritage Statement; Bat Survey Report

REASON: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding the indicative details on the submitted drawings, the development hereby permitted shall not commence beyond damp proof course 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 buildings

b: the ground surfacing

c: the boundary treatment

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

REASON: To safeguard the appearance of the locality, as required by policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4 No demolition or site works in connection with the development hereby permitted shall commence before 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, as required by policy DM1 of the Harrow Development Management Policies Local Plan (2013).

5 Notwithstanding the details on the submitted drawings, the development hereby permitted shall not be occupied 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 on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed.

Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

Hard Landscape works shall include details of ground surfacing and car parking.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, as required by policies DM1 and DM23 of the Harrow Development Management Policies Local Plan (2013).

6 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 5 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, as required by policies DM1 and DM23 of the Harrow Development Management Policies Local Plan (2013).

7 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: to safeguard the appearance of the locality, as required by policy DM1 of the Harrow Development Management Policies Local Plan (2013).

8 No development shall take place, including any works of demolition, until a Construction Method and Logistics Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i a detailed timeline for the phases and implementation of the development
- ii. the parking of vehicles of site operatives and visitors
- iii. loading and unloading of plant and materials
- v. storage of plant and materials used in constructing the development
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the adjoining properties, in accordance with policies 7.4 and 7.6 of The London Plan 2011 and policies DM1 and DM44 of the Harrow Development Management Policies Local Plan (2013).

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

REASON: To ensure that adequate drainage facilities are provided, as required by policies DM9 and DM10 of the Harrow Development Management Policies Local Plan (2013).

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

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

certified, set out in BS.7950 'Security standard for domestic window sets'.

3. the provision of video entry systems to the dwellinghouses and details of white reflective paint for the undercroft areas.

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with policy 7.2 of The London Plan (2011), policy DM1 of the Harrow Development Management Policies Local Plan (2013) and Section 17 of the Crime & Disorder Act 1998.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A, B, C, D, E, F or H in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area and the amenities of neighbouring occupiers, pursuant to policies 7.4 and 7.6 of The London Plan (2011), policy CS1.B of the Harrow Core Strategy (2012) and policy DM1 of the Harrow Development Management Policies (2013).

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Part 2 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area and the amenities of neighbouring occupiers and to ensure adequate natural surveillance of the parking areas, pursuant to policies 7.3, 7.4 and 7.6 of The London Plan (2011), policy CS1.B of the Harrow Core Strategy (2012) and policy DM1 of the Harrow Development Management Policies (2013).

13 The roof area of the ground floor rear projection shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the residential amenities of neighbouring occupiers, pursuant to policy 7.6 of The London Plan (2011), policy CS1.B of the Harrow Core Strategy (2012) and policy DM1 of the Harrow Development Management Policies Local Plan (2013).

14 Notwithstanding the details on the submitted drawings, the development hereby permitted shall not proceed above damp proof course until details of a strategy for the provision of facilities for television reception (e.g. aerials, dishes and other such equipment) have been submitted to, and approved in writing by, the local planning authority. Such details should include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter and no other television reception equipment shall be introduced onto the walls or roofs of the approved development without the prior written approval of the local planning authority.

The details should include provision of communal facilities for television reception if feasible.

REASON: In order to prevent the proliferation of individual television reception items on the building to the detriment of the visual amenity of the area, in accordance with policy DM1 of the Harrow Development Management Policies Local Plan (2013).

15 Notwithstanding the details on the submitted drawings, the development hereby permitted shall not proceed above ground floor damp proof course level until details of biodiversity measures, specifically the creation of bird and bat habitats on the buildings, have been submitted and approved in writing by the local planning authority. The development shall not be occupied or used until those external works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To safeguard the ecology and biodiversity of the area and in the interests of habitat creation and enhancement in line with the requirements of policy 7.19 of The London Plan (2011) and policies DM20 and DM21 of the Harrow Development Management Policies Local Plan (2013).

INFORMATIVES

1

The following policies are relevant to this decision:

National Planning Policy

National Planning Policy Framework (2012)

The London Plan (2011)

3.3 Increasing housing supply

3.5 Quality and design of housing developments

3.8 Housing Choice

5.2 Minimising carbon dioxide emissions

5.3 Sustainable design and construction

5.12 Flood risk management

5.13 Sustainable drainage

6.9 Cycling

6.13 Parking

7.2 An inclusive environment

7.3 Designing out crime

7.4 Local character

7.6 Architecture

7.8 Heritage assets and archaeology

7.19 Biodiversity and Access to Nature

Mayor of London Supplementary Planning Guidance: Housing (2012)

London Biodiversity Action Plan (2008)

Harrow Core Strategy (2012)

Core Policy CS1 (A, B, D, H, K, R, T, U)

Core Policy CS6 (J)

Harrow Development Management Policies Local Plan (2013)

DM1 Achieving a High Standard of Development

DM2 Achieving Lifetime Neighbourhoods

DM7 Heritage Assets

DM9 Managing Flood Risk

DM10 On Site Water Management and Surface Water Attenuation
DM12 Sustainable Design and Layout
DM20 Protection of Biodiversity and Access to Nature
DM21 Enhancement of Biodiversity and Access to Nature
DM23 Streetside Greenness and Forecourt Greenery
DM27 Amenity Space
DM42 Parking Standards
DM44 Servicing

Supplementary Planning Document: Residential Design Guide (2010)
Supplementary Planning Document: Accessible Homes (2010)
Supplementary Planning Document: Locally Listed Buildings (2013)

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB
Please quote **Product code**: 02 BR 00862 when ordering

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com

4 INFORMATIVE

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)"

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

5 INFORMATIVE: MAYOR OF LONDON COMMUNITY INFRASTRUCTURE LEVY

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £24,780 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be

collecting the Mayoral Community Infrastructure Levy (CIL).

Your proposal is subject to a CIL Liability Notice indicating a levy of £21,910 for the application, based on the levy rate for Harrow of £35/sqm and the stated floorspace of 626 sqm

You are advised to visit the planningportal website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

6 INFORMATIVE: HARROW COMMUNITY INFRASTRUCTURE LEVY

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm

All other uses - Nil.

The Harrow CIL Liability for this development is: £68,860

7 INFORMATIVE

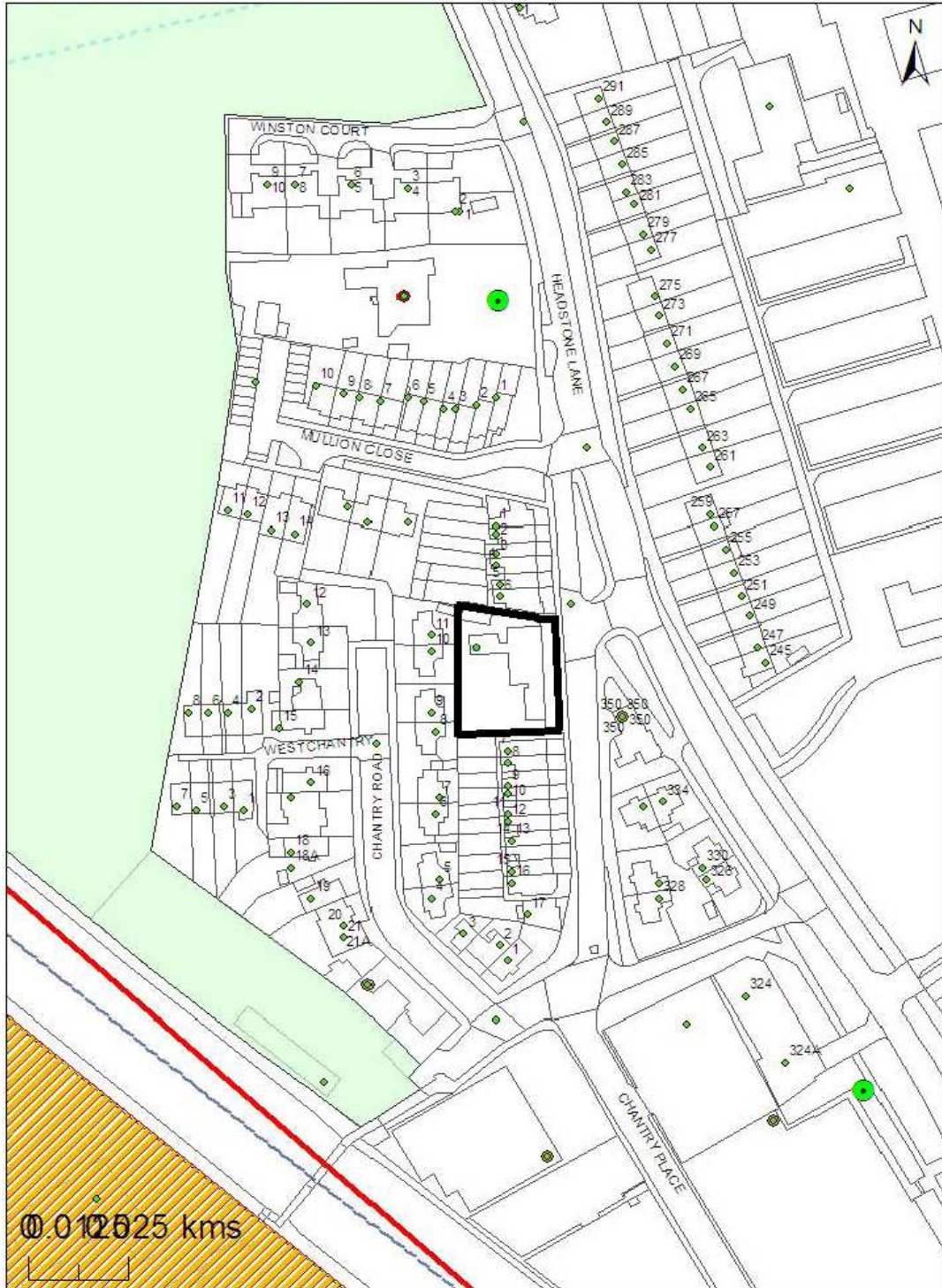
Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

8 INFORMATIVE

The applicant is advised to contact the Council's Highways Crossings Officer on 020 8424 1799 or by email to frank.cannon@harrow.gov.uk in relation to the construction of the crossovers and the reinstatement of the footway.

Plan Nos: 12446_05_00-D1; 12446_05_01-D1; 12446_05_02-D1; 12446_15_00-D1;
12446_15_01-D1; 12446_15_02-D1; 12446_15_03-D1; 12446_20_00-D1;
12446_30_00-D1; 12446_30_01-D1; 12446_30_02-D1; 12446_30_03-D1;
12446_H_60_00-D1; 12446_H_60_01-D1; 12446_99_01-D1; 12446_99_02-D1; Design
and Access Statement; Planning Statement; Sustainability Statement; Heritage
Statement; Bat Survey Report

LETCHFORD ARMS PUBLIC HOUSE, LETCHFORD TERRACE, HARROW



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SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None.

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None.

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None.