



**DEVELOPMENT MANAGEMENT
COMMITTEE**

WEDNESDAY 21 NOVEMBER 2007

PLANNING APPLICATIONS RECEIVED

DEVELOPMENT MANAGEMENT COMMITTEE

APPLICATIONS

WEDNESDAY 21ST NOVEMBER 2007

PLANNING APPLICATIONS RECEIVED

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SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

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BACKGROUND INFORMATION

All reports have the background information below.

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

Individual file documents as defined by reference number on Reports

Nature Conservation in Harrow, Environmental Strategy, October 1991

Harrow Unitary Development Plan, adopted 30th July 2004

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

Section 17 of the Crime & Disorder Act 2004

DEVELOPMENT MANAGEMENT COMMITTEE

WEDNESDAY 21ST NOVEMBER 2007

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SECTION 1 – MAJOR APPLICATIONS

None

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

JOHN LYON SCHOOL, MIDDLE ROAD HARROW ON THE HILL	Item: 2/01 P/1936/07/DFU/RM2
	Ward HARROW ON THE HILL

RETENTION OF TEMPORARY CLASSROOM

Applicant: The John Lyon School
Agent: Kenneth W Reed & Associates
Statutory Expiry Date: 16-AUG-07

RECOMMENDATION

Plan Nos: 1297/1 Rev A and Design & Access Statement

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

1 The building hereby permitted shall be removed before 31st of July 2008, and landscaped in accordance with a scheme submitted 3 months before the removal of the building and approved in writing by the Local Planning Authority and the approved works shall be implemented subsequent to the removal of the building or within the first planting season and thereafter retained in that form.

REASON: To protect the character and appearance of the Conservation Area

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt Greenery
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- D16 Conservation Area Priority

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design, Amenity, Character and Appearance of the Conservation Area (SD1, SD2, D4, D14, D15 & D16)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

Reported to Development Management Committee as the Council has received a petition of 35 signatures opposing the scheme.

a) Summary

Statutory Return Type: Minor Development
Conservation Area Roxeth Hill
Council Interest: None

b) Site Description

- Existing temporary classrooms on the northwest boundary of the school grounds. Harrow School's cricket grounds are on the other side of the boundary
- Site falls within the Harrow on the Hill Village Conservation Area

c) Proposal Details

- Retention of Temporary Classroom originally granted permission WEST/387/02/FUL on the 28th June 2002

d) Relevant History

W/387/02/FUL	Two Storey Temporary Classroom	GRANTED 28-JUN-02
Condition 3	The proposed development shall be removed from the site by 30th June 2005 and the land reinstated to the satisfaction of the Local Planning Authority. REASON: In the interest of the character and appearance of the Conservation Area.	
P/3420/06/CFU	Three Storey Side/Rear Extension to Provide Additional Classrooms	GRANTED 19-APR-07

e) Applicant Statement

- See Design & Access Statement

f) Consultations:

Highways: No objections

CAAC: No objection, but we would question the 3-year timescale and would prefer to see this reduced if possible.

Advertisement: | Character of Conservation Area | Expiry: 26-JUL-07

Notifications:

Sent:
11

Replies:
3

Expiry:13-JUL-07

Summary of Response:

Classrooms are temporary and have already been on site for a number of years, classrooms should have been removed 30-06-2005; eyesore and not in keeping with Conservation Area; no case made in supporting documents for the retention of the temporary classrooms; school children deprived of play ground, and play pushed closer to boundaries with neighbours. Anti social behaviour from students; current classrooms are unauthorised and have caused substantial loss of amenity to neighbouring properties; 5 years is enough time to refurbish the school.

APPRAISAL

1) Design, Amenity, Character and Appearance of the Conservation Area

In May 2004 the Development Control Committee resolved to permit a variation of the legal agreement relating to John Lyon School in order for the school roll to be increased from 525 to 600 pupils, subject to agreement of a travel plan which has not been agreed and therefore the Section 106 Legal Agreement has not been signed by the parties.

The Development Management Committee had granted an application (P/3420/06/CFU) on the 19th of April to for a Three Storey Side/Rear Extension to Provide Additional Classrooms and Alterations. This permission for the Science Block has not yet been implemented.

This application originally sought a 3-year extension to retain the temporary classrooms. The applicant's Design and Access statement states that the construction works on the Science Block should be completed by December 2008. Following further discussions with the applicant's agent he has agreed to accept the proposed extension to the end of July 2008, as explained below.

The classrooms are of a temporary nature and not in keeping with the prevailing character of the Conservation Area. In the light of the current situation and the supporting documents, it is also considered that granting permission for a further three years would be excessive. Therefore it is suggested that the temporary classrooms be granted permission for further time expiring at the end of the school year, 31st of July 2008. By that time the works should have been completed and would enable pupils to move into the purpose built accommodation.

The temporary building should have been demolished before 30th June 2005 in accordance with the original permission. Therefore, retention of the building beyond July 2008 would prolong the unacceptable visual effect on the character and appearance of this part of the Conservation Area. In view of the educational needs of the pupils during construction, retention of the building until July 2008 is considered reasonable and appropriate.

2) S17 Crime & Disorder Act

It is considered that this the development would not lead to an increase in perceived or actual threat of crime.

3) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Anti social behaviour from students not considered in the scope of this application
- Other aspects considered in the above report

CONCLUSION

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

6 GERARD ROAD, HARROW

Item: 2/02
P/2400/07/DFU/SW2
Ward GREENHILL

TWO STOREY SIDE EXTENSION; ONE REAR DORMER; VELUX WINDOWS ON FRONT ROOF SLOPE; DEMOLITION OF EXISTING GARAGE AND OUTBUILDING

Applicant: Mr & Mrs J Broughton
Agent: Magan D Solanki
Statutory Expiry Date: 18-SEP-07

RECOMMENDATION

Plan Nos: GR/B/P1, P2, P3A, P4A

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 & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no GR/B/P4A shall be installed in the south west elevation wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The window(s) in the south west elevation (First Floor) wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design
D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
Supplementary Planning Guidance: Extensions: A Householders' Guide

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Amenity (SD1, D4)
- 2) Residential Amenity (SD1, D4, D5)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is being reported to committee due to a petition of objection. The application was deferred at the meeting of 17 October 2007 for a member Site Visit that took place on 3 November 2007.

a) Summary

Statutory Return Type: Householder Development
Council Interest: None

b) Site Description

- The property is a large semi detached property on the south east side of Gerard Road
- The dwelling has a detached single storey double garage to the side of the property and other single storey outbuildings to the rear of the double

garage

- The property has a lightweight conservatory at the rear of the house situated between the boundary and the original two storey rear projection
- Neighbouring property (No. 8) has a rear dormer and single storey rear extension in a similar position to the subject site

c) Proposal Details

- Two storey side extension to be sited 1m from the front elevation with a hipped subordinate roof over situated 3m from the boundary
- Single storey side extension to be located 1.2m from the boundary. The single storey side element would be 5.525m deep before stepping in to align with the two storey element. 3m at the mid point of the pitch
- Two storey rear element would be 2.8m deep with a hipped subordinate roof over and would merge with the original two storey rear extension
- Rear dormer to be located 900mm from the party wall and 1.3m above the eaves of the roof. The rear dormer would be contained within the original roof slope

Following the resubmission of this scheme, the following amendments have been made:

- Reduction in width of the two storey side extension, provision of a subordinate roof over
- Two storey rear extension reduced in width and hipped subordinate roof over

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
4

Replies:
34

Expiry: 21-AUG-07

Summary of Response:

Overdevelopment, over bearing, there is an ulterior motive, no public notice, out of character, overlooking, loss of privacy, out of proportion, effect the enjoyment of the area, insufficient separation between buildings, bulky.

APPRAISAL

1) Standard of Design and Layout

The proposed extensions have been significantly scaled back from the originally submitted plans. The proposed single storey front would align with the main frontage of the property the proposed alterations would respect the

façade of the property and would maintain an adequate separation of 1m from the boundary.

The proposed two storey side extension would be a maximum of 3.6m wide and would maintain a distance of 3m from the boundary with No. 4. The roof over would be hipped and subordinate to the original dwelling. The proposed extensions are far reduced from the original plans. The proposed extensions maintain a separation between the dwellings and comply with the requirements of the SPG.

2) Residential Amenity

It is acknowledged that there are windows in a side extension of No. 4 facing No. 6. These windows are high level and are secondary windows serving a kitchen. The proposed development to the rear is sited away from the boundary. Notwithstanding this, these windows are not protected. Given that the No. 4 is sited south of No. 6 it is not considered that there would be any loss of light or over shadowing of this dwelling.

The proposed alterations are generally contained on the southwestern side of the property. The existing single and two storey rear extensions would remain in their current position. The proposed extensions are considered to create a neutral impact on the occupiers of No. 8.

3) S17 Crime & Disorder Act

The proposed extensions are not considered to create any undue impact on the security or safety of the locality.

4) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- The application is judged as it is presented on the plans, ulterior motive is not a material consideration
- A site notice is a voluntary option for the applicants to display
- Material planning considerations addressed in the report above

CONCLUSION

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

**36 GOODHALL CLOSE, STANMORE
HA7 4FR**

**Item: 2/03
P/2603/07/DFU/JB**

Ward STANMORE PARK

CONVERSION OF GARAGE TO HABITABLE ROOM WITH EXTERNAL ALTERATIONS (REVISED)

Applicant: Mr & Mrs J Rahman
Agent: Designed Images
Statutory Expiry Date: 03-OCT-07

RECOMMENDATION

Plan Nos: 36 GOOD - EPPE01 Rev. 02

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

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 & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

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

The decision to grant planning permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations, including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

Supplementary Planning Guidance: Extensions: A Householders' Guide

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (SD1, D4, D5, SPG)
- 2) Residential Amenity and Parking (SD1, D4, D5, T13, SPG)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is reported to the Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Household Development
Council Interest: None

b) Site Description

- The subject site is a two-storey end of terrace dwelling on the northern side of Goodhall Close that was constructed as part of a large residential development granted planning permission in 2001
- Each of the units within the terrace block has an integral single garage and a parking space for one car in front of the garage
- There is an open space in the form of a flood storage area/play area opposite the site
- Goodhall Close is a cul-de-sac with a small parking area at the western end

c) Proposal Details

- To convert the garage into a habitable room with external alterations comprising the provision of a window to replace the garage door, with a matching brick surround

Revisions to Previous Application:

Following the previous decision (P/1758/07/DFU) the following amendments have been made:

- The bay window proposed in previous application has been changed to a standard flush window to match existing windows in the terrace.

d) Relevant History

P/1758/07/DFU	Conversion of garage to habitable room with external alterations	REFUSE 02-AUG-07 APPEAL LODGED
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Reason for Refusal

The proposed external alterations, by reason of incompatible design and appearance would detract from the established pattern of development in the street scene and be detrimental to the character of the locality, contrary to the provisions of policies SD1 and D4 of the Harrow Unitary Development Plan (2004).

e) Applicant Statement

- None

f) Consultations:

None

Notifications:

Sent:
8

Replies:
0

Expiry: 20-OCT-07

Summary of Response:

None

APPRAISAL

1) Character and Appearance of the Area

The existing dwelling is part of a recently built terrace that forms part of the Stanmore Park Development.

Each of the units within the terrace block has an integral garage, however the subject site is at the end of the terrace and is closest to the neighbouring property to the west, which contains six flats and has a different design and appearance. It is considered that for this reason the proposal would have a less significant effect on the character of the area than the same proposal elsewhere within the terrace.

In these circumstances it is considered that the proposal would not have an undue impact on the appearance of the area, and would be complementary to the character of the terrace.

2) Residential Amenity and Parking

The proposed alteration to the building would have no impact on amenity and therefore it is considered that the only potential effects on surrounding occupiers would be in regard to car parking.

However, as one parking space in front of the dwelling would remain and there is available parking along the southern side of Goodhall Close and within the parking area at the end of the road, it is not considered that the proposal would have an undue impact on current car parking conditions in the area. However, if a proliferation of such applications emerge there may be a highways problem.

3) S17 Crime & Disorder Act

The proposal is not expected to have any impact in relation to this legislation.

4) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

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

**50 SOUTH HILL AVENUE
HARROW, HA2 0NQ**

**Item: 2/04
P/2969/07/DFU/MRE**

Ward HARROW ON THE HILL

EXTERNAL ALTERATIONS AND CONVERSION OF DWELLINGHOUSE TO TWO FLATS; RETENTION OF REAR DORMER & ONE OFF-STREET PARKING SPACE & RAMP AT FRONT AND BIN STORE AT SIDE

Applicant: Mr Charles Aniya
Agent: K Sisodia
Statutory Expiry Date: 22-NOV-07

RECOMMENDATION

Plan Nos: KS/07/01 Rev B, 02 Rev B, 03, Site Plan, Design and Access Statement

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

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 & Country Planning Act 1990.

2 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a front garden layout. 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.

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

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

4 The development hereby permitted shall not be occupied until all the works detailed in the application have been completed in accordance with the permission granted and shall thereafter be retained unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory form of development.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

D9 Streetside Greenness and Forecourt Greenery

EP25 Noise

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Conversions of Houses and Other Buildings to Flats (SH1, H9)
- 2) Design, Amenity and SPG Householder Guidance (SD1, D4, D5, D8, SPG)
- 3) Traffic and Highway Safety/Parking (T13)
- 4) Lifetime Homes Standards (H18)
- 5) S17 Crime & Disorder Act (D4)
- 6) Consultation Responses

INFORMATION

This application is reported to Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Minor Dwellings
Car Parking: Standard: 2.8 (maximum)
Justified: See Report
Provided: 1
Council Interest: None

b) Site Description

- Mid semi detached house white rendered on the eastern side of South Hill Avenue
- Existing hip to gable and dormer window extension and single storey rear extension
- Rear dormer for which the applicant seeks retrospective planning permission in this application
- Front forecourt entirely hardsurfaced
- Plot slopes up from the street to the rear
- Garage at the rear of reasonably sized plot with access from the alley at rear of properties
- Close to South Harrow District Centre, bus routes and South Harrow Tube Station

c) Proposal Details

- Conversion of dwelling house to 1 x1 bedroom flat with kitchen / diner and living room on ground floor; 1 x 2 bedroom flat with kitchen and living room on first floor and in extended roof space
- Division of the rear garden to provide private amenity space for each flat with side access for upper floor flat
- Refuse storage to side along northerly flank wall of dwelling
- One parking space on front forecourt with scheme of soft landscaping

Revisions to Previous Application:

Following the previous decision (P/1571/07/DFU) the following amendments have been made:

- Retrospective permission sought for existing rear dormer
- Revised front garden layout
- Compliance with Lifetime Homes Standards

d) Relevant History

P/1551/05/DFU	Alterations to roof to form end gable and rear dormer	REFUSED 12-AUG-05
P/2759/05/DCP	Certificate of lawful proposed development: loft conversion incorporating hip to gable	GRANTED 17-NOV-05
P/1571/07/DFU	Conversion of dwellinghouse into two flats and external alterations	REFUSED 10-AUG-07

Reason for Refusal

The proposal by reason of unsatisfactory forecourt layout, non-compliance with the Lifetime Homes Standards, excessive hard surfacing and inadequate scope for soft landscaping would provide sub standard accommodation to the detriment of the amenities of future occupiers of the site and would detract from the appearance of the property in the street scene and visual amenity of the locality contrary to policies SD1, D4 D9, H9 and H18 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Documents: Access for All and Accessible Home

e) Applicant Statement

- Design & Access Statement has been submitted

f) Consultations:

None

Notifications:

Sent:	Replies:	Expiry: 22-OCT-07
6	2	

Summary of Response:

Rear dormer previously refused; proposal does not significantly differ from that previously refused for conversion to 2 flats; sewer and drainage concerns; proposal would set undesirable precedent; single family home becoming rare due to conversions; loss of privacy from rear dormer; loss of character of semi-detached family dwellings; harmful to appearance.

APPRAISAL

1) Conversions of Houses and Other Buildings to Flats

The ground floor flat meets the recommended space standards for flats issued by the Council's Environmental Health Services Division. The living room and kitchen of the upper floor flat are deemed to be marginally restricted in size , with the kitchen being to a floor area of 6.4m² and the living room to 13.2m². The overall habitable floor space of the flat does however comfortably comply

with guidelines and it is therefore considered that this factor should not warrant the refusal of the scheme.

The submitted plans show the layout of the rooms in each unit to be acceptable in relation to one another, and the vertical arrangement of rooms sufficiently reduces potential for noise transmission between units and therefore are deemed to provide satisfactory living accommodation for future occupiers

With regards to accessibility, the proposal is in compliance with Lifetime Homes Standards and is considered to be acceptable in this respect.

The proposed garden layout would see both the ground floor flat and the upper floor flat provided with a section (approximately half each). The section attributed to the ground floor flat would be accessed directly from the rear of this unit. The upper floor flat would access the rear section via the side access and passageway.

With both flats being provided with approximately 100m² of garden space, the provision and means of access are considered to be acceptable.

Refuse and recycling bin storage would be sited to the side of the property, along the southerly flank boundary. The adjacent dwelling on this side at No.48 has a side garage directly adjacent to the proposed bin enclosure, which together with no windows in the adjacent dwelling being near the proposed siting, it is considered that no harmful impact on the living amenity of the adjacent occupiers from the refuse storage arrangements would occur.

It is considered that the proposed front garden layout would provide a sufficient level of soft landscaping and planting, and with refuse storage sufficiently out of view from the front, the proposed development is not considered to be detrimental to the appearance of the streetscene.

2) Design, Amenity and SPG Householder Guidance – Retention of Rear Dormer

The rear dormer is spaced 1m from the gabled roof edge, set back 1m from the roof eaves to comply with the relevant SPG. It is spaced 0.4m however from the party wall, 0.1m short of the stated minimum spacing of 0.5m in SPG. The view is taken that the 0.5m spacing from the top of the dormer to the ridgeline of the roof provides enough space around the dormer to make it sufficiently subordinate to rear roof slope and is therefore considered to be acceptable. The proposed rear dormer is not considered to present any issue of unreasonable levels of overlooking in this residential locality and is therefore considered to be acceptable.

3) Traffic and Highway Safety/Parking

The Council's UDP sets maximum car parking standards and as such there is no minimum. The proposal provides a parking space on the front garden. This provision for 2 units in this location is deemed to be acceptable by the Council's Highways Engineer and the site's proximity to South Harrow Station

and shops within the district centre would make the units suitable for non-car owning occupiers.

4) Lifetime Homes Standards (H18)

As this is a new development it is considered reasonable to expect the new dwellings to comply closely with Lifetime Homes Standards as found within the 'Accessible Homes' SPD. It is considered that these standards have been complied with and the proposal is considered to be acceptable in this respect.

4) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Rear dormer previously refused – reason for refusal formed around proposed end gable
- Proposal does not significantly differ from that previously refused for conversion to 2 flats – proposal has been revised to address reason for refusal relating to front garden layout and compliance with the Lifetime Homes Standards
- Sewer and drainage concerns – not deemed to be a planning consideration in this context.
- Loss of character of semi-detached family dwellings / harmful to appearance – the property would retain a single entrance as viewed from the front and would keep the character of a single dwellinghouse as viewed from the streetscene
- All other issue addressed in the appraisal

CONCLUSION

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

**6 KINGSWAY CRESCENT
HARROW, HA2 6BG**

**Item: 2/05
P/2950/07/DFU/SW2**

Ward HEADSTONE SOUTH

CONVERSION OF DWELLINGHOUSE TO TWO FLATS; ROOF ALTERATIONS TO FORM END GABLE AND REAR DORMER; SINGLE STOREY REAR EXTENSION WITH DECKING, ONE PARKING SPACE

Applicant: Mr Mark Maley
Statutory Expiry Date: 31-OCT-07

RECOMMENDATION

Plan Nos: 6KWC (Existing Plans Received: 20-June-07); 6KWC Revision A (Proposed Plans received 06 Nov -2007); Site Plan and Design and Access Statement

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

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 & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no 6KWC Revision A shall be installed in the flank elevation of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The window(s) in the northern flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

5 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the forecourt of the site. 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.

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 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

D9 Streetside Greenness and Forecourt Greenery

H9 Conversions of Houses and Other Buildings to Flats

H18 Accessible Homes

T13 Parking Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Conversions of Dwellings and other Buildings to Flats (H9, D8, D9, H18 SPD)
- 2) Standard of Design and Layout (SD1, D4)
- 3) Residential Amenity (SD1, D4 and D5)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is being reported to committee because the applicant is a member of Council Staff.

a) Summary

Statutory Return Type: Minor Dwellings

Council Interest: None

b) Site Description

- Semi detached dwelling situated on the east side of Kingsway Crescent
- Dwelling has a garage to the side of the property and a broken down rear conservatory
- The rear garden chamfers towards the rear providing a wide and deep rear garden
- The forecourt is hard surfaced and there is unrestricted parking along Kingsway Crescent

c) Proposal Details

- Conversion to 2 flats
- 50% landscaped front garden
- 6 bins located to the rear of the property away from neighbouring dwellings
- Rear dormer to be 1m from the edge, 500mm from the party wall and 1.3m above the eaves of the roof
- Single storey rear extension to be located 2.2m from the boundary with No. 8 and 5.2m from the boundary with No. 4 (at its closest point). Double doors on the flank elevation facing No. 4. Mid point height of the mono pitched roof to be 2.95m
- Decking located at the rear to be on ground level
- One parking space in front garden, with landscaping

Revisions to Previous Application:

Following the discussions with the planning officer the following amendments have been made:

- Provided a full hip to gable roof alteration
- Reduced the number of windows within the rear dormer
- Relocate the bin/recycling storage/facilities away from neighbouring side windows

d) Relevant History

None

e) Applicant Statement

- Property has been extended in the past to provide a loft conversion
- 1x two bed flat on the ground and 1x two bed flat on the first floor
- All rooms are stacked appropriately and exceed minimum floor area requirements
- Communal side access allows all users direct access to the bin areas and gardens
- Proposal would in keeping with the grain of the area
- Rear garden is retained and trees maintained
- Block paving on the forecourt would be reduced and soft landscaping will be introduced
- Would preserve the appearance of the streetscene
- Ground floor flat is designed to Lifetime Homes Standards
- Property is situated within the boundaries of North Harrow and is within walking distance of Headstone recreational ground, Kodak recreational ground and St. George's playing field
- Level access will be provided from the external hard surfacing at a minimal gradient
- Affordable units

f) Consultations:

Awaiting

Notifications:

Sent:
9

Replies:
1

Expiry: 08-OCT-07

Summary of Response:

Disturbance from the proposed use of the rooms.

APPRAISAL

1) Conversions of Dwellings and other Buildings to Flats

The property would retain one principle access from the front of the dwelling with separate internal doors for each flat. The proposed flats would exceed the minimum requirements for habitable floor space and are considered to be suitable for the future occupiers of the site. Noise disturbance between flats would be minimised by providing appropriate stacking of units.

The ground floor flat would be designed to Lifetime Homes Standards and would offer good sized circulation areas and habitable rooms for a wheelchair users to manoeuvre internally. The proposed development would include a ramped level access to the main front door. The proposal would comply with the Accessible Homes SPD and is considered acceptable.

The rear amenity space would be divided between the two units with access maintained to the side of the property. A boundary fence divides the two amenity areas which would preserve the privacy of the future occupier of the ground floor flat.

One parking space would be provided in the front garden, with an accessible entrance, and the rest of the garden would be landscaped.

Bin and recycling facilities are located to the rear of the property away from protected windows of the proposed ground floor unit and the neighbouring property. They would be easily accessed by the future occupiers of the proposed units and would be located away from the frontage preserving the character of the area.

2) Standard of Design and Layout

The proposed extensions include a hip to gable and rear dormer roof extension. The proposed alterations are considered to be an improvement on the existing circumstances at the site. The property currently has a side dormer that is considered to be of poor design. The hip to gable roof alteration would improve the appearance of the original property.

The proposed rear dormer would be visually contained within the roof slope. The windows would be centrally located and would view the neighbouring rear gardens at an oblique angle therefore mitigating any overlooking. The proposed hip to gable and rear dormer is considered acceptable.

3) Residential Amenity

The proposed rear extension would be located away from the boundaries with both neighbouring properties. The rear extension would comply with the requirements of the SPG and would not create any harm to neighbouring residential amenity.

The proposed decking maintains a minimal height above ground level. Therefore the proposed decking would not create any undue harm to neighbouring residential amenity.

4) S17 Crime & Disorder Act

The proposed extensions are not considered to create any undue impact on the security or safety of the locality.

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Material considerations have been addressed in the report above.

CONCLUSION

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

**32 ROXBOROUGH ROAD
HARROW, HA1 1PA**

**Item: 2/06
P/2559/07/DFU/GL**

Ward GREENHILL

CONVERSION OF DWELLINGHOUSE INTO TWO FLATS; TWO STOREY SIDE EXTENSION; SIDE PORCH (RESIDENT PERMIT RESTRICTED)

Applicant: Mr J Fisher
Agent: G M Simister Frics
Statutory Expiry Date: 01-OCT-07

RECOMMENDATION

Plan Nos: Site Plan; ROX-32c (Received 06-Nov-2007); Design and Access Statement

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

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 & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no ROX-32 shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 The parking space hereby permitted shall not be used until a fence or wall of a maximum height of 600mm has been provided on the remainder of the property frontage, such fence or wall to be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

5 Notwithstanding the details shown in drawing ROX-32c, the development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with

Item 2/06: P/2559/07/DFU continued....

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.

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

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 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

7 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

D9 Streetside Greenness and Forecourt Greenery

H9 Conversions of Houses and Other Buildings to Flats

H18 Accessible Homes

T13 Parking Standards

EP25 Noise

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

Supplementary Planning Document: Access for All

2 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this

Item 2/06: P/2559/07/DFU continued....

building ineligible for residents parking permits in the surrounding controlled parking zone.

3 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.

4 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.

5 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.

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Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

6 INFORMATIVE:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (SD1, D4, D5, SPG)**

- 2) Residential Amenity (SD1, D4, D5, SPG)
- 3) Flat Conversion (SD1, SH1, SH2, D4, D5, D8, D9, H9, H18, T13, EP25, SPG, SPDs)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

This application is referred to committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Two-storey dwelling on west side of Roxborough Road close to Harrow Town Centre
- Existing house has main entrance on southern flank elevation
- Site backs onto Harrow Recreation Ground
- Property has a two-storey rear projection, 3m wide and 5m deep at boundary with neighbouring attached dwelling (34 Roxborough Road), which has a 5m deep single-storey projection
- Adjoining property to north (34 Roxborough Road) has been converted to three self-contained flats (resident permit restricted)
- Adjacent property to south (26 Roxborough Road) is a new block of four self-contained flats (allowed on appeal)
- Residential parking controls are in force

c) Proposal Details

- Two-storey side extension: 3.6m wide and 9.5m deep across entire length of main dwelling house. First floor to be set back 1m from front building line. Extension to have subordinate pitched roof. Extension to be glazed at front and rear with a landing window and the main entrance doors on the flank elevation
- Conversion of extended property into two self-contained two-bedroom flats. Bin storage areas to be provided at the rear of property. Each flat to have a dedicated rear garden
- Entrances to flats would be on flank elevation with a canopy over. One parking space would be provided in front garden area, with remaining forecourt area landscaped

d) Relevant History

None

e) Applicant Statement

- Proposal meets minimum room standards; accessible parking will be provided; ground floor flat will be suitable for wheelchair user; internal arrangements have suitable stacking; landscaping will be provided; extension complies with SPG guidelines.

f) Consultations:

Harrow Hill Trust: No response received

Highways Engineers: No objection subject to the development being defined as "Resident Permit Restricted". A condition based on HWY_FRNT should be applied to prevent indiscriminate crossing of the footway

Drainage Engineers: No response Received

Notifications:

Sent:
10

Replies:
2

Expiry: 20-SEP-07

Summary of Response:

Roxborough Road Residents Association: No objection, provided materials match existing.

Neighbour: OS map out of date; overshadowing of flank windows; siting of bins would cause odour nuisance; parking decreases landscaped area; minimum distance between buildings not adhered to; overlooking; overdevelopment; parking pressure.

APPRAISAL

1) Character and Appearance of the Area

There is no single property type in Roxborough Road. The street scene comprises mainly two-storey semi-detached dwellings, some of which have been converted into flats, but there are also some purpose-built blocks of flats, including the neighbouring property, 26 Roxborough Road and 19-21 Roxborough Road.

The proposal would complement the existing pattern of development in the area, and the conversion of the property into two flats would not be out of character with the area.

2) Residential Amenity

The dimensions of the proposed two-storey side extension comply with the SPG. The extension would not project beyond the existing rear building line, the first floor is set back by 1m on the front elevation and it does not breach the horizontal 45° code with respect to the neighbouring buildings. The glazing at front and rear would not cause overlooking. The flank wall of the proposed extension would be approximately 1.5m from the southern boundary of the site. The northern flank wall of the block of flats at 26 Roxborough Road is approximately 2.3m from the shared boundary. The flats at 26 Roxborough Road, which were constructed following an appeal decision in 2001, have north facing kitchen windows in the flank elevation. The main illumination to the through lounge/kitchen in these flats is from rear windows. The two-storey side extension would be to the north of, and separated from those windows by approximately 3.5m, and would not cause undue overshadowing of, or loss of light to those windows.

A small flank landing window is proposed for the extension. Subject to a condition requiring the window to be obscure glazed, this is considered

acceptable.

The existing house has its entrance on the flank elevation, and the location of two front doors under a similarly-sited canopy would not detract from the appearance of the streetscene and would not give rise to unacceptable levels of overlooking.

The proposal would also improve the quality of accommodation at the site as the third bedroom of the existing house is accessed from another bedroom.

3) Flat Conversion

The proximity of the premises to Harrow Town Centre, with its associated facilities and transport links, makes it suitable in principle for conversion. The room sizes of both flats exceed the minimum requirements recommended by the Institute of Environmental Health Officers, and internal arrangements provide a suitable standard of layout and circulation space. The parking space at the front of the property is capable of enlargement to 3.3m in width, and the ground floor flat conforms to Lifetime Homes standards.

The occupiers of both flats would have access to the rear garden via the accessway at the side of the proposed extension. The refuse storage areas would also be at the rear of the property and would therefore not result in visual clutter on the forecourt or the streetscene.

The existing property has a parking space in the forecourt, which would be moved such that it is directly in front of the side extension and allows for easy pedestrian access to the front doors. A condition requiring a low wall over the remainder of the forecourt to be constructed has been added to this permission to prevent indiscriminate crossing of the footway. The town centre location of this property makes the provision of a single parking space appropriate. There are residential parking controls in force and the Highways Engineers have no objection, subject to the proposal being described as 'resident permit restricted' which would make the future occupiers of the site ineligible for resident's parking permits in the CPZ to mitigate any future parking pressure in the vicinity.

The remainder of the forecourt would be landscaped, and a condition requiring this landscaping to be implemented and maintained has been added to this permission.

4) S17 Crime & Disorder Act

The proposal would not have any impact on crime and disorder in the area.

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- OS map out of date – Ordnance Survey maps updated periodically, not a material planning consideration
- Other issues addressed in appraisal

CONCLUSION

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

**54 ST. BRIDES AVENUE, EDGWARE
HA8 6BS**

**Item: 2/07
P/2437/07/DFU/MRE**

Ward EDGWARE

DETACHED TWO STOREY BUILDING TO PROVIDE 6 FLATS, ACCESS FROM
CAMROSE AVENUE SERVICE ROAD, PARKING

Applicant: Clearview Homes Ltd
Agent: W J Macleod Architect
Statutory Expiry Date: 14-NOV-07

RECOMMENDATION

Plan Nos: 05/3004/8 Rev B, 05/3004/8 Rev B, Site Plan, Design and Access
Statement

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

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 & Country
Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the
materials to be used in the construction of the external surfaces noted below have
been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

(b) the ground surfacing

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

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General
Permitted Development) Order 1995 (or any order revoking and re-enacting that
order with or without modification), no window(s)/door(s), other than those shown on
the approved plan no 05/3004/8 Rev B shall be installed in the flank wall(s) of the
development hereby permitted without the prior permission in writing of the local
planning authority.

REASON: To safeguard the amenity of neighbouring residents.

4 No site works or development shall commence until details of the levels of the
building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s),
and any other changes proposed in the levels of the site, have been submitted to,
and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to
the highway and adjoining properties in the interests of the amenity of neighbouring
residents, the appearance of the development, drainage, gradient of access and
future highway improvement.

5 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

b: before the building(s) is/are occupied

c: in accordance with a timetable agreed in writing with the local planning authority

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

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

6 The development hereby permitted shall not commence until a scheme for:-

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

7 The development hereby permitted shall not commence until details of the means of vehicular access have been submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

8 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

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

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

Item 2/07: P/2437/07/DFU continued....

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.

10 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work).

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

11 Development shall not commence until details of on site drainage works have been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed.

REASON: To allow consultation between all sewerage and drainage authorities and also ensure sustainable impact upon the sewerage and drainage asset.

12 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided 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 prevent the increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

D9 Streetside Greenness and Forecourt Greenery

EP25 Noise

T13 Parking Standards

T15 Servicing of New Developments - Council's Adoptable Standards

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (SD1, D4, D5, SPG)
- 2) Residential Amenity (SD1, D5, SPG)
- 3) Housing Provision (SH1, SH2)
- 4) Access and Parking (T13)
- 5) Lifetime Homes Standards (H18)
- 6) S17 Crime & Disorder Act (D4)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development

Item 2/07: P/2437/07/DFU continued....

Habitable Rooms:	20
Car Parking:	Standard: 7.6
	Justified: See report
	Provided: 7
Council Interest:	None

b) Site Description

- West side of St Brides Avenue at junction with Camrose Avenue
- Site has been cleared of buildings and was formerly occupied by a house for the groundsman at Prince Edward Playing Fields
- Playing fields to the rear of the site
- Detached house at 52 St Brides Avenue to the north-east with single storey garage on the boundary and two storey rear extension; bedroom window in upper flank wall but not protected as main window in front elevation
- Semi-detached property at 212 Camrose Avenue to the west, with entrance at the side
- Grass verge on highway, tall poplar in front corner adjacent to slip road to front of Camrose Avenue dwellings

c) Proposal Details

- Provision of block of 6 flats, 2-storey with crown, hipped roof
- 2 x 2 bed flats with living room and kitchen; 4 x 1 bedroom flats with living room and kitchen
- 7 parking spaces to be provided to the front and side with access from Camrose Avenue service road
- Refuse storage enclosure to southerly side of building and cycle store at rear

Revisions to Previous Application:

Following the previous refused application (P/3071/06/DFU the following amendments have been made:

- Increased rearwards projection – central 2-storey subordinate element projecting additional 4.45m rearwards and to a width of 6.3m
- Increased rearwards projection of southerly flank by 1.7m
- Removal of habitable roof space and gable to hip roof design

Revisions to previously approved application (P/2084/05/CFU):

- Increase from 4 to 6 flats
- Increase from 6 to 7 parking spaces
- Increased rearwards projection – central 2-storey subordinate element projecting additional 5m rearwards and to a width of 6.3m
- Increased rearwards projection of southerly flank by 2.2m

d) Relevant History

P/1262/04/CFU	Pair of two storey semi detached houses with access and attached garages	GRANTED 08-JUL-04
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Item 2/07: P/2437/07/DFU continued....

P/2084/05/CFU	Construction of a 2 storey block of 4 flats with parking	GRANTED 09-NOV-2005
P/3071/06/DFU	Detached 3 storey building to provide 6 flats, access from camrose avenue service road; parking	REFUSED 21/12/2006 APPEAL DISMISSED 13/06/2007

Reasons for Refusal

1 The proposed building, by reason of excessive bulk and rearward projection, would be unduly obstructive and overbearing, result in loss of outlook, light and would cause occupiers of the adjacent property at No.52 St. Brides Avenue, contrary to the provisions of SD1, D4 & D5 of the Harrow Unitary Development Plan.

2 The proposed amount of hard-surfacing to the front of the building would be excessive and unduly obtrusive, and would detract from the appearance of the building and the streetscene, contrary to the provisions of Policies SD1, D4 & D9 of the Harrow Unitary Development Plan

e) Applicant Statement

- Design and Access Statement submitted:
- Design and Appearance
'This application seeks to address the reasons for refusal set out in the Inspector's decision. What is clear is that the inspector accepted the principle of a development of six flats, the proposed relationship to the neighbouring properties and the parking numbers and arrangement'.
- Access and Parking
'Parking levels are provided at what we consider to be an appropriate level given Central Government's directive seeking to reduce the reliance on the private car, especially in sustainable locations such as this. This was confirmed by the Inspector in his Decision Notice'.

f) Consultations:

None

Notifications:

Sent:	Replies:	Expiry: 10-OCT-07
23	2	

Summary of Response:

Increase in noise disturbance; loss of parking; highway safety

APPRAISAL

1) Character and Appearance of the Area

The surrounding area is characterised by a mixture of semi-detached and detached houses and maisonettes. The previous permission P/2084/05/CFU permitted a 2-storey block comprising 4 flats.

The houses to either side of the subject site occupy very different sitings with the houses in Camrose Avenue set well behind those in St Brides Avenue. The proposed two-storey block would respect the staggered pattern of development

in the streetscene. The half hips and crown roof would allow the building to respect the heights of the immediate neighbouring buildings, and the design of the block is considered to be acceptable. Adequate space would be retained around the building as viewed from the front and further planting would replace that which previously existed on the boundaries.

Levels fall from the road towards the centre of the site, and overall the proposal would have an acceptable appearance in the streetscene.

The retention of the poplar and laurel to the front in particular would permit screening of the hardsurfaced area for parking. Levels of hardsurfacing formed part of the refusal for application ref: P/3071/06/DFU. In the subsequent appeal decision the Inspector took the view that the increased levels of hardsurfacing, to accommodate 8 parking spaces as opposed to 6 in the approved scheme, would not be harmful to the appearance of the streetscene, and in light of this view the proposed levels of hardsurfacing are considered to be acceptable.

2) Residential Amenity

The proposals show the layout of the rooms in each unit to be acceptable in relation to one another, and room sizes to be satisfactory.

The communal garden area is considered to be acceptable in respect of providing adequate amenity space for the future residents.

The general siting of the block was accepted in principle in the previous permission for 4 flats and complied with the 45° guideline in relation to the front corner of 212 Camrose Avenue and the rear corner of 52 St. Brides Avenue. This scheme however proposes an additional rearwards depth of 4.9m beyond the approved rearwards depth. The additional depth would be comprised in a subordinate two-storey element to a width of 6.3m, being set in 2.8m from both flanks. The northerly flank wall of this element would be spaced a minimum of 12.5m and a maximum of 14.2m from the slanted shared boundary with No.52. While the rear corner of this element would transgress a 45° splay taken from the rear corner of No.52 it is considered that the significant spacing from the shared boundary and the subordinate nature of the projection would result negate any potential for harmful impact at the rear of No.52 in terms of loss of outlook. In terms of any harmful overshadowing impact it is considered that although the proposed building would be situated to the south of the rear garden of No.52, the additional rear projection would be approximately in line with No.212 Camrose Avenue and would not therefore significantly increase overshadowing levels beyond the existing situation, which together with this element being subordinate to the main building, no harmful impact would occur in this respect.

All flank windows would be obscure-glazed and would serve as secondary openings or non-habitable rooms.

3) Housing Provision

Broad policies within the HUDP seek to encourage and secure the provision of additional housing in a range of types and sizes. The proposal would make good use of a previously developed residential site.

4) Access and Parking

The parking requirement would equate to 7.6 spaces, with 8 to be provided to the front and side of the site. There is also availability of on street parking in the service road and reasonable access to public transport on Camrose Avenue and at Queensbury Station.

The provision of 7 spaces is therefore considered to be acceptable, as are the access arrangements from the Camrose Avenue service and no objections were raised by the Council's Highways Division.

5) Lifetime Homes Standards

As this is a new development it is considered reasonable to expect the new dwellings to comply closely with Lifetime Homes Standards as found within the 'Accessible Homes' SPD. It is considered that these standards have been complied with and the proposal is considered to be acceptable in this respect.

5) S17 Crime & Disorder Act

The proposed new building would be appropriate to ensure a secure site and is considered to be acceptable in this respect.

6) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Potential for increase in noise disturbance is not considered to be unreasonable due to the character of the locality and the size of the site.
- The access arrangements are supported by the councils Highways Engineer and are not deemed to be harmful to highway safety conditions.

CONCLUSION

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

**LAND REAR OF CHURCH FARM
HIGH STREET, PINNER, HA5 5PJ**

**Item: 2/08
P/1974/07/CFU/DC3**

Ward PINNER

TWO STOREY BUILDING AND CONVERSION OF 'THE STUDIO' TO PROVIDE 4 DWELLINGS; ALTERATIONS TO AND REFURBISHMENT OF OUTBUILDING TO FORM DWELLING; BIN STORE, PARKING AND VEHICULAR ACCESS (REVISED) (RESIDENT PERMIT RESTRICTED)

Applicant: Henry Homes Plc
Agent: PHD Chartered Town Planners
Statutory Expiry Date: 18-SEP-07

RECOMMENDATION

Plan Nos: 03/2242/100, 03/2242/101, 03/2242/102, 03/2242/103, 03/2242/104, 03/2242/34, Flood Risk Assessment (report ref: C610-01), Historical Assessment Report, Outbuildings Condition Report, Design & Access Statement, Arboricultural Implication Study & Tree Protection Strategy (dated 16/7/03)

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

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 & Country Planning Act 1990.

2 There shall be no raising of existing ground levels on the site.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

3 There shall be no storage of any materials including soil within that part of the site liable to flood as delineated on the attached plan.

REASON: To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

4 Finished floor levels of the development allowed by this permission shall be 600mm above the 1 in 200 year flood level of 49.875 AOD and shall not be altered without the prior written consent of the Local Planning Authority.

REASON: To reduce the risk of flooding as this site is protected by a barrier bank which may breach or overtop.

5 No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Item 2/08: P/1974/07/CFU continued....

REASON: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

6 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the building(s) is/are occupied

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

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

7 No demolition or site works in connection with the development hereby permitted shall commence before:-

(a) 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.

8 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

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

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

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

10 The development hereby permitted shall not commence until the following:

- 1) A Tree Protection Plan;
- 2) An Arboricultural Method Statement.

Item 2/08: P/1974/07/CFU continued....

have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development does not result in undue damage to existing trees on site and to ensure compliance with BS: 5837 "Trees in Relation to Construction - Recommendations" (2005).

11 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

12 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (a) the extension/building(s)
- (b) the ground surfacing

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

REASON: To safeguard the appearance of the locality, the character of the conservation area and the setting of the listed building.

13 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number 03/2242/100/B have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

14 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

15 The development hereby permitted shall not commence until a scheme for:-

- (a) The storage and disposal of refuse/waste
- (b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

Item 2/08: P/1974/07/CFU continued....

16 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided 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 prevent the increased risk of flooding.

17 Details for drainage of the development must be submitted to and approved in writing by the Local Planning Authority prior to commencement of works on site.

REASON: To ensure a co-ordination of the interests represented by various sewage and drainage authorities.

18 The existing right of way from the site to Paines Lane shall be kept unobstructed at all times.

REASON: To ensure a satisfactory means of access.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

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

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

D11 Statutorily Listed Buildings

D13 The Use of Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D20 Sites of Archaeological Importance - Field Evaluation

D21 Sites of Archaeological Importance - Land Use Management

D22 Sites of Archaeological Importance - Archaeological Investigation

SEP2 Water

EP11 Development within Floodplains

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

H4 Residential Density

H9 Conversions of Houses and Other Buildings to Flats

H18 Accessible Homes

T13 Parking Standards

T15 Servicing of New Developments - Council's Adoptable Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide
Supplementary Planning Guidance: Designing New Development
Supplementary Planning Document: Access for All

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL addresses are Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf
Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

4 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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

5 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

6 INFORMATIVE:

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 (ie 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.)

7 INFORMATIVE:

There may be public sewers crossing / adjacent to the site, so no building will be permitted within 3m of the sewers. The applicant should contact the Area Service Manager, Mogden, at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure. Tel: 0645 200 800

8 INFORMATIVE:

Any detailed application should include a design statement that demonstrates how crime prevention measures have been considered. These should as appropriate reflect each of the seven attributes of sustainability linked to crime prevention introduced in part 2 of "Safer Places – The Planning System and Crime Prevention".

9 INFORMATIVE:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Design and Character of Surrounding Area (SD1, SD2, D4, D5, D10, D11, D13, D14, D15, D20, D21, D22)
- 2)** Neighbouring Amenity (SD1, D4, D5, D8, D9, D10)
- 3)** Accessible Homes (D4, H18)
- 4)** Development on Flood Plains (SEP2, EP11)
- 5)** Parking & Access (T13, T15)
- 6)** Housing Provision and Need (SH1, SH2, H4, H9)
- 7)** S17 Crime & Disorder Act (D4)
- 8)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Conservation Area:	Pinner High Street
Site Area:	0.3 ha
Habitable Rooms:	
Density:	90 hrph 17 dph
Car Parking:	Standard: 9
	Justified: 10
	Provided: 10
Council Interest:	None

b) Site Description

- 3000m² site located behind the Grade II listed building known as Church Farm incorporating in part of the property at 47 High Street
- The overall site is accessed via a long narrow drive from High Street
- To the northwest is a relatively modern dwelling at 45 High Street
- The Studio is a converted stable building
- A carport, shed and telecoms tower within associated equipment lies between 45 & 47 High Street
- Plot 5 in relatively dilapidated condition
- Located in Pinner High Street Conservation Area
- Site historically part of Church farm with surviving references to the areas agricultural past
- Identified Archaeological Priority Area
- Numerous trees on site
- Permission granted for Pinner Medical Centre (P/2605/06/CFU) adjacent to site
- Existing 2m wide right of way off Paines Lane giving pedestrian access to the site

c) Proposal Details

- Construction of two-storey building and conversion of 'The Studio' to provide 3x4 bedroom and 1x3 bedroom dwellings
- Alteration and refurbishment of grade II curtilage listed outbuilding to form 1x2 bedroom single family dwelling
- Provision of bin store, parking for 10 cars and access

Revisions to Previous Application:

Following the previous decision (P/3476/06/CFU) the following amendments have been made:

- Compliance with Lifetime Homes Standards
- Flood risk assessment report submitted
- Retention of 'The Studio'
- High pitched roofs at constant level for proposed buildings
- Enclosed courtyard/parking area
- Revised building footprint

d) Relevant History

P/1253/04/CFU	Four two storey detached dwellings and re-furbishment of outbuilding to form dwellinghouse and removal of telecom mast	REFUSED 14-APR-2005
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Reasons for Refusal:

1. The proposed development, by reason of its bulk, layout and unsatisfactory design, would result in an overdevelopment of the site, visually intrusive and overbearing and would not respect the scale and massing of the adjacent properties to the detriment of amenity of residential occupiers, would fail to preserve or enhance the appearance and character of this part of the Conservation Area and would detrimentally affect the setting of the listed building, Church Farm.

2. The proposed refurbishment of the listed outbuilding at plot 5 to form a dwelling house would have a detrimental effect on the character of the building and the setting of the listed building, Church Farm.

3. The proposed development would have a detrimental impact on protected trees of significant amenity and landscape value, or would create pressure for their later removal, which would be detrimental to the character and appearance of the locality.

4. The proposed upper floor south facing windows of plot 1 would allow overlooking of the adjoining properties and result in an unreasonable loss of privacy to their occupiers.

5. Plot 4 and Plot 5 would have inadequate rear garden amenity space thus providing an inadequate standard of amenity for future occupiers.

6. The proposed development would be likely to prejudice remains of archaeological importance.

P/3476/06/CFU	Two storey building to provide three dwellings; two storey detached dwelling; alterations to and refurbishment of outbuilding to form dwelling; bin store, parking & vehicular access	REFUSED 14-FEB-2007 UNDER APPEAL
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Reasons for Refusal:

1. The proposed development, by reason of unsatisfactory design and layout, would fail to meet Lifetime Homes Standards and Secured by Design Principles contrary to policies SD1, D4 & H18 of the Harrow Unitary Development Plan 2004 and Accessible Homes Supplementary Planning Document, April 2006.

2. The proposed development, by way of failing to clearly demonstrate that the principle of the development is acceptable in a high risk flood zone (Zone 3) as defined in the Environment Agency's Flood Zones and as required by Government Guidance in PPS25, is considered unacceptable and contrary to policies SEP2 and EP11 of the Harrow Unitary Development Plan 2004.

3. The proposed development by way of poor design would result in unacceptable development which fails to preserve or enhance the character or appearance of the conservation area and the adjacent Grade II Curtilage Listed Building contrary to policies SD1, SD2, D4, D5, D11, D14 & D15 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance on Designing New Development, March 2003.

e) Applicant Statement

- Design approach is to create a courtyard layout reflective of a traditional farmyard
- Scheme seeks to articulate the farmyard setting to Church Farmhouse and the overall building mass assists in creating such a setting
- 47 High Street (The Studio) excluded from Conservation Area
- The site forms a highly sustainable location for new residential development accessible to a wide range of facilities and public transport facilities
- The courtyard will provide an intimate setting for the dwellings, however their private amenity areas display a different characteristic with open areas largely free of overlooking
- Site is access via the existing access road from High Street
- Proposed building at Plot 5 is an adaption and reinstatement of the existing structure and the studio is largely retained as such their retention leads to a negligible change in the scale of the existing development
- Surrounding buildings are a mix of residential and commercial buildings over 2 storeys in height
- Courtyard will be largely hard standing to reflect the traditional farmyard character
- The site allows for vehicular and pedestrian access via High Street between 43 & 45 High Street. Pedestrian access also available to the east of Paines Lane adjacent to the collapsed outbuilding (Plot 5)
- All new dwellings have been designed to meet the Lifetime Homes Standards

f) Consultations:

Environment Agency: No objection

Pinner Association: No response

Advertisement: | Character of Conservation | Expiry: 06-SEP-07
| Area |

Notifications:

Sent:
42

Replies:
2

Expiry: 31-AUG-07

Summary of Response:

Public given insufficient time to comment; proposed plans show access on to neighbours garden at 72 Paines Lane; application invalid as they do not own all the land in application site; proposal not substantially different to previously refused schemes; proposal would adversely affect TPO's on site, proposal detrimental to the character and appearance of the locality; proposal does not

comply with HUDP policies SD1 and SD2; overlooking of rear garden area at 72 Paines Lane; proposal would be excessively tall and bulky, rear garden areas of some plots will be severely diminished with the retention of some existing trees; pedestrian access from site onto Paines Lane is actually right of way for vehicles; increase in noise disturbance and associated activity; harmful affect of pedestrian and highway safety.

APPRAISAL

1) Design & Character of Surrounding Area

The site is situated within the Pinner High Street Conservation Area and as such any development must preserve or enhance the character or appearance of the area. Overall the proposed redevelopment of the site is considered to be an improvement on the previous scheme.

Plot 5 is a Grade II Curtilage Listed Building. The special character of the outbuilding is derived from its longstanding relationship as an ancillary building to Church Farm, having formed part of its farmyard. It is historically and socially important in this context and is interesting for its building types and construction techniques. Given the buildings current dilapidated state the proposed restoration of the building is supported in principle. In terms of design, the proposed alterations to this building are considered to be sympathetic to the character and appearance of the Grade II listed Building.

The Studio contains historic fabric that makes a positive contribution to the character of the conservation area; therefore its retention and restoration is supported in principle.

It is considered that the development should attempt to reflect the original farmyard type setting with the layout and design of the buildings. In this instance the overall proposal is a marked improvement on the previous scheme and reflects this traditional farmyard setting. In particular the high pitched roofs and enclosed courtyard/parking area is consistent with the traditional appearance of the farm buildings.

The proposal is considered to comply with policy D4 explanatory paragraph 4.11 of the Harrow Unitary Development Plan 2004 (HUDP), which states that *'buildings should respect the form, massing composition, proportion and materials of the surrounding townscape'*. This requirement is reinforced under PPS1, which states that development should respond to their local context and create or reinforce local distinctiveness. The majority of residential dwellings in the immediate vicinity are 2 ½ -storey detached buildings with large garden areas.

Furthermore, explanatory paragraph 4.10 states that *'development should be designed to complement their surroundings and have a satisfactory relationship with adjoining buildings and spaces'*.

The proposed development would reflect the character and appearance of the existing grade II listed building at Church farm, and is therefore considered

compliant with policies D4 and D11 of the HUDP 2004.

Overall the proposal is considered to preserve and enhance the character and appearance of the conservation area and Church Farm Listed building, in line with policies in the HUDP 2004 and Supplementary Planning Guidance on Designing New Development.

2) Neighbouring Amenity

The proposed buildings are over 20m away from the closest building (Church Farm), 34m away from 43 High Street and over 75m away from 74 Paines Lane. Loss of neighbouring light is not an issue with the proposed development with no contravention of Councils 45° Code. Overlooking and loss of neighbouring privacy are not considered to be issues. There would be no direct overlooking of neighbouring habitable room windows or private amenity space as a result of the development.

Relationship to the approved Pinner Medical Centre (ref: P/2605/06/CFU) on the northern boundary is considered acceptable. There would be 3 habitable room windows facing the Pinner Medical Centre site, however the distance between the building and two of the habitable room windows is over 18m, which is considered an acceptable distance. The third habitable room window would look directly onto a blank façade at first floor level. Being a non-existent D1 use there are not the same concerns with regards to loss of privacy as there are with neighbouring residential dwellings.

Rear garden amenity space is smaller than the majority of surrounding properties, which mostly have very large garden areas. In terms of providing adequate private amenity space however the allocated space is considered to be satisfactory for future occupants.

Noise is not considered to be an issue with the proposed development. As the parking is located in the centre of the site far away from neighbouring properties there would not be any noticeable adverse effect on neighbouring amenity.

Overall the proposed development is considered to comply with policies D4, D5, EP25 of the HUDP 2004 and Supplementary Planning Guidance Designing New Development (March 2003)

3) Accessible Homes

The proposed development complies with Lifetime Homes Standards and Harrow Council SPD on Accessible Homes.

4) Development on Flood Plains

Subject to conditions attached to this report, the proposed development satisfies the Environment Agency that the principle of development is acceptable by meeting the relevant criteria under PPS 25 (Development and Flood Risk).

The proposal is therefore considered to comply with policy EP11 of the HUDP 2004.

5) Parking & Access

The proposed development makes provision for the parking of 10 cars. Given the location of the site to good public transport links this parking provision is considered acceptable.

Vehicular access to the site is off High Street, utilising the existing access road. No objections have been raised from highways officers and from a traffic management perspective and highway safety perspective the proposed development is considered acceptable.

6) Housing Provision and Need

The proposed development provides 5 new residential dwellings ranging in size from 2-4 bedrooms. This type of family sized housing is in relative short supply in the borough. Therefore this provision of additional housing stock is supported in principle and generally in line with policies SH1, SH2, and H9.

The overall density of the proposed development is below what is expected under policy H4 of the HUDP 2004, which requires a minimum of 150 habitable rooms per hectare for all new residential developments. However given the character of the surrounding area, 90 habitable rooms per hectare is considered to be acceptable in this location.

7) S17 Crime & Disorder Act

The proposed development represents an improvement with regards to addressing the basic principles of Safer Places. The site offers good natural surveillance and access to rear garden areas is restricted through planting and appropriate building positioning.

Secured by Design is not being actively pursued by the local planning authority in the absence of a Crime Prevention Design Advisor.

8) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Access to Paines Lane right of way for vehicles – a condition is attached to this report requiring the access to be left unobstructed.

CONCLUSION

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

**LAND R/O CHURCH FARM
HIGH STREET, PINNER
HA5 5PJ**

**Item: 2/09
P/1977/07/DLB/DC3**

Ward PINNER

LISTED BUILDING CONSENT: RECONSTRUCTION AND REFURBISHMENT OF
OUTBUILDING TO FORM A DWELLINGHOUSE

Applicant: Henry Homes Ltd
Agent: PHD Chartered Town Planners
Statutory Expiry Date: 18-SEP-07

RECOMMENDATION

Plan Nos: 03/2242/34, Historical Assessment Report, Outbuildings Condition
Report, Design & Access Statement.

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

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 & Country
Planning Act 1990.

2 Detailed drawings, specifications, or samples of materials as appropriate in
respect of the following shall be agreed in writing by the local planning authority
before the relevant part of the work is begun:

- a) Treatment of interior walls and flooring
- b) Treatment of underside of roof and insulation
- c) Timber
- d) Brickwork
- e) Tiles
- f) Doors and doorways
- g) Windows and window surrounds
- h) Details to show how the garden wall of Church Farmhouse will be secured/used
as part of the development

The works shall be completed in accordance with the approved details and shall
thereafter be retained.

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

3 All new external and internal works and finishes and works of making good to the
retained fabric shall match the existing adjacent work with regard to the methods
used and to material, colour, texture and profile, unless shown otherwise on the
drawings or other documentation hereby approved or required by any conditions(s)
attached to this consent.

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

4 No plumbing or pipes, other than rainwater pipes, shall be fixed to the external faces of the building unless shown on the approved drawings.

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

5 The position, type and manner of installation of all new and relocated services and related fittings shall be adequately specified in advance of any work being carried out, and the prior written approval of the local planning authority obtained wherever these installations are to be visible or where ducts or other methods of concealment are proposed.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

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

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

D11 Statutorily Listed Buildings

D13 The Use of Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D20 Sites of Archaeological Importance - Field Evaluation

D21 Sites of Archaeological Importance - Land Use Management

D22 Sites of Archaeological Importance - Archaeological Investigation

SEP2 Water

EP11 Development within Floodplains

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

H4 Residential Density

H9 Conversions of Houses and Other Buildings to Flats

H18 Accessible Homes

T13 Parking Standards

T15 Servicing of New Developments - Council's Adoptable Standards

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Guidance: Designing New Development

Supplementary Planning Document: Accessible Homes

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Character of Surrounding Area (SD1, SD2, D4, D5, D10, D11, D13, D14, D15, D20, D21, D22)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings

Conservation Area: Pinner High Street
Council Interest: None

b) Site Description

- 3000m² site located behind the Grade II listed building known as Church Farm incorporating in part of the property at 47 High Street
- The overall site is accessed via a long narrow drive from High Street
- To the northwest is a relatively modern dwelling at 45 High Street
- The Studio is a converted stable building
- A carport, shed and telecoms tower within associated equipment lies between 45 & 47 High Street
- Plot 5 in relatively dilapidated condition
- Located in Pinner High Street Conservation Area
- Site historically part of Church farm with surviving references to the areas agricultural past
- Identified Archaeological Priority Area
- Numerous trees on site
- Permission granted for Pinner Medical Centre (P/2605/06/CFU) adjacent to site
- Existing 2m wide right of way off Paines Lane giving pedestrian access to the site

c) Proposal Details

- Reconstruction of existing outbuilding to form dwelling house.

d) Relevant History

P/1253/04/CFU	FOUR TWO STOREY DETACHED DWELLINGS AND RE-FURBISHMENT OF OUTBUILDING TO FORM DWELLINGHOUSE AND REMOVAL OF TELECOM MAST	REFUSED 14-APR-2005
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Reasons for Refusal:

1. The proposed development, by reason of its bulk, layout and unsatisfactory design, would result in an overdevelopment of the site, visually intrusive and overbearing and would not respect the scale and massing of the adjacent properties to the detriment of amenity of residential occupiers, would fail to preserve or enhance the appearance and character of this part of the Conservation Area and would detrimentally affect the setting of the listed building, Church Farm.

2. The proposed refurbishment of the listed outbuilding at plot 5 to form a dwellinghouse would have a detrimental effect on the character of the building and the setting of the listed building, Church Farm.

3. The proposed development would have a detrimental impact on protected trees of significant amenity and landscape value, or would create pressure for their later removal, which would be detrimental to the character and appearance of the locality.

4. The proposed upper floor south facing windows of plot 1 would allow overlooking of the adjoining properties and result in an unreasonable loss of privacy to their occupiers.

5. Plot 4 and Plot 5 would have inadequate rear garden amenity space thus providing an inadequate standard of amenity for future occupiers.

6. The proposed development would be likely to prejudice remains of archaeological importance.

P/3476/06/CFU TWO STOREY BUILDING TO REFUSED
PROVIDE THREE DWELLINGS; TWO 14-FEB-2007
STOREY DETACHED DWELLING; UNDER APPEAL
ALTERATIONS TO AND
REFURBISHMENT OF OUTBUILDING
TO FORM DWELLING; BIN STORE,
PARKING & VEHICULAR ACCESS

Reasons for Refusal:

1. The proposed development, by reason of unsatisfactory design and layout, would fail to meet Lifetime Homes Standards and Secured by Design Principles contrary to policies SD1, D4 & H18 of the Harrow Unitary Development Plan 2004 and Accessible Homes Supplementary Planning Document, April 2006.

2. The proposed development, by way of failing to clearly demonstrate that the principle of the development is acceptable in a high risk flood zone (Zone 3) as defined in the Environment Agency's Flood Zones and as required by Government Guidance in PPS25, is considered unacceptable and contrary to policies SEP2 and EP11 of the Harrow Unitary Development Plan 2004.

3. The proposed development by way of poor design would result in unacceptable development which fails to preserve or enhance the character or appearance of the conservation area and the adjacent Grade II Curtilage Listed Building contrary to policies SD1, SD2, D4, D5, D11, D14 & D15 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance on Designing New Development, March 2003.

e) Applicant Statement

- None

f) Consultations:

Objection – overdevelopment of site, scheme not in character with surrounding area, removal of too many trees.

Environment Agency: No objection

Advertisement: | Alteration to Listed Building | Expiry: 06-SEP-07

Notifications:

Sent:
32

Replies:
4

Expiry: 30-AUG-07

Summary of Response:

Public given insufficient time to comment; proposed plans show access on to neighbours garden at 72 Paines Lane; application invalid as they do not own all the land in application site; proposal not substantially different to previously refused schemes; proposal would adversely affect TPO's on site; proposal detrimental to the character and appearance of the locality; proposal does not comply with HUDP policies SD1 and SD2; overlooking of rear garden area at 72 Paines Lane; proposal would be excessively tall and bulky; rear garden areas of some plots will be severely diminished with the retention of some existing trees; pedestrian access from site onto Paines Lane is actually right of way for vehicles; increase in noise disturbance and associated activity; harmful affect of pedestrian and highway safety.

APPRAISAL

1) Design & Character of Surrounding Area

The site is situated within the Pinner High Street Conservation Area and as such any development must preserve or enhance the character or appearance of the area. Overall the proposed redevelopment of the site is considered to be an improvement on the previous scheme.

Plot 5 is a Grade II Curtilage Listed Building. The special character of the outbuilding is derived from its longstanding relationship as an ancillary building to Church Farm, having formed part of its farmyard. It is historically and socially important in this context and is interesting for its building types and construction techniques. Given the buildings current dilapidated state the proposed restoration of the building is supported in principle. Design wise, the proposed alterations to this building are considered to be sympathetic to the character and appearance of the Grade II listed Building.

There are no objections from Council Conservation Officers to the proposed repairs and alterations to the outbuildings (Plot 5) in terms of the impact on the character and appearance of the curtilage-listed building. These are considered necessary to secure the special interest of the structure. The deterioration of the building to its present state of collapse is regrettable and as such to avoid further weakening of the structure it is essential that a new use be found to ensure the future of the outbuildings for the long-term.

Although a dwelling house is not historically accurate for buildings of this type, the re-use of the structures in this way would appropriately restore the building whilst reconstructing lost parts. This approach is therefore considered to be an appropriate compromise in this instance. Important historic fabric would be retained and re-used, and the appearance of the outbuildings within a farmyard setting would be restored, which would enhance the setting of Church Farm and the appearance of the conservation area.

Overall the proposal is considered to preserve and enhance the character and appearance of the conservation area and Church Farm Listed building, in line with policies in the HUDP 2004 and Supplementary Planning Guidance on Designing New Development.

2) S17 Crime & Disorder Act

There are not considered to be any issues with security with the proposal.

3) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

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

**19 - 23 HIGH STREET, PINNER
HA5 5PJ**

**Item: 2/10
P/2719/07/DFU/JK**

Ward PINNER

NEW SHOPFRONT ON HIGH STREET AND BISHOPS WALK

Applicant: Starbucks Coffee Co (UK) Ltd
Agent: Pegasus Planning Group
Statutory Expiry Date: 11-OCT-07

RECOMMENDATION

Plan Nos: A2.0D, A3/128040, Awning Details, Photographs (received 19/10/2007), Design & Access Statement and Site Plan (received 16/08/07) and site plan

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

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 & Country Planning Act 1990.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D25 Shopfronts and Advertisements

C16 Access to Buildings and Public Spaces

C17 Access to Leisure, Recreation, Community and Retail Facilities

Supplementary Planning Document 'Access for All' (2006)

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

The proposed facility will be subject to the Disability Discrimination Act 1995 because it will be providing a service to the public. It should be noted that reasonable adjustments to practices, policies and procedures, auxiliary aids, and physical features will need introducing to ensure that disabled people receive the same level of service.

5 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employer's duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

6 INFORMATIVE:

The applicant is advised that any proposal for outdoor dining would require the submission of a Planning Application. It is advised however, that outdoor dining would not likely be supported.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout, Shopfronts and Impact on Conservation Area (SD1, D4, D14, D15, D25)
- 2) Accessibility (C16, C17, SPD)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

This application is being reported to the Development Management Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Minor retail, distribution and servicing
Conservation Area: Pinner High Street
Council Interest: None

b) Site Description

- Three-storey building located on the High Street; the proposal relates to the ground floors of No's 19 and 21; No. 23 consists of a first and second floor level and provides pedestrian access from the High Street to Bishops Walk at the ground level
- The site therefore, has frontage to both the High Street and Bishops Walk
- Commercial use is located on the ground floor, with residential/office use above; both neighbouring premises have commercial uses at ground floor level (Café at No. 15-17 and retail shop)
- The subject site is made up of two different styles of building:
 - No. 19 is one-third of No's 15-19 that feature a pale rendered frontage that imitates timber framing inspired from the more historic buildings in the street.
 - No's 21-23 feature gable ends facing the street with elaborate barge boards and red brick
- The existing façade consists of two separate blank white fascia boards and large aluminium framed windows
- Access to the site is currently provided via a recessed glazed doorway at No. 19 (no access is gained via No. 21 or from Bishops Walk)
- There is a slight drop in ground level from the west to the east of the site; steps have been provided to the entrance to facilitate the drop in ground level
- The site falls within Pinner High Street Conservation Area and forms part of the primary shopping frontage to Pinner District Town Centre.
- This end of the High Street is characterised by a mixture of retail premises (shops, cafes and the like) and offices with either residential or office uses located above
- The subject site is not a listed building however, adjoining No. 25 is a listed building; there are a number of listed buildings on the street including No's 7-11, 27-31 and across the road at No's 18-26

c) Proposal Details

Shopfront

- New timber shopfront with new 500mm timber stall riser;
- The existing doorway located at No. 19 High Street will be replaced by a new doorway at No. 21 High Street; no access is proposed from the Bishops Walk frontage
- The existing 40mm step at the front entrance door would be feathered out to achieve level access to the store
- The glazing to No. 19 will be brought forward to be flush with the adjoining

pillars

- Manifestations to the glazing are proposed including the door

d) Relevant History

LBH/7226	Installation of new shop front (19-21 High Street)	GRANT 04-APR-72
LBH/1906/13	Display of non-illuminated fascia sign (19-21 High Street)	GRANT 05-OCT-78
LBH/1906/12	Installation of new shop front (19-21 High Street)	GRANT 20-JUN-78
P/2717/07/DAD	Externally illuminated fascia and projecting signs	Current

- The agent was contacted on 10th October requested amendments to the scheme:
 - Provide an alternative material to the stall riser;
 - Provide a cross-section of the footpath and the proposed new door demonstrating that level access can be provided.
- Revised plans were received from the agent on the 19th October 2007 and the amended scheme was re-advertised on 24th October 2007 (on the agreement that the proposed awning be removed from the scheme)
- Revised plans indicating the removal of the proposed awning were received from the agent on the 1st November 2007

e) Applicant Statement

- Design & Access Statement:
 - Site is located within Pinner High Street Conservation Area but is not Listed;
 - Existing shop front to comprises of traditional design consisting of brickwork and glass panels, with signage above;
 - Access to the site is through a double panelled glass door located on left hand side of the shop;
 - Design will retain a layout similar to existing whilst keeping with the character of the High Street and respect the site's position within the Conservation Area;
- Proposal by virtue of the sensitive design is considered to comply with Local Planning Policy and DDA requirements.

f) Consultations:

Conservation Areas Advisory Committee (CAAC)

1st Notification:

Object to uniting two shopfronts into one shopfront. It would create a longer shopfront that is not in keeping with the High Street and would ignore the fact that two separate buildings exist at first floor level.

2nd Notification:

This is an improvement on the previous scheme.

Pinner Association

1st Notification:

- Shop front lacks any style or ambience

Item 2/10: P/2719/07/DFU continued....

- Have concerns with lawfulness of proposed use as an A1 use (current use); no application was made to change the use; a new Planning Application is required for change of use before the current applications can be considered; strongly opposed to any non-retail use in such a large unit in such a prominent position in the heart of the Conservation Area
- Matter of 'use' has been taken up with the applicant by the Planning Department; should there be delays in relation to this matter, request that Council takes steps to prevent any work on the premises going ahead; work has already started on site

2nd Notification:

Awaiting

Notifications:

1st Notification

Sent:	Replies:	Expiry:
17	1	25-SEP-07

2nd Notification

Sent:	Replies:	Expiry:
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Summary of Response:

Pinner has enough eating places/restaurants/coffee houses especially has Café Nero arrived in Love Lane; this is an unnecessary addition to Pinner

APPRAISAL

1) Standard of Design and Layout, Shopfronts and Impact on Conservation Area

The Councils UDP guidelines seek to encourage new and altered shopfronts to be in keeping with the existing buildings and the local townscape. It is considered that the proposed shopfront would not appear unduly obtrusive to the detriment of the character of the locality or that of the streetscene.

Policy D14 of the Harrow UDP seeks to preserve or enhance the character or appearance of conservation area. A further supplementary planning document has been produced specifically relating to Pinner High Street Conservation Area, although which has not been formally adopted by the Council, gives more detailed guidelines on what type of signage would be acceptable within this area. Taking into consideration the design guidance in this document and comments received from the Conservation Officer, the proposed shopfront design would use sympathetic colours and materials that are considered to preserve the character and appearance of Pinner High Street Conservation Area.

The shopfront at Nos. 19-23 is considered to be negative and poorly designed and there is no objection in principle to its replacement. Given the amendments made to the scheme, it is considered that the proposed shopfront would not appear unduly obtrusive to the detriment of the character of the locality or that of the streetscene.

Having regard to these factors and subject to relevant conditions, it is recommended that the proposal be granted.

2) Accessibility

The proposed facility will be subject to the Disability Discrimination Act 1995 because it will be providing a service to the public. It is considered that the proposed access to the shop would provide adequate and satisfactory disabled access in accordance with the Disability Discrimination Act 1995.

Further to this, an informative will be included in any decision notice for grant further advising the applicant's requirements in relation to the Disability Discrimination Act 1995.

3) S17 Crime & Disorder Act

It is considered that the proposal would not have any adverse security or crime implications.

4) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

Conservation Areas Advisory Committee (CAAC)

- An amended shopfront design has been submitted. It is considered the new design addresses the concerns raised.

Pinner Association

- An amended shopfront design has been submitted. It is considered the new design addresses the concerns raised. The Conservation Officer and Conservation Area Advisory Committee support this view.
- The applications received are for a new shopfront and new signage. An application has not been made to date for a change of use and is therefore not subject to assessment as part of these applications. Whether a coffee shop such as Starbucks constitutes a change of use has been argued in case law for a number of similar types of uses (including Starbucks) in other Boroughs. Some have been found to be A1, others a mixed A1/A3. The point here is that each case needs to be determined on its merits. It is a matter of fact and degree whether a change of use has occurred. A letter has been issued to the applicant recommending them to apply for a Certificate of Lawfulness, which is not compulsory and at the discretion of the applicant as to whether or not they wish to do this. As the use has not commenced, any potential breach of the use class cannot be investigated, because it is a matter of fact and degree as to whether a change of use has occurred.
- Should the applicant start operating without formalising the use, consideration would be given at that time on what action should be taken.

Public Consultation

- The matter of the use of the subject site is not subject to assessment of this application.

CONCLUSION

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

**19 - 23 HIGH STREET, PINNER
HA5 5PJ**

**Item: 2/11
P/2717/07/DAD/JK**

Ward PINNER

EXTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGNS

Applicant: Starbucks Coffee (UK) Ltd
Agent: Pegasus
Statutory Expiry Date: 11-OCT-07

RECOMMENDATION

Plan Nos: A2.0D, A3/128040, Photographs (received 19/10/2007), Design & Access Statement and Site Plan (received 16/08/07) and site plan

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

1 The period of this consent shall be five years from the date of this consent, following which the advertisement shall be removed and the site reinstated.

REASON: To comply with the provisions of the Town Country Planning (Control of Advertisements) Regulations 2007.

2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

3 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

4 No advertisement is to be displayed without the permission of the owner of the site, or any other person with an interest in the site entitled to grant permission.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

5 Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

6 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Item 2/11: P/2717/07/DAD continued....

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007.

7 The maximum luminance of the sign shall not exceed the values recommended in the Institution of Lighting Engineers' Technical Report No. 5 (Second Edition).

REASON: In the interests of highway safety and amenity.

8 All illumination shall be non-intermittent unless otherwise agreed in writing by the local planning authority.

REASON: To safeguard the amenities of the locality and the character of the Conservation Area.

9 The advertisement(s) hereby granted shall not be illuminated except between the period from 15 minutes before the premises are open for use by the public, to 15 minutes after the premises are closed to the public.

REASON: To safeguard the amenities of the locality and the character of the Conservation Area.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

D14 Conservation Areas

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout, Shopfronts and Advertisements and Impact on Conservation Area (D14)
- 2) S17 Crime & Disorder Act
- 3) Consultation Responses

INFORMATION

This application is being reported to the Development Management Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Advertisements
Conservation Area: Pinner High Street
Council Interest: None

b) Site Description

- Three-storey building located on the High Street; the proposal relates to the ground floors of No's 19 and 21; No. 23 consists of a first and second floor level and provides pedestrian access from the High Street to Bishops Walk at the ground level
- The site therefore, has frontage to both the High Street and Bishops Walk
- Commercial use is located on the ground floor, with residential/office use above; both neighbouring premises have commercial uses at ground floor level (Café at No. 15-17 and retail shop)
- The subject site is made up of two different styles of building:
 - No. 19 is one-third of No's 15-19 that feature a pale rendered frontage that imitates timber framing inspired from the more historic buildings in the street.
 - No's 21-23 feature gable ends facing the street with elaborate barge boards and red brick
- The existing façade consists of two separate blank white fascia boards and large aluminium framed windows
- Access to the site is currently provided via a recessed glazed doorway at No. 19 (no access is gained via No. 21 or from Bishops Walk)
- There is a slight drop in ground level from the west to the east of the site; steps have been provided to the entrance to facilitate the drop in ground level
- The site falls within Pinner High Street Conservation Area and forms part of the primary shopping frontage to Pinner District Town Centre.
- This end of the High Street is characterised by a mixture of retail premises (shops, cafes and the like) and offices with either residential or office uses located above
- The subject site is not a listed building however, adjoining No. 25 is a listed building; there are a number of listed buildings on the street including No's 7-11, 27-31 and across the road at No's 18-26

c) Proposal Details

Fascia Signs

- Installation of two, dark green, aluminium fascia boards fronting the High Street
- The western board would be 5.0 metres in length, 0.93 of a metre in height and would project for a depth of 50mm
- The eastern board would be the same except for the length (4.2 metres)
- The signs would be externally illuminated by trough lights
- The signs would have stacked, 6mm thick aluminium, white fret cut vinyl lettering pin fixed to the fascia board stating "STARBUCKS COFFEE"

Projection Signs

- Installation of two, double sided, aluminium projection signs to be externally illuminated by two, black trough lights 1.05 metres wide
- One would be located on the on the High Street on the column between the subject site and No. 17 and would be 2.9 metres above ground level
- The other would be located on Bishops Walk and would be 2.4 metres above ground level

d) Relevant History

LBH/7226	Installation of new shop front (19-21 High Street)	GRANT 4-APR-72
LBH/1906/13	Display of non-illuminated fascia sign (19-21 High Street)	GRANT 5-OCT-78
LBH/1906/12	Installation of new shop front (19-21 High Street)	GRANT 20-JUN-78
P/2719/07/DFU	New shopfront on High Street and Bishops Walk; awning on High Street	Current

- The agent was contacted on 10th October requested amendments to the scheme:
 - Provide a flat fascia sign with external illumination similar to that proposed to the double-sided conservation projection sign. Provide details of proposed external lighting;
 - Split the fascia sign into two parts either side of the existing column
- Revised plans were received from the agent on the 19th October 2007 and the amended scheme was re-advertised on 24th October 2007

e) Applicant Statement

- Design & Access Statement:
 - Proposed advertisements are entirely in keeping with the context of the building;
 - Starbucks conservation projection sign is proposed to respect the character and appearance of the Conservation Area;
- Traditional appearance of the bullet lights are considered in keeping with the prevailing character of the Conservation Area.

**f) Consultations:
Conservation Areas Advisory Committee (CAAC)**

1st Notification:

Item 2/11: P/2717/07/DAD continued....

- Strong objections to the proposed internally illuminated fascia sign, as this will be bulky and overly prominent within the High Street streetscene. It should be externally illuminated. The fascia also cuts across two shopfronts and ignores the fact that two separate buildings exist at first floor level. This would further detract from the streetscene
 - No objections to the hanging sign
- 2nd Notification:
- This is an improvement on the previous scheme. Trough lighting could be a bit garish however, and needs to be subtler. It would be better if only the hanging sign were to be lit.

Pinner Association

1st Notification:

- Need to ensure that High Street does not end up with wall-to-wall coffee shops reflecting the signage seen in every town in the country; internally illuminated fascia design is totally unacceptable in Conservation Area; shop front lacks any style or ambience
- Have concerns with lawfulness of proposed use as an A1 use (current use); no application was made to change the use; a new Planning Application is required for change of use before the current applications can be considered; strongly opposed to any non-retail use in such a large unit in such a prominent position in the heart of the Conservation Area
- Matter of 'use' has been taken up with the applicant by the Planning Department; should there be delays in relation to this matter, request that Council takes steps to prevent any work on the premises going ahead; work has already started on site

2nd Notification

Awaiting

Notifications:

1st Notification:

Sent:	Replies:	Expiry:
17	2	25-SEP-07

Summary of Response:

Pinner has enough eating places/restaurants/coffee houses especially has Café Nero arrived in Love Lane; this is an unnecessary addition to Pinner; these signs are not in keeping with a lovely village street and I think are unnecessary; they will add to the light pollution which surely we are all trying to avoid.

2nd Notification:

Sent:	Replies:	Expiry:
17		

APPRAISAL

1) Standard of Design and Layout, Shopfronts and Advertisements and Impact on Conservation Area

It is considered that the signs would not visually dominate the townscape, as

they are in scale and in keeping with the surrounding character, which is of commercial dominance and are not internally illuminated. It is considered that the proposed development would not be a detriment to the local amenity or that of the neighbouring occupiers.

Policy D14 of the Harrow UDP seeks to preserve or enhance the character or appearance of conservation area. A further supplementary planning document has been produced specifically relating to Pinner High Street Conservation Area, although which has not been formally adopted by the Council, gives more detailed guidelines on what type of signage would be acceptable within this area. Taking into consideration the design guidance in this document and comments received from the Conservation Officer, the proposed signage would use sympathetic colours and text that are considered to preserve the character and appearance of Pinner High Street Conservation Area.

The removal of the internally illuminated fascia sign is an improvement and the subdivision of the sign itself respects the two shopfronts. It is considered that the signs would not visually dominate the townscape, as they are in scale and in keeping with the surrounding character, which is of commercial dominance and are not internally illuminated. It is considered that the proposed development would not be a detriment to the local amenity or that of the neighbouring occupiers.

Having regard to these factors and subject to relevant conditions, it is recommended that the proposal be granted.

2) S17 Crime & Disorder Act

It is considered that the proposal would not have any adverse security or crime implications.

3) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:
Conservation Areas Advisory Committee (CAAC)

- Amended signage designs have been submitted. It is considered the new design addresses the concerns raised

Pinner Association:

- An amended signage design has been submitted. It is considered the new design addresses the concerns raised
- The applications received are for a new shopfront and new signage. An application has not been made to date for a change of use and is therefore not subject to assessment as part of these applications. Whether a coffee shop such as Starbucks constitutes a change of use has been argued in case law for a number of similar types of uses (including Starbucks) in other Boroughs. Some have been found to be A1, others a mixed A1/A3. The point here is that each case needs to be determined on its merits. It is a matter of fact and degree whether a change of use has occurred. A letter has been issued to the applicant recommending them to apply for a Certificate of Lawfulness, which is not compulsory and at the discretion of the applicant as to whether or not they wish to do this. As the use has not

Item 2/11: P/2717/07/DAD continued....

commenced, any potential breach of the use class cannot be investigated, because it is a matter of fact and degree as to whether a change of use has occurred

- Should the applicant start operating without formalising the use, consideration would be given at that time on what action should be taken.

Public Consultation

- The matter of the use of the subject site is not subject to assessment of this application.
- An amended signage design has been submitted including the removal of a proposed internally illuminated sign. It is considered the new design addresses the concerns raised.

CONCLUSION

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

Item: 2/12

**ROXETH MANOR FIRST AND MIDDLE SCHOOL, EASTCOTE LANE
SOUTH HARROW, HA2 9AG**

Ward ROXBOURNE

TWO STOREY INFILL EXTENSION WITH LOWER GROUND FLOOR LOCATED ON NORTH WEST ELEVATION AT THE REAR

Applicant: Harrow Council
Agent: Rickard Partnership
Statutory Expiry Date: 28-NOV-07

RECOMMENDATION

Plan Nos: 3481/01 Rev A, 3481/02, 3481/03 Rev A, 3481/04, Site Plan, Design & Access Statement

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

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 & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

C7 New Education Facilities

C16 Access to Buildings and Public Spaces

Supplementary Planning Document 'Access for All'

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:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (SD1, D4, C7)
- 2) Accessibility (C16, SPD)
- 3) Neighbouring Amenity (SD1)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development, all other

Council Interest: Council owned

b) Site Description

- School situated in predominantly residential area on the northerly side of Eastcote Lane and to the rear of dwellings fronting that road
- North and east of the site is boarded by dwellings fronting Minehead Road and Tithe Farm Avenue respectively; west of the site is boarded by Rooks Heath High School
- Access to site is gained via a driveway from Eastcote Lane

c) Proposal Details

- Two storey infill extension with lower ground floor attaching to rear wall of main school building
- To a width of 11.5m, a depth of 4.9 with flat roof over to a height of 8.1m to provide overall floor area on three levels of 154m² for storage us

d) Relevant History

None

e) Applicant Statement

- Design & Access Statement has been submitted with the application

f) Consultations:

None

Advertisement: | General Notification | Expiry: 08-NOV-07

Notifications:

None sent

Summary of Response:

Awaiting

APPRAISAL

1) Standard of Design and Layout

The proposed two-storey extension is not considered to be contentious from an overall design perspective. The appearance of the proposal matches that of the main building and is considered to be acceptable.

The proposal comprises a lift accessed from lower ground floor level providing acceptable access to the development.

2) Accessibility

The proposed development seeks to provide a lift access from the lower ground floor. It is considered that the accessibility arrangement proposed are acceptable and in compliance to the Council's Supplementary Planning Document 'Access for All'.

3) Neighbouring Amenity

It is considered that the proposed building will not have an adverse effect on neighbouring amenity. The proposed development would be formed in an enclosed area approximately central to the site and being spaced well away from surrounding residential properties, would have no impact on residential amenity.

4) S17 Crime & Disorder Act

It is not deemed that this application would have any detrimental impact upon community safety and is therefore acceptable in this regard.

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

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

**SHAFTESBURY HIGH SCHOOL
HEADSTONE LANE , HARROW
HA3 6LE**

**Item: 2/13
P/3004/07/DFU/SG**

Ward HATCH END

SINGLE STOREY EXTENSION ON SOUTH ELEVATION

Applicant: People First - Capital & Development

Agent: Major Works & Adaptations

Statutory Expiry Date: 19-NOV-07

RECOMMENDATION

Plan Nos: Site Location Plan (EC5658/1), EC5658/201, EC5658/202, EC5658/101, EC5658/102, Design and Access Statement.

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

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 & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

C7 New Education Facilities

C12 Community Protection and Emergency Services

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design and Layout (D4, C7)
- 2) Residential Amenity (D4, D5)
- 3) S17 Crime & Disorder Act (D4, C12)
- 4) Consultation Responses

INFORMATION

This application is being reported to Committee because the land is owned by the Council and the proposed floor area exceeds 100m²

a) Summary

Statutory Return Type: Minor Development, all other
Council Interest: Council owned land

b) Site Description

- The school is located off Headstone Lane and the site is shared with St. Teresa's First & Middle School to the east
- The site is bounded by Hatch End High School on the north and garages at the back of Long Elms shops/ flats on the South

c) Proposal Details

- Single storey extension on south elevation to accommodate 3 group based classrooms, one general teaching classroom, a store, an office and a unisex toilet
- The western flank wall would be extended by 3.7 metres
- The southern flank wall would be extended by 7.9 metres
- A wall would curve around to meet the end of both extended flank walls
- Roof to be flat with a height of 4.5 metres
- A canopy (solar shading system) would be located 2.6 metres above ground level and would extend by 0.9 m from the curved wall of the extension
- Total new floor area to be 202 square metres.

d) Relevant History

LBH/11116	Erection of mobile classroom	GRANT 2-JUN-75
LBH/16363	Installation of 3 windows and conversion of cloakroom into classroom	GRANT 1-FEB-80
LBH/24447	Temporary mobile toilet building	GRANT 21-NOV-83
WEST/231/96/LA3	Alterations to access and additional parking and bin store	GRANT 8-JUL-1996
WEST/848/99/LA3	Re-roofing of single storey school buildings	GRANT 17-DEC-99

e) Applicant Statement

- Shaftesbury High School provide education to children with Education Special Needs
- Aim of the project is to provide a specialist base for pupils aged 11-19 with autistic spectrum disorders (ASD)
- The proposed new building will complete a continuum of ASD provision for pupils in Harrow
- Original school building is single storey construction built circa 1940's
- Site has a mixture of soft landscaped area and hard play area, which would not be greatly reduced as a result of the proposal
- External proportions of the proposed new single storey extension will provide subordinate building in terms of scale, in particular the frontage facing the playground
- Provision of a level access approach to Building Regulations Part M and BS8300 will be made available from both internal corridor linking to the existing school and external access doors from the main building
- The selected location of the proposed extension utilises an under used external space thus retaining other useable soft landscaped and hard play area whilst making good use of the land resource

f) Consultations:

Hatch End Association: The proposal appears to make use of a not- heavily used space; but the planned extension seems close to the back of what appears to be a row of garages, but perhaps these are not heavily used during the school day.

Notifications:

Sent:
17

Replies:
0

Expiry: 22-OCT-07

Summary of Response:

N/A

APPRAISAL

1) Standard of Design and Layout

The proposed extension is considered to be modest in size and appearance and would not have an adverse impact on the character and appearance of the area.

2) Residential Amenity (SD1, D4 and D5)

It is considered that the proposed extension would not have undue adverse impacts on the amenity of the surrounding residents. This is due to the height (approximately 3 metres) and location of the boundary fence and the separation distance of approximately 30 metres between the rear of the residential units and the proposed extension.

It is therefore considered that the proposal would comply with Policies D4 and D5 in the Harrow Unitary Development Plan.

3) S17 Crime & Disorder Act

The proposed extensions are not considered to create any undue impact on the security or safety of the locality.

4) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- The row of garages referred to in the consultation response are located behind the boundary fence and the proposal is not considered to have an impact on the users of these garages.

CONCLUSION

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

NORBURY FIRST AND MIDDLE SCHOOL
100 WELLDON CRESCENT
HARROW, HA1 1QQ

Item: 2/14
P/3168/07/CFU/DC3
Ward GREENHILL

EXTENSION TO SCHOOL TO PROVIDE PERFORMING ARTS STUDIO

Applicant: Allen Gibbons
Agent: Frankham Consultancy Group
Statutory Expiry Date: 03-DEC-07

RECOMMENDATION

Plan Nos: 221561/A/001/A, 221561/A/002/A, 221561/A/003/A, 221561/A/004/A,
Design & Access Statement

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

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 & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)

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

REASON: To safeguard the appearance of the locality.

3 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

C7 New Education Facilities

C17 Access to Leisure, Recreation, Community and Retail Facilities
D4 Standard of Design and Layout
The London Plan 2004 Policies:(4A.7, 4A.8, 4A.9, 4B.1)

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL addresses are Access for All:

http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

4 INFORMATIVE:

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 Info line 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.)

5 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

6 INFORMATIVE:

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 the Local Planning Authority must first approve a scheme or details of the development.

- 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP & London Plan 2004)

- 1) Design & Character of Area (D4 & 4A.7, 4A.8, 4A.9, 4B.1)
- 2) Amenity (C7, D4)
- 3) Access for All (C16)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development, All Other
Site Area: 8250m²
Council Interest: Freehold

b) Site Description

- Middle School situated to the west of Weldon Crescent
- School grounds made up of grass areas and four playgrounds
- Surrounding area predominantly residential

c) Proposal Details

- Two-storey extension on north side of school to create performing arts studio
- 157m² building footprint would extend onto existing hard-surfaced play ground area
- Contemporary design

d) Relevant History

EAST/403/96/FUL	Extension to parking area	GRANT 01-AUG-96
EAST/517/02/LA3	Retention of palisade fencing	GRANT 14-JUL-03
P/1481/05/DLA	Two gazebos and pergola in playgrounds	GRANT 04-AUG-05

e) Applicant Statement

- Extension provides a multi purpose performing arts studio, a facility currently lacking within the school
- Being a specialist teaching space it does not create any additional places

on the school role and consequently will have no impact on the existing local traffic and transportation

- The stage is not intended for public use
- Single feature extension which is linked to the existing building by a neutral corridor zone
- The form of the extension has been determined in part by acoustic consideration of the main performance echoes. This has been emphasised in the external appearance to create a modern iconic statement for the school
- Extension falls wholly within the existing hard-surfaced play area and the immediate landscaping will remain as tarmac
- The footprint of the extension is 157m² leaving 1609m² of hard playing surface providing space for two netball courts, one five a side football court and a recreational play area including the existing safety surfaced equipment
- Soft landscape areas remain unaffected
- To provide access to the studio the design includes a platform lift to overcome the 450mm change of level
- The amended corridor access onto the playground has been provided with a level threshold
- Proposed design seeks to implement sustainable materials & renewable energy into final scheme

f) Consultations:

None

Advertisement: | General Notification | Expiry: 15-NOV-07

Notifications:

Sent:	Replies:	Expiry:
42	0	29-OCT-07

Summary of Response:

N/A

APPRAISAL

1) Design & Character of Area

The proposal represents a contemporary addition to the existing non-descript school building. It would appear as a part two-storey, part single-storey wedge like structure and be prominent on the north side of the school. Design wise, the extension is considered to make a positive contribution to the character and appearance of the building and would act as a focal point on the Northern side of the School.

The proposed design seeks to incorporate renewable energy and sustainable materials into the building. It is proposed to use timber rain screen cladding externally with aluminium clad timber windows. The timber is to be sourced from sustainable sources. Solar panels will also be considered subject to a cost benefit analysis.

The proposed extension is considered to comply with policy D4 of the Harrow Unitary Development Plan 2004 (HUDP), policies 4A.7, 4A.8, 4A.9, 4B.1 of The London Plan 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

2) Amenity

The proposed development is not considered have an adverse effect on residential amenity as the extension is considered to be modest in size and a comfortable distance from neighbouring properties to have any noticeable impact (over 50m to the closest residential property).

The proposed footprint of the building is modest at approximately 160m² and would not result in any noticeable loss of play area for school pupils.

The proposal is considered to comply with policies C7 and D4 of the HUDP 2004.

3) Access for All

The proposed development seeks to accommodate people with disabilities by providing level access into the building and between the existing buildings and the extension. A platform lift is proposed to give access between the new lobby and the performing arts studio. The above measures are considered acceptable and the proposed development is therefore considered to comply with policy C16 of the HUDP 2004 and Access for All Supplementary Planning Document (April 2006).

4) S17 Crime & Disorder Act

The proposed development incorporates the basic principles of Safer Places and Secured by Design. It is considered that the proposed development would not result in an increase in crime.

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

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

GEORGIAN WAY, HARROW ON THE HILL, HA1 3LF **Item: 2/15**
P/2289/07/DFU/SB5

Ward HARROW ON THE HILL

INSTALLATION OF SECURITY GATE, 6 CCTV CAMERAS MOUNTED ON 3 POLES (REVISED)

Applicant: GWRA Ltd
Agent: Robin G Beyond
Statutory Expiry Date: 09-OCT-07

RECOMMENDATION

Plan Nos: GW01 C, 02 A; Design and Access Statement

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

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 & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) Security Gate

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SEP5 Structural Features

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

EP25 Noise

EP31 Areas of Special Character

SD1 Quality of Design

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

D4 Standard of Design and Layout

D14 Conservation Areas

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:

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

4 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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design, Areas of Special Character and Impact on Conservation Area (SEP5, SEP6, SD1, SD2, EP31, D4, D14)
- 2) Residential Amenity (EP25)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Retail Distribution & Servicing
Conservation Area: Outside Mount Park Conservation Area
Council Interest: None

b) Site Description

- Georgian Way forms part of a larger development, which was built around the 1970's
- The local planning authority originally adopted the highway, however it was privatised in July 2006

Item 2/15: P/2289/07/DFU continued....

- The road lies to the north west of Mount Park Avenue
- The south-eastern aspect of Georgian Way abuts Mount Park Conservation Area, although the dwelling houses along Georgian Way do not form part of this conservation area
- Georgian Way in terms of topography is hilly and thus the site levels between dwellings are determined by to the position the plot takes along the slope. The approach into Georgian Way from Mount Park Avenue is at steep decline
- All dwellings along Georgian Way have provision for off street parking
- Site falls within Area of Special Character

c) Proposal Details

- Install new traffic control gates, set approximately 6m in from the centre line of the road at the junction with Mount Park Avenue
- Gates would measure 1.3m in height and 5.6m in width (total width of two gates)
- Proposal also seeks to install 6 CCTV (2 to each pole) set 3.5m high. The first would be located near the proposed gates the second would be located across the highway opposite no.2 Georgian Way and the third would be opposite no.11 Georgian Way

Revisions to Previous Application:

Following the previous decision (P/2395/06/DFU) the following amendments have been made:

- Proposed gates set back 6 metres from the junction with Mount Park Avenue, rather than 10 metres from this junction

d) Relevant History

P/2395/06/DFU	Installation of security gate, 6 cacti cameras mounted on 3 poles and marking of parking bays	GRANT 1-DEC-07
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e) Applicant Statement

- Application made on behalf of the Georgian Way Residents Association Ltd (GWRA Ltd), and is made in order to control unauthorised parking, which is occurring in the road.

f) Consultations:

CAAC: Object in principle to CCTV due to its impact on the setting of the conservation area. This and marking of bays creates clutter. Gate design has been improved. However there is a need to be consistent in gate design.

The Harrow Hill Trust: No comments received

Highways Engineer: No objection

Mount Park Residents Association: No comments received

Advertisement: | Character of Conservation Area | Expiry: 20-SEP-07

Notifications:

Sent:
25

Replies:
2

Expiry: 26-SEP-07

Summary of Response:

Have not observed inappropriate parking in Georgian Way in recent months, no indication of how rights of access will be preserved, what is the purpose of the CCTV cameras,

APPRAISAL

1) Quality of Design, Areas of Special Character and Impact on Conservation Area

Georgian Way has recently been un-adopted and permission is sought by the Georgian Way residents to install security gate and CCTV cameras to control unauthorised parking in the road.

The proposed gate would be sited satisfactorily away from the main junction of Georgian Way and Mount Park Avenue and therefore would have no material impact on highway safety. The highways engineer has raised no objection to this scheme.

Georgian Way is a private road, in terms of parking and traffic there would be no impact upon the surrounding adjacent conservation area. A timber gate is proposed in a rural style that would preserve the character and appearance of this adjacent conservation area.

The proposed CCTV camera adjacent to the gate would be mounted on 3.5m high metal pole which would be sited in a densely vegetated verge on the northern side of the site. It is considered that this location is unobtrusive and considered to be acceptable and would not impact on the setting of the surrounding Conservation Area. The location of the other poles would be a sufficient distance from the Conservation Area to ensure that they would not have a detrimental impact.

Likewise the proposed development is also not considered to impact upon the Harrow on the Hill area of special character.

2) Residential Amenity

The proposed gates would be located at the top bend of Georgian Way and would not be in direct proximity of residential amenity therefore mitigating any impact with regard to disturbance that could arise as a result of this proposal.

The proposed equipment box and CCTV cameras are not considered to be harmful in terms of noise output and therefore would not impact upon the amenity of neighbouring residents.

3) Safety and Security

The proposed development would provide a controlled entry to Georgian Way. This together with the presence of CCTV cameras, would help to reduce crime through increased surveillance. It would also help to provide safer neighbourhoods, which is consistent with policy D4 of the UDP.

4) S17 Crime & Disorder Act

Dealt with above

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

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.

**1 - 4 MAYNA COURT
COLUMBIA AVENUE, EDGWARE
HA8 5DE**

**Item: 2/16
P/3082/07/DFU/DC3**

Ward EDGWARE

CHANGE OF USE FROM FOUR LIVE/WORK UNITS TO FOUR DWELLINGHOUSES

Applicant: Ashmount Properties Ltd
Statutory Expiry Date: 13-NOV-07

RECOMMENDATION

Plan Nos: L(-1)11L, L(-2)40.2A, L(-2)40.3B, Statement in Support of Planning Application, Kris Adams Partnership letter dated 10 April 2007.

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

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 & Country Planning Act 1990.

2 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

3 The development hereby permitted shall not commence until a scheme for:-

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

Item 2/16: P/3082/07/DFU continued....

D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy
EM12 Small Industrial Units and Workshops
EP25 Noise
T6 The Transport Impact of Development Proposals
T13 Parking Standards
H8 Empty Homes and Property in the Borough
Accessible Homes Supplementary Planning Document
The London Plan 2004 Policies: 3A.1, 3A.2, 3A.4, 4A.2

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL addresses are Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf
Accessible Homes: <http://www.harrow.gov.uk/downloads/AccessibleHomesSPD.pdf>

4 INFORMATIVE:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP & London Plan 2004)

- 1) Design & Amenity (D4, D5, EP25 & 4A.2)
- 2) Change of Use & Housing Provision (EM12, H8 & 3A.1, 3A.2, 3A.4)
- 3) Parking and Highway Safety (T6, T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings
Site Area: 1.47 ha
Council Interest: None

b) Site Description

- Existing part 3 part 2 storey block of 12 flats with 4 vacant live work units;
- Formally disused single storey factory (class B2)
- Vehicular access off Columbia Ave to the south of the site
- Access way abutting commercial/residential properties at northern boundary of site
- Residential properties to west on Vancouver Road
- Residential & commercial properties to east on Burnt Oak Broadway

c) Proposal Details

- Change of use of 4 vacant live work units to 4 x 3 bed self-contained flats

Revisions to Previous Application:

Following the previous withdrawn application (P/1541/07/DFU) the following amendments have been made:

- Change in parking and bin store arrangements

d) Relevant History

EAST/800/01/FUL	Demolition of existing factory & erection of 2&3 storey building to provide 17 flats including 4 live/work units with parking	REFUSE 09-NOV-01
EAST/1277/01/FUL	Demolition of existing factory & erection of 2&3 storey building to provide 16 flats including 4 live/work units with parking & access	REFUSED 14-FEB-02 (ALLOWED ON APPEAL 22-NOV-02 SUBJECT TO S.106)
P/1701/05/CVA	Removal of condition 13 of planning permission east/1277/01/ful, subject to provision of capital sum for affordable housing	GRANT 31-JAN-06
P/1541/07/DFU	Use of approved 4 live/work units (class c3/b1) as 4 self-contained dwellinghouses (class c3)	WITHDRAWN

e) Applicant Statement

- The 4 live work units are proving immensely difficult to sell
- No interest whatsoever for these units despite agents offering the units at a subsidised price

Item 2/16: P/3082/07/DFU continued....

- It is our view that there is no interest in Harrow for this type of accommodation
- Units been advertised for over 11 months

f) Consultations:

N/A

Notifications:

Sent:
94

Replies:
1

Expiry: 10-OCT-07

Summary of Response:

Parking layout would result in cars being boxed in, proposal only for applicants financial gain, applicants statement is misleading, proposal results in a loss of employment use contrary to HUDP policy, no provision made for 4 extra on site car parking spaces meaning additional on street car parking & detrimental to highway safety, residential units would not be fully accessible contrary to policy H18 of HUDP & Accessible Homes SPD, increase in noise disturbance, proposal would result in an increase in crime, artificial lack of interest in live work units.

APPRAISAL

1) Design & Amenity

Design wise the external appearance of the existing units will not change therefore there will be no effect on the appearance of the building or character of the surrounding area.

With regards to neighbouring amenity it is considered there would not be any noticeable effect on neighbouring residents as a result of the 4 vacant units being changed to residential use compared to what is existing with the established 12 residential units. Further with regards to noise the change of use would not result in any worsening of the approved use or the historic use both of which would have involved movement of trade and vehicle units.

Amenity for future occupants is considered acceptable as the units provide modest amenity space with a garden area to the rear of each unit. The precedent for this size of amenity space, has been established with the development for the other 12 units in the block allowed at appeal in November 2002 for planning application EAST/1277/01/FUL.

Being a change of use application and given the physical constraints of the existing building the proposal is not expected to be 100% compliant with Lifetime Homes Standards.

The proposed location of the bin store area is an improvement on the previously withdrawn application. The bin store is now easily accessible for

refuse collection workers and would be large enough to accommodate the required sized refuse bins.

The proposal is therefore considered to comply with policies D4, and D5 of the Harrow Unitary Development Plan 2004 (HUDP).

2) Change of Use & Housing Provision

The initial proposal to have 4 live work units was an attempt by the applicants to maintain some form of partial employment use on this former factory site. Given the size of the units, their locality and fact that they have remained vacant for a considerable length of time, it is considered that the semi-employment use of these units is not viable in this locality.

As there is a significant shortage of housing in the borough, particularly 3 bedroom and larger dwellings the loss of the employment component of the units has to be measured against the need for this type of housing.

In this instance the housing need is considered to outweigh the need to retain the vacant small semi-business units, therefore there is no objection in principle to the change of use. It is considered that had the original application, granted on appeal, been an entirely residential scheme this would have been acceptable.

The provision of four additional 3-bedroom units to the Boroughs housing stock is supported in principle. The proposal is therefore considered to comply with policies EM12, H8 of the HUDP 2004 and policies 3A.1, 3A.2, 3A.4 of The London Plan 2004.

3) Parking & Highway Safety

It is considered that the change of use will not result in a noticeable increase in traffic generation and noise pollution as stated by the objector.

A unilateral undertaking exists between the applicant and the Council committing the developer to making a financial contribution of £5,000 toward the future implementation of a CPZ in the surrounding area. The Local Highways Authority has plans to implement a CPZ in this area in 2010 and the Council will look to secure this financial contribution of toward its implementation. The planning inspector in his appeal decision dated 22 November 2002 (reference: APP/M5450/A/02/1092395) states the following:

‘... the major cause of parking problems in the nearby streets is pressure arising from the hospital on the other side of the main road. In comparison to this, whatever happens on the relatively small appeal site is likely to have only a marginal impact. However, the appellants are bound to help fund the introduction of a Controlled Parking Zone in Columbia Avenue and Vancouver Road. To my mind this would address directly the main cause of the problem and thus amount to a benefit arising from the appeal proposals.’

Given the inspectors decision, the sites off-street parking provision and good

location to public transport links, the proposed change of use is not considered to result in parking problems or be detrimental to highway safety. Overall the proposal is considered to comply with policies T6, T13 and EP25 of the HUDP 2004.

4) S17 Crime & Disorder Act

It is not considered that the proposed change of use will result in an increase in crime, on the contrary by occupy the vacant units it will create natural surveillance of this part of the existing building, which is situated close to the car park area.

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Proposal being for applicants financial gain – this is not a material planning consideration.

CONCLUSION

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

**299 BURNT OAK BROADWAY
EDGWARE, HA8 5ED**

**Item: 2/17
P/2608/07DFU/LW**

Ward EDGWARE

CHANGE OF USE OF GROUND FLOOR FROM GYMNASIUM (CLASS D2) TO INTERNET CAFÉ/RETAIL (CLASS A1) WITH NEW SHOPFRONT, AND OF FIRST AND SECOND FLOORS TO ONE SELF-CONTAINED FLAT; EXTERNAL ALTERATIONS AT REAR

Applicant: Mr Chithi Vinayager UK LTD
Statutory Expiry Date: 26-OCT-07

RECOMMENDATION

Plan Nos: 100 Rev C, Design and Access Statement

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

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 & Country Planning Act 1990.

2 Storage shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the amenity of neighbouring residents.

3 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class A 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: (a) To safeguard the amenity of neighbouring residents and the character of the locality.

(b) To safeguard the character and viability of the shopping parade.

(c) In the interests of highway safety.

4 The office area hereby permitted shall not be occupied at any time other than for purposes ancillary to the retail/internet use on the ground floor.

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

5 The ground floor A1 use hereby permitted shall not be open to customers outside the following times:-

9.00 hours to 23.00 hours, Monday to Saturday inclusive, and 9.00 hours to 22.30 hours on Sundays, without the prior written permission of the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

H9 Conversions of Houses and Other Buildings to Flats

H18 Accessible Homes

T13 Parking Standards

R11 Protecting Arts, Culture, Entertainment and Leisure Facilities

C16 Access to Buildings and Public Spaces

C17 Access to Leisure, Recreation, Community and Retail Facilities

Supplementary Planning Guidance: Extensions: A Householders' Guide

Supplementary Planning Document: Accessible Homes

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Change of Use D2 to A1 and C3 (SD1, SH1, D4, R11)
- 2) Impact on Character and Design (SD1, D4, SPG Householder Guidance)
- 3) Conversion to Flats (SD1, H9, D8)
- 4) Neighbouring Amenity (D5, SPG Householder Guidance)
- 5) Parking (SD1, T13)
- 6) Access (C16, C17, H18, SPD Access for All)
- 7) S17 Crime & Disorder Act (D4)
- 8) Consultation Responses

INFORMATION

This application is referred to the Committee at the request of a Nominated Member.

a) Summary

Statutory Return Type: Minor Retail Distribution and Services

Council Interest: None

b) Site Description

- Subject site is located on the south western side of Burnt Oak Broadway, along the boundary with Barnet Council
- Site is occupied by a two-storey end of terrace building, which was previously used as a gymnasium (D2), with a single and two-storey rear extension
- The attached parade is occupied by a mix of A1, A3 and A5 uses on the ground floor and residential above
- To the north of the site is Lawson's Timber and Fencing Merchants, to the west at rear is residential, and across Burnt Oak Broadway is the Edgware Community Hospital

c) Proposal Details

- Building is currently used a gymnasium on ground and first floor, with loft space in roof
- Proposed to change use of ground floor to retail at the front, an Internet café behind (both Class A1 uses) with associated office on the ground floor, and to provide one flat on the first and second floors
- Proposed alteration to the first floor on the northern side, to allow for the creation of small niche, allowing for the installation of three windows
- Proposed installation of an additional window on the southern side of the first floor

Revisions to Previous Application:

- **P/1386/07/DFU** – Reduced from two flats to one flat
- **P/3595/06/DFU** – Reduced from three flats to two, with no rear dormer or associated gable end

d) Relevant History

LBH/20503	Two storey rear extension to provide gymnasium and additional treatment	GRANT 13-JAN-82
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Item 2/17: P/2608/07/DFU continued....

rooms for beauty salon
P/2129/05/DFU Change of use: class D2 (assembly and leisure) to class D1 (place of worship) REFUSE
23-DEC-05

Reasons for Refusal:

1 The proposed use would be likely to concentrate activity within the vicinity of the site, by reason of vehicular and pedestrian activity and congregation outside the premises, to the detriment of the amenity of the occupiers of neighbouring first floor flats.

2 The proposed use, in the absence of measures to promote sustainable travel choice in relation to the catchment population, would be likely to lead to injudicious stopping on the adjacent highway and add to on-street parking stress in the locality, to the detriment of the free flow and safety of traffic and the amenity of surrounding residential areas.

P/3595/06/DFU Change of use from gymnasium (class D2) to internet café (class A1) with new shop front on ground floor, and to 3 flats (class C3) on first and second floors with roof alterations to provide end gable and rear dormer, external alterations REFUSE
26-APR-07

Reasons for Refusal:

1 The proposed roof extension and the associated dormer extension, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive and overbearing, would detract from the appearance of this, and adjacent properties, and from the established pattern of development in the streetscene and the character of the locality, contrary to policies SD1 and D4 of the Harrow Unitary Development Plan and Supplementary Planning Guidance – “Extensions: A Householders Guide”.

2 The proposed flats by reason of their layout, design and size and lack of satisfactory aspect/outlook, would provide a cramped and substandard accommodation, to the detriment of the residential amenities of the future occupiers of the site, contrary to the provisions of policies SD1, D4 and D9 of the Harrow Unitary Development Plan (2004).

P/1386/07/DFU Change of use from gymnasium (D2 use class) to retail and an internet café (A1 use) with new shop front, and of first and second floors to 2 self contained flats. REFUSE
20-JUL-07

Reasons for Refusal:

1 The proposed flats by reason of their layout, design and size and lack of satisfactory aspect/outlook, would provide a cramped and sub standard accommodation, to the detriment of the residential amenities of the future occupiers of the site, contrary to the provisions of policies SD1, D4 and H9 of the Harrow Unitary Development Plan (2004).

2 The proposal fails to provide adequate refuse storage facilities for the proposed uses, to the detriment of the amenities of the future occupiers of the site, the neighbouring residents, and the character and appearance of the area, contrary to Policies SD1, H9 and D8 of the Harrow Unitary Development Plan (2004).

3 The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, contrary to policies C16 and C17 of the Harrow Unitary Development Plan and Supplementary Planning Documents: "Access for All" and Accessible Homes".

e) Applicant Statement

- Design and Access Statement submitted
- The building has recently been acquired in a dilapidated state and is in urgent need of modification and upgrading
- Proposal involves the conversion of the upper parts into 1 residential self-contained flats and the change of use of the ground floor from a gymnasium into an Internet Café
- The proposal for the ground floor as an Internet café includes the creation of new toilet facilities and disabled access provisions
- New dwelling will make a contribution to satisfying the need for good quality housing in the local area

f) Consultations:

London Borough of Barnet: No response to this application received; however response to previous application was No Objection.

Burnt Oak Chamber of Commerce: No response received.

Notifications:

Sent:
17

Replies:
3

Expiry: 19-OCT-07

Summary of Response:

Proposals are for 24h business activities, potential security risks, inconsiderate, impacts on amenities; intensive use of site, especially ground floor with 5 businesses; inadequate facilities, including refuse storage; no car parking provision, leading to misuse of neighbouring properties, already parking shortages in the area; no turning area in service lane, people have to reverse on to Edgware Road; detrimental to amenities of future occupants and immediate residents, through increased nuisances, noise, disturbance and traffic and parking problems; application does not include the 3 mini cab uses on the ground floor; the three flats previously applied for have already been built; internet café would lead to rise in crime and disorderly activities; flat will be used for several individuals rather than one family.

APPRAISAL

1) Change of Use D2 to A1 and C3

The proposed change of use, from D2 to A1 and C3 is considered acceptable. The site is located within a non-designated parade comprising of A1, A3 and A5 uses, with residential above and as such the proposed uses would be in keeping with the character of the parade. The loss of the D2 use is not considered significant given that it is not within a sustainable town centre location and would be replaced with uses appropriate to the parade.

It is noted that an office is proposed to the rear of the Internet café, which

would be controlled by condition to operate ancillary to the A1 use.

2) Impact on Character and Design

The proposal would not result in significant changes to the appearance of the building. A small alcove is proposed on the first floor, in order to allow for the installation of three windows to provide light to the proposed flats. This is not considered unacceptable in design terms and would remain largely unseen given its location and the buildings on the adjacent plot at Lawson's Timber and Fencing Merchants.

The new shop front would not result in a significant change to the appearance of the building, as it would only involve the installation of a second door to provide access to the flat. Large windows would remain, ensuring that the appearance of the ground floor front elevation would be consistent with the adjacent uses and the character of the streetscene.

3) Conversion to Flats

The proposal is for 1 x 3 bedroom flat with separate living room and kitchen, providing 4 habitable rooms in total. Internally the size and layout of the flats is considered acceptable and complies with the minimum living space standards stipulated in the Council's guidance.

The proposal does not provide any private amenity space for the flats. However given that there are adjacent flats without amenity space this is not considered a strict requirement for the residential accommodation on this site.

Refuse collection would occur via the rear service road, and the proposal has indicated a refuse storage area for the flat and the ground floor use, at the rear of the site, adjacent to the service road. With regard to the flat, adequate space is shown for two 240L bins, 600mm x 700mm with a height of 1050mm, which can be accessed via an existing rear staircase from the first floor flat. For the ground floor retail use, two 1100L bins are indicated at the rear, with access to the area achieved via a rear door in the office. The space provided, and its location, is considered acceptable for the proposed use.

4) Neighbouring Amenity

The proposal is not considered to result in a significant change to neighbouring amenities in comparison with the existing use. The residential use on the first and second floors is consistent with the remainder of the parade, and the retail/Internet café uses are likewise considered of a similar nature to the rest of the parade. As such are not expected to impact upon the amenities of the surrounding uses.

5) Parking

The UDP maximum parking requirements for the A1 use, given the site area of 168m², are 2 spaces for employees. The flat requires 1.6 spaces, bringing the total maximum on site parking requirement to 3.6 spaces. It is considered that the location of the site, midway between Edgware and Burnt Oak District Centres, and a good level of public transport accessibility would allow for a

reduction of the maximum number of spaces. Furthermore, given that there is no on site parking provided for the authorised leisure use, it is considered that a requirement for on site parking would not be justified.

6) Access

The access requirements would relate specifically to the ground floor use, as the self-contained flat above ground level is considered to be unsuitable for Lifetime Home Conversion. An internal ramp has been provided on the ground floor to allow access to the retail use. A disabled toilet has also been provided which complies with the relevant dimensions.

7) S17 Crime & Disorder Act

The proposal is not considered to have any impact with respect to this legislation.

8) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Majority of concerns addressed in body of report
- Refuse storage provided on revised plans
- The Council does not normally restrict the opening hours of A1 uses, other A1 uses in the parade are uncontrolled
- Lack of turning area in service alley is an existing situation, which would not change as a result of the proposal
- Application is for the one flat; if three were constructed on site they would require separate planning permission
- Use of office as a mini cab would require separate planning permission
- The Internet use is not considered to lead to a rise in crime; any Internet crime would be the responsibility of the police
- The flat would be for a single household, would not necessarily have to be one family

CONCLUSION

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

**1 MARLBOROUGH HILL
HARROW , HA1 1UX**

**Item: 2/18
P/3182/07/CFU/GL**

Ward GREENHILL

REDEVELOPMENT TO PROVIDE FOUR-STOREY PLUS BASEMENT BUILDING TO CREATE OFFICE FLOORSPACE (CLASS B1) IN BASEMENT FIRST AND SECOND FLOORS AND TWO FLATS ON THIRD FLOOR WITH PARKING AT GROUND FLOOR LEVEL (RESIDENT PERMIT RESTRICTED)

Applicant: G + D Higgins
Agent: Simpson McHugh
Statutory Expiry Date: 21-NOV-07

RECOMMENDATION

Plan Nos: 2569/1; /2 Rev A; /3 Rev A; /4 Rev B (Received 07-Nov-07; /5; Design and Access Statement (Received 07-Nov-07)

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

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 & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

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

REASON: To safeguard the appearance of the locality.

3 No demolition or site works in connection with the development hereby permitted shall commence before:-

(a) the frontage.

(b) the boundary.

of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

4 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in

Item 2/18: P/3182/07/CFU continued....

accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

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

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 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

6 The use hereby permitted shall not commence until the car parking, turning and loading area(s) show on the approved plan number(s) 2569/2 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

7 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

8 The development hereby permitted shall not commence until a scheme for:-

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

9 The development hereby permitted shall not commence until details of site drainage works have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed.

REASON: To allow consultation between all sewerage and drainage authorities and also to ensure a sustainable impact upon the sewerage and drainage asset.

10 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided 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 prevent the increased risk of flooding.

11 The residential development of two flats on the third floor hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

H4 Residential Density

H9 Conversions of Houses and Other Buildings to Flats

H18 Accessible Homes

EM4 New Office Development

EM12 Small Industrial Units and Workshops

EM15 Land and Buildings in Business, Industrial and Warehousing Use - Outside Designated Areas

EM22 Environmental Impact of New Business Development

T6 The Transport Impact of Development Proposals

T13 Parking Standards

Supplementary Planning Document: Accessible Homes

Supplementary Planning Document: Access for All

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:

Item 2/18: P/3182/07/CFU continued....

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

5 INFORMATIVE:

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

6 INFORMATIVE:

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 (ie 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.)

7 INFORMATIVE:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Principle of Use and Character of the Area (SD1, SH1, D4, D5, D8, H4, H9, H18, EM4, EM12, EM15, EM22)
- 2) Residential Amenity and Accessibility (SD1, D4, D5, H18, SPD "Accessible Homes")
- 3) Parking/Highway Considerations (T6, T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor offices, research and development, light industry

Site Area: 265 sq. m

Density: 225 hrph, 75 dph

Car Parking: Standard: 4.8

Justified: 5

Provided: 5

Council Interest: None

b) Site Description

- Small irregular shaped parcel of land with two-storey building located adjacent to the junction of Marlborough Hill with Station Road
- The building on site is used for engineering works and offices, orientated to the southern boundary of the site
- The building is surrounded by three- and four-storey office and commercial buildings. The nearest residential development is at the former petrol station on Station Road approximately 40 to the south

c) Proposal Details

- Four storey building (maximum height 12m) incorporating basement office space, ground floor parking and office space, first and second floor office space and two two-bedroom flats on third floor
- The building would have a similar but larger footprint compared with the existing building, with the width narrowing in steps to the east. The building would be finished in brick with a mansard type roof with dormer windows
- 458m² office space proposed, with parking for 5 cars at ground floor level (2 for persons with disabilities). Vehicular access onto Marlborough Hill
- Lobby to the building at the north west side of the site with access onto Marlborough Hill
- Refuse store at the western side of the site

Revisions to Previous Application:

Following the previous decision (P/1389/07/CFU) the following amendments have been made:

- Second floor to be offices rather than residential
- Four windows omitted from first floor rear elevation

d) Relevant History

P/2009/03/COU	Outline: demolition of existing building and redevelopment to provide 4 storey detached office building with 2 flats on 3rd floor, and parking on ground floor	GRANT 18-MAR-05
P/1356/05/COU	Outline: redevelopment: 4 storey building, basement workshop/store, ground floor parking, 1st and 2nd floor offices, 2 flats at 3rd floor	GRANT 29-JUL-05
P/2292/05/COU	Outline: four storey building with basement workshop/store, parking at ground floor, offices at 1st floor, 4 flats at 2nd/3rd floor	REFUSE 03-APR-06

Reason for refusal

The proposal would lead to a disproportionate balance of residential and commercial floor space on this site which is appropriate for employment generating use.

P/1389/07/CFU	Redevelopment to provide four storey plus basement building to create office floorspace (class b1) and 4 flats with parking at ground floor level.	REFUSE 04-JULI-07 APPEAL LODGED
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Reason for refusal:

The proposal would represent a development with a disproportionately high level of residential accommodation that would be both out character with the predominately commercial/employment context of development in the surrounding locality. The proposal would also rely on light and outlook from the proposed windows in the south elevation which would be inappropriate and could prejudice future development of the adjoining site. The proposal would therefore be harmful to the amenities of the future occupiers of the site, contrary to policies S1, SD1, D4, D5 and EP25 of the Harrow Unitary Development Plan (2004).

e) Applicant Statement

- Four-storey building appropriate to site; building will be fully accessible

f) Consultations:

Environment Agency: Application has a low environmental risk

Thames Water: No objection with regard to sewerage infrastructure. Non-return valve to prevent backflow should be incorporated into proposal. Surface water attenuation should be provided.

Drainage Engineers: Details of on site drainage should be approved, and implemented, prior to development.

Forward and Local Plans: No response received

Notifications:

Sent:
20

Replies:
0

Expiry: 25-OCT-07

Summary of Response:

N/A

APPRAISAL

1) Principle of Use and Character of the Area

The principle of demolishing the existing building and rebuilding a four storey mixed use development with basement workshop/storage, ground floor parking, offices with residential accommodation in the upper floor has already been established in the previous outline permissions detailed above. The inclusion of a small element of residential accommodation (two flats) on the upper (third) floor was considered justifiable despite the commercial nature of the site and the surrounding area.

The nature of the development is almost identical to a previously approved scheme P/1356/05/COU, with the same footprint. The principle difference is the use of the second floor. In the previous refused application (P/1389/07/CFU) two further flats were proposed for the second floor, which was considered to represent an excessive residential proportion to the development.

Subject to conditions regarding drainage and surface water attenuation, the approval of materials, refuse storage and landscaping, the principle of the proposal, for a four-storey mixed use building with a single penthouse floor of two residential flats, albeit in a primarily commercial area, is considered acceptable.

2) Residential Amenity and Accessibility

The residential accommodation exceeds the minimum standards for room sizes and layout required by the Institute of Environmental Health Engineers. Although the second bedroom and kitchen of flat 2 only have windows on the southern aspect, the building, in the main, relies on light from the northern elevation which provides a reasonable outlook and is unlikely to come under development pressure given its location facing a roadway.

The proposed flats would have no on-site amenity space provision. Many commercial premises within the area contain residential units on the upper floors and likewise lack amenity provision. The proposal in this instance is considered acceptable, given the nature and location of the site, the penthouse-style of the proposed development and the restriction of the residential development to the top floor.

The proposed flats meet the Lifetime Home standards and are considered acceptable.

3) Highways Considerations

The proposal contains provision for 5 car parking spaces at ground floor level. Taking into account the good transport accessibility of the site and the highways engineers' recommendation that the proposal be resident permit restricted, the proposal is considered acceptable in this regard, subject to a condition restricting the use of the parking facilities to being in connection with the development. To minimise parking demand on nearby residential streets, the development is defined as "resident permit restricted" making the occupiers of the flats ineligible for parking permits in the surrounding Controlled Parking Zone.

4) S17 Crime & Disorder Act

The proposal is not considered to have any impact with respect to this legislation. However, a condition requiring a schedule of measures to minimize the risk of crime to be approved is attached to this permission.

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Addressed in appraisal

CONCLUSION

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

**THE STABLES, 1 GROVE HILL ROAD
HARROW, HA1 3AA**

**Item: 2/19
P/2615/07/DFU/GL**

Ward GREENHILL

TWO STOREY PLUS BASEMENT BUILDING ON EASTSIDE (FRONT) FOR OFFICE USE. EXTERNAL ALTERATIONS; BOUNDARY WALL WITH RAILINGS; DEMOLITION OF SINGLE STOREY OFFICE BUILDING; TWO STOREY REAR EXTENSION ON WEST SIDE.

Applicant: Minster Care Homes
Agent: Dyer & Sey Ltd
Statutory Expiry Date: 15-OCT-07

RECOMMENDATION

Plan Nos: 26029-PL06 Rev B; PL12; PL13; PL14 Rev A (Received 05-Nov-07); PL15 Rev A (Received 05-Nov-07); 1176/8 Rev D; Design Statement; Access Statement

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

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 & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

(b) the ground surfacing

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

REASON: To safeguard the appearance of the locality.

3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the building(s) is/are occupied

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

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

4 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the

transmission of noise and vibration into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D7 Design in Retail Areas and Town Centres
- D12 Locally Listed Buildings
- D14 Conservation Areas
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards
- EM8 Enhancing Town Centres
- EM24 Town Centre Environment

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:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of the Area (SD1, D4, D7, D12, D14, EM8, EM24)**
- 2) Residential Amenity (SD1, D4)**
- 3) Transport Impacts (T6, T13)**
- 4) S17 Crime & Disorder Act (D4)**

5) Consultation Responses

INFORMATION

This application is referred to Committee as a petition opposing the development has been received

a) Summary

Statutory Return Type: Minor Offices, R & D and Light Industry

Council Interest: None

b) Site Description

- L-shaped former stable blocks, a single-storey locally listed building with slated ridges and hipped roofs, around an open yard
- Vehicular and pedestrian access from Grove Hill Road at its south-eastern corner
- The subject building of this application is a single-storey brick building with a hipped roof
- Front of building abuts pedestrian footway
- Works have commenced on the construction of a two-storey office block on the western end of the site (granted by permission P/1016/07/DFU)
- Property is within the Harrow Metropolitan Centre and a controlled parking zone
- Tyburn Lane (to south) is a London Distributor Road
- Application site abuts Roxborough Park and The Grove Conservation Area

c) Proposal Details

- 1.5 storey office building with hipped roof (maximum height 6.6m), rear dormer (1.4m wide and 1.6m high), and basement office/storage space
- 1.2m high boundary wall to southern elevation with 900mm railings
- New entrance gate (maximum height 2.4m) to courtyard

Revisions to Previous Application:

Following the previous decision (P/3374/06/DFU) the following amendments have been made:

- Bulk of building reduced from a two-storey (roof height 7.7m) building with gabled roof occupying whole width of site with covered entrance at south west corner

Revisions to Current Application

Full-height front gable omitted (amended plans received 05-Nov-07)

d) Relevant History

P/3374/06/DFU Two storey extension on east and west REFUSE
sides; external alterations; boundary 28-FEB-2007
wall with railings

Reasons for refusal:

- 1 The proposed two-storey extension along the street frontage, by reason of its excessive bulk, unsatisfactory design and siting would be unduly obtrusive and detract from the character and appearance of the locality and the locally

listed building, contrary to policies SD1, D4 and D12 of the Harrow Unitary Development Plan (2004).

2 The proposed two storey extension along the street frontage, by reason of excessive bulk, prominent siting and unsatisfactory design would be unduly obtrusive in the streetscene and result in loss of light and overshadowing, to the detriment of the character of the locality and the residential amenities of the adjacent properties, contrary to policies SD1, D4, of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Extensions; A Householder Guide.

3 The proposed two storey extension along the street frontage, by reason of providing inadequate visibility splays and sight lines would be prejudicial to highway safety contrary to policies SD1, D4 and T13 of the Harrow Unitary Development Plan (2004).

P/1016/07/DFU	Two storey rear extension and external alterations.	GRANT 08-JUN-2007
P/2139/07/DDP	Details pursuant to condition nos 2 (external materials) and 3 attached to planning permission ref p/1016/07 dated 08/06/07 for two storey rear extension and external alterations.	APPROVED 15-AUG-2007

e) Applicant Statement

- Design to be sympathetic to existing building; security measures included; design would create an inclusive environment; new building will allow for disabled access

f) Consultations:

Conservation Area Advisory Committee: The dormer window ought to be subject to a condition to provide more details so as to ensure it is of good quality material. The street fronting mock gable is unwarranted. It creates a pastiche and indicates that the roof is too big. The existing proportions of the street elevation are therefore preferred

Design and Conservation: Principle of loss of locally listed building has been established. The increase in height was deemed acceptable by the Planning Advice Team. No objection subject to use of high quality materials.

Highways **Engineers:** No objection.

Advertisement:	Demolition of a Listed Building	Expiry: 20-SEP-07
	Character of a Conservation Area	Expiry: 25-OCT-07

Notifications:

Sent: 13	Replies: 52 (Petition with 48 signatures)	Expiry: 09-SEP-07
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Summary of Response:

Not in keeping with area; overintensification of use; road unsuitable for non-residential use; overdevelopment of area; risk of subsidence and flooding; loss of light and overshadowing; loss of outlook; effect on pedestrian safety; railings too high; noise from plant and machinery

APPRAISAL

1) Character and Appearance of the Area

The existing building on the site is distinctive and is the only one built to the edge of the footway in Grove Hill Road. The existing building is also characteristic insofar as it has been in non-residential use for many years. The distinctive style of the building was sufficient for it to be a locally listed building. Although the loss of this locally listed is regrettable, the principle of the proposal has been considered acceptable by the Planning Advice Team (reference PAT/ENQ.2562/21/06/07). The replacement of a single-storey building with a two-storey building for office use is not considered to be an overintensification of the use of the site or an overdevelopment of the area.

The proposal originally included a full-height front gable. However, following representations received during the consultation process, this gable has been omitted and amended plans were accepted on 05-Nov-07. The proposed building would have a considerably lower overall height than the other residential properties in the street, and be the only one set forward in its plot. As such, the property would retain elements of its distinctiveness. The existing building does not conform to the pattern of development in the locality, and as such could be considered to be out of character. The proposed two-storey building would be a distinctive feature in the street scene. To ensure that the proposed structure is sympathetic with its surroundings, a condition requiring the materials to be approved is suggested.

The railings at the rear of the site, at the boundary with the open space and the Conservation Area, would preserve the openness of that area while providing an element of security to the site and are considered acceptable.

2) Residential Amenity

The proposed building would have a maximum height of 6.6m with a hipped roof. The proposed building would be more than 10m from the front elevation of the residential properties on the opposite side of Grove Hill Road (Nos. 4-8) and complies with the vertical 45° code with respect to these dwellings.

The proposed building would sit approximately 8m forward of the established building line of Nos. 11-25 Grove Hill Road. The proposed building would be separated from the boundary of the nearest residential property (No. 11 Grove Hill Road) by approximately 4.5m. The additional height would not cause any additional overshadowing or loss of light to those properties. Given the separation between the proposed building and nearby properties and the modest increase in height of the building, the proposal would not result in a loss of outlook to nearby residents.

The proposal includes an air conditioning unit at the rear of the proposed building which would be shielded from the nearest residential properties by the building itself. A condition requiring this plant to be installed so as to prevent the transmission of noise and vibration to neighbouring premises is suggested to protect the residential amenities of nearby occupiers.

3) Transport Impacts

The impact of a two-storey building abutting the footway was of concern to some nearby residents. However, the impact on pedestrian safety is the same as the existing building. Visibility splays for traffic entering and leaving the site are included, and the proposal is considered acceptable in highway safety terms.

4) S17 Crime & Disorder Act

The proposal includes measures aimed at minimising the risk of crime. Notwithstanding this, a condition requiring Secure by Design principles to be approved is also recommended.

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Not in keeping with area; overintensification of use; overdevelopment of area; loss of light and overshadowing; loss of outlook; effect on pedestrian safety; railings too high; noise from plant and machinery – Addressed in appraisal
- Road unsuitable for non-residential use – Non-residential use is established at this site
- Risk of subsidence and flooding – This is a matter for Building Control and not a material planning consideration

CONCLUSION

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

**52 THE AVENUE, HATCH END
HA5 4EY**

**Item: 2/20
P/3056/07/DFU/GL**

Ward HATCH END

REDEVELOPMENT: TWO, THREE-STOREY (INCLUDING ROOF LEVEL ACCOMMODATION) DETACHED DWELLINGHOUSES

Applicant: Cairnpark Properties
Agent: DLA Town Planning Ltd
Statutory Expiry Date: 12-NOV-07

RECOMMENDATION

Plan Nos: Site Plan; 324906/2; Design and Access Statement

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

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 & Country Planning Act 1990.

2 No demolition or site works in connection with the development hereby permitted shall commence before:-

(a) the frontage.

(b) the boundary.

of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

3 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

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

4 The plans and particulars submitted in accordance with the approval of landscaping condition shall include:-

(i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark

Item 2/20: P/3056/07/DFU continued....

at a point of 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

(ii) details of the species, diameter (measured in accordance with para (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;

(iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;

(v) details of the specification and position of fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

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

5 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

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 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

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

7 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards, and thereafter retained to those standards.

REASON: To ensure provision of 'Lifetime Home' standard housing in accordance with the policies of the Harrow Unitary Development Plan.

8 The development hereby permitted shall not commence until a scheme for:-

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in

Item 2/20: P/3056/07/DFU continued....

accordance with the approved details and shall thereafter be retained.

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

9 The development hereby permitted shall not commence until details of on site drainage works have been submitted to, and approved in writing by, the local planning authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed.

REASON: To allow consultation between all sewerage and drainage authorities and also to ensure a sustainable impact upon the sewerage and drainage asset.

10 The development of any buildings hereby permitted shall not be commenced until surface water attenuation/storage works have been provided 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 prevent the increased risk of flooding.

11 The vehicular access hereby permitted shall not be used until a fence or wall of a maximum height of 600mm has been provided on the remainder of the property frontage, such fence or wall to be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

12 The proposed garage(s)/parking space(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the use of the premises as a single family dwellinghouse and for no other purpose.

REASON: To ensure that adequate parking provision is available for use by the occupants of the site.

13 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 to E 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 by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:-

(a) amenity space

(b) parking space

and to safeguard the amenity of neighbouring residents.

14 The window(s) in the flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D8 Storage of Waste, Recyclable and Re-Usable Materials in New Developments

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

H4 Residential Density

H18 Accessible Homes

T6 The Transport Impact of Development Proposals

T13 Parking Standards

Supplementary Planning Guidance: Designing New Development

Supplementary Planning Document: Accessible Homes

Supplementary Planning Document: Access for All

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

4 INFORMATIVE:

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 (ie 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.)

5 INFORMATIVE:

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.

6 INFORMATIVE:

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Character And Appearance of the Area (SD1, SH1, D4, D5, D8, D9, D10, H4, H18)
- 2)** Residential Amenity and Accessibility (SD1, D4, D5)
- 3)** Parking/Highway Considerations (T6, T13)
- 4)** S17 Crime & Disorder Act (D4)
- 5)** Consultation Responses

INFORMATION

This application is referred to committee at the request of a Nominated Member

a) Summary

Statutory Return Type: Minor Development, all other

Item 2/20: P/3056/07/DFU continued....

Site Area:	925 sq. m
Density:	216 hrph, 21dph
Car Parking:	Standard: 3.2
	Justified: 4
	Provided: 4
Tree Preservation Order	252
Council Interest:	None

b) Site Description

- Residential plot on corner of The Avenue and Royston Park Road
- Currently occupied by single storey bungalow with attached garage to left side and detached garage to rear adjacent to boundary with 50 The Avenue. Dwelling fronts The Avenue
- Development in vicinity comprises largely of detached dwellings in generous plots, dating from the inter-war era, intermingled with post-war detached dwellings due to plot sub-division
- Redevelopment of sites fronting The Avenue for apartment buildings has occurred in recent years, e.g. at 34-36 (now Argent House)
- Building lines along The Avenue and Royston Park Road are non-uniform but well set back from the road
- Site subject to TPO 252. Protected tree 36 (Oak) in south east corner

c) Proposal Details

- Demolition of existing dwelling on site.
- Two detached dwelling houses, each comprising three-storey buildings with roof level accommodation with integral garages accessed from front
- Houses to be set 11m from street, in line with neighbouring properties. Each house to be 8.4m wide; 15m deep with maximum roof height of 8.4m
- Each house would be predominately glazed at the front and rear, including a front roof light and a rear dormer, although glazing to landings, bathrooms and utility rooms will be provided on flank elevations

Revisions to Previous Application:

Following the previous decision (P/0994/07/CFU) the following amendments have been made:

- Two detached houses rather than a single block of 5 flats

d) Relevant History

P/1238/06/DFU	Redevelopment of site to form detached building containing 5 self-contained flats, 7 on-site parking spaces and 2 vehicle crossovers.	WITHDRAWN 06-JUL-2006
P/2184/06/DFU	Demolition of the existing property and erection of 3 storey block to provide 5 flats, new vehicular access and parking	REFUSE 03-OCT-2006

Reasons for refusal:

- 1 The proposed building by reason of excessive bulk, height and prominent siting, would be unduly obtrusive with inadequate space around the buildings and would detract from the established pattern of development in the street

scene and the character of the locality contrary to policies SD1, D4 and D5 of the Harrow Unitary Development Plan.

2 The proposed loft floor apartment by reason of insufficient useable floorspace, poor outlook from habitable rooms, and not being fully self-contained, would provide an unsatisfactory standard of accommodation detrimental to the amenities of future occupiers and contrary to policies SD1 and D4 of the Harrow Unitary Development Plan.

3 The proposal has failed to demonstrate that adequate visibility splays and satisfactory parking for disabled persons can be provided within the site. Therefore, the proposal would be prejudicial to highway safety and amenity of future occupiers of the site contrary to policies H18 and T13 of the Harrow Unitary Development Plan.

4 The proposed parking areas, by reason of their siting and hard surfacing would leave inadequate useable amenity space to the detriment of the amenity of future occupiers of the site contrary to policies SD1 and D4 of the Harrow Unitary Development Plan.

5 The proposed plans do not show the arrangements for the collection, disposal and recycling of refuse/waste arising from the development which would be harmful to the amenity of future occupiers of the site and neighbouring occupiers contrary to policies D4 and D8 of the Harrow Unitary Development Plan.

P/0994/07/CFU	Redevelopment: three storey building (including roof level accommodation) to provide 5 flats, new vehicular access and parking.	REFUSE 25-MAY-2007
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Reasons for refusal:

1 The proposed development by reason of its size, bulk, massing, design, siting and inadequate/unsatisfactory provision of amenity space represents an overdevelopment of the site resulting in an overbearing, overpowering and intrusive development which would be dominant on the streetscene and be out of character with the area/locality, contrary to policies SD1, D4, D5 and D9 of the Harrow Unitary Development Plan (2004) and Supplementary Planning Guidance; Designing New Development (2003) and Supplementary Planning Guidance; Extensions, A Householder Guide.

2 The increase in the number of units is likely to result in additional cars competing for the limited kerbside space in the area which is already under considerable parking stress, resulting in exacerbating existing illegal or injudicious parking to the detriment of the safety and free flow of traffic, contrary to Policies SD1, D4 and T13 of the Harrow Unitary Development Plan (2004).

3 The proposed development by reason of its layout, design, inadequate/unsatisfactory provision of amenity space and siting of the parking spaces close to bedrooms would provide substandard living conditions to the detriment of the amenities of future occupiers of the site contrary to policies SD1, D4, D5 and EP25 of the Harrow Unitary Development Plan (2004).

P/3138/06/CFU	Redevelopment: erection of three storey building to provide 5 flats, new vehicular access and parking spaces	WITHDRAWN 02-MAY-2007
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e) Applicant Statement

- Scale of development is appropriate for locality; area is well served by public transport

f) Consultations:

Hatch End Association: No response received

Drainage Engineers: Details of on site drainage should be approved, and implemented, prior to development.

Highways Engineers: No objection provided HWY_FRONT is applied

Notifications:

Sent:
15

Replies:
1

Expiry: 12-OCT-07

Summary of Response:

Development would breach the building line

APPRAISAL

1) Character and Appearance of the Area

The principle of demolishing the existing building and the construction of two detached houses is considered acceptable in principle. The proposed houses would be oriented to match the existing building lines. The design of the houses is appropriate for the area. A condition requiring the materials to be approved is suggested to ensure that the development would preserve the character and appearance of the area.

The site has a preserved tree to the rear of the site, and conditions requiring landscaping to be approved, including the protection of trees to be retained on site, have been suggested. This would also serve to ensure that a high quality of forecourt greenery is maintained in this part of The Avenue.

A further condition requiring refuse storage arrangements to be approved has also been suggested.

2) Residential Amenity and Accessibility

One house would be closer to No. 50, The Avenue than the existing bungalow on site. This house would be located 1m from the shared boundary. No. 50 has an attached garage abutting this boundary, and the upper floors of that house are 3m from the shared boundary. The two houses on the application site would be approximately 2m apart, albeit with only secondary glazing on the flank walls. These separations between dwellings is considered sufficient and would not be detrimental to residential amenities.

The development would provide a good standard of residential accommodation that conforms to the Lifetime Homes Standards.

The on-site amenity space provision is considered adequate for the type of dwellings proposed and their location.

3) Highways Considerations

The proposal contains provision for each house to have an integral garage and a car parking space. The proposal is considered acceptable in this regard, subject to a condition restricting the use of the garages to parking or domestic storage and not for use as habitable rooms. A condition requiring the remainder of the frontage not required for vehicular access to be closed with a low wall is also suggested.

4) S17 Crime & Disorder Act

The proposal is not considered to have any impact with respect to this legislation.

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Addressed in appraisal

CONCLUSION

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

**16 COURTFIELD AVENUE, HARROW
HA1 2JX**

**Item: 2/21
P/2806/07/DFU/RM2**

Ward GREENHILL

ALTERATIONS TO ROOF TO FORM END GABLE & REAR DORMER; FRONT PORCH; EXTERNAL ALTERATIONS.

Applicant: Andrew Baker
Statutory Expiry Date: 18-OCT-07

RECOMMENDATION

Plan Nos: Drawings 1, 2, 3, 4, 5 Rev A, 6 Rev A & 7

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

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 & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 The window(s) in the gable end wall of the approved development shall:

a) be of purpose-made obscure glass;

b) be permanently fixed closed below a height of 1.8 metres above finished floor level;

and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

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

The decision to grant planning permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations, including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

SEP1 Energy Use and Conservation

EP7 Renewable Energy

EP8 Energy Conservation and Efficiency

Supplementary Planning Guidance: Extensions: A Householders' Guide

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: communities@twoten.com.

Please quote Product code: 02 BR 00862 when ordering.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design, Amenity and SPG Householder Guidance (SD1, D4, D5, SPG)
- 2) S17 Crime & Disorder Act (D4)
- 3) Consultation Responses

INFORMATION

Reported to the Development Management Committee because the applicant is a member of staff of the Council

a) Summary

Statutory Return Type: Householder Development

Council Interest: None

b) Site Description

- Semi detached house on the north western side of Courtfield Avenue
- Existing side and rear dormers
- No other extensions
- Other hip to gable extensions in the vicinity, notably 19 and 21 Courtfield Rd across the road from the proposed site

c) Proposal Details

- Hip to gable roof extension with dormer window
- Dormer window would be 1.25m from the edge of the roof and the eaves,

Item 2/21: P/2806/07/DFU continued....

0.5m from the party wall and 0.1m set down from the ridge

- Front porch would enclose an existing open porch and extend a further 250mm forward
- 2 Solar panels and a velux-style window in the front elevation which are permitted development

d) Relevant History

None

e) Applicant Statement

- Calculations of volumes given

f) Consultations:

None

Notifications:

Sent:
4

Replies:
0

Expiry: 03-OCT-07

Summary of Response:

N/A

APPRAISAL

1) Design, Amenity and SPG for Householder Extensions

A hip to gable roof alteration is the preferred form of roof alteration outlined in the SPG. The dormer is situated 1.25m from the eaves along the roof slope, 1.25m from the edge of the roof and 0.5m from the party wall. It is considered that the proposal accords with section D Roof Alterations of the SPG guidance.

The plans show a window to be inserted in the proposed gable end. This window is described as obscure glazed. In the interests of preserving the amenities of the neighbouring occupiers, it is considered that a condition is appropriate to ensure that the window is kept as such.

The proposed changes to the porch would enclose the existing open porch and extend a further 250mm. This would be drawn in line with the existing bay window and it is not considered that this would be detrimental to the character of the house or the street scene

2) S17 Crime & Disorder Act

It is considered that the design of the development would not lead to an increase in perceived or actual threat of crime.

3) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- None

CONCLUSION

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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None