



# **STRATEGIC PLANNING COMMITTEE**

**THURSDAY 2 OCTOBER 2008**

**PLANNING APPLICATIONS RECEIVED**

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**APPLICATIONS**

**THURSDAY 2<sup>ND</sup> OCTOBER 2008**

**PLANNING APPLICATIONS RECEIVED**

**SECTION 1 - MAJOR APPLICATIONS**

**SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT**

**SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL**

**SECTION 4 - CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

**SECTION 5 - PRIOR APPROVAL APPLICATIONS**

## **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

# STRATEGIC PLANNING COMMITTEE

THURSDAY 2<sup>ND</sup> OCTOBER 2008

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## SECTION 1 – MAJOR APPLICATIONS

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**FORMER CASE IS ALTERED PUBLIC**      **Item: 1/01**  
**HOUSE, 74 HIGH STREET**      **P/1673/08/DC3**  
**WEALDSTONE**      Ward      WEALDSTONE

REDEVELOPMENT TO PROVIDE 24 FLATS IN 3 SEPARATE BLOCKS RANGING BETWEEN 4 AND 6 STOREYS IN HEIGHT; 352 SQUARE OF RETAIL FLOOR SPACE (USE CLASS A1) AT GROUND FLOOR LEVEL (RESIDENT PERMIT RESTRICTED)

**Applicant:** Fruition Properties  
**Agent:** Dalton Warner Davis  
**Statutory Expiry Date:** 01-AUG-08

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### RECOMMENDATION

Plan Nos: D1.11, D1.12, D2.11/C, D2.12/C, D2.13/C, D2.14/C, D2.15/C, D2.16, D2.17, D2.21/C, D2.22/C, D2.23/C, D2.31  
Design & Access Statement  
Planning Statement  
Energy Strategy Revision B  
Independent Assessment of Affordable Homes  
Independent Assessment of Affordable Homes Supplementary Report

**INFORM** the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within 6 months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

- (i) **Affordable Housing:** provision of 5 social rented dwellings and 3 shared ownership dwellings, the affordable units to be managed by an RSL subject to a nomination agreement with the Council. In the event that housing grant is not available, the developer will agree an alternative scheme for affordable housing to be agreed in writing by Harrow Council.
- (ii) **Open Space / Children's Play Space Contributions:** a contribution of £50,000, towards the provision of play facilities at Byron Recreation Ground suitable for use by young people aged 12 and over
- (iii) **Public Realm Contributions:** Preparation of an Environmental Improvement Scheme for street planting and landscape works in the vicinity of the site in accordance with a specification to be agreed with the Council (to include new paving, lighting, cycle and pedestrian routes) and to finance the cost of the work to a maximum of £40,000. Also undertake to position refuse bins at back edge of footway for collection.
- (iv) **Health & Wellbeing:** a contribution of £20,000 towards health care planning and provision and/or the study thereof, in the vicinity of the site
- (v) **Education:** a contribution of £40,000 to meet any additional educational needs and/or the study thereof, arising from the development

- (vi) **Resident Park Restricted** : No residents, other than registered disabled persons, will be permitted to hold a parking permit.
- (vii) **Legal Fees**: payment of the Council's reasonable costs in the preparation of the agreement
- (viii) **Planning Administration Fee**: payment of a £7,500 administration fee for the monitoring of and compliance with this agreement

2. A formal decision notice, subject to planning conditions noted below will be issued upon the completion by the applicant of the aforementioned legal agreement.

**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 Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant

Design Guides on the Secured by Design website:

<http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';

2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

3 The approved development shall not be occupied or used until all the works detailed in the application, with the exception of the retail unit fit out, have been completed in accordance with the consent unless otherwise agreed in writing with the Local Planning Authority.

REASON : To preserve the historic interest of the adjacent listed building and to ensure a satisfactory form of development.

4 The development hereby permitted, as detailed in the submitted and approved drawings, shall be built to Lifetime Home Standards and provide 3 units to be built to Wheelchair Homes Standards, and thereafter retained to those standards.

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

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: before the building(s) is / are occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

6 No demolition or site works in connection with the development hereby permitted shall commence before the boundary of the site is enclosed by a close-boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

7 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 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.

8 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.

9 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



10 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) including:

Brick samples

Render samples

Timber cladding samples

Window materials / samples

Balcony materials

Roofing materials

Down pipes / drainage pipe materials

b: the ground surfacing

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

REASON: To safeguard the appearance of the locality.

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

a: the storage and disposal of refuse/waste

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.

12 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To ensure that adequate drainage facilities are provided.

14 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.

15 The development hereby permitted shall be built to meet the carbon emissions reductions and on-site renewable energy provision as detailed in the approved Energy Strategy. The development shall not be occupied until works have been completed in accordance with the approved details and shall thereafter be retained in that form.

REASON: To ensure a sustainable form of development.

16 The development hereby permitted shall not commence beyond ground level damp proof course until details of under sink waste disposal units to be installed in each of the 24 units have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To reduce overall food waste collection from the residential element and to ensure a sustainable form of development.

17 The development hereby permitted shall not commence beyond ground level damp proof course until details of sustainable water use measures including, but not limited to, rain water harvesting, low flow taps, dual flush toilets and low flow shower heads to be installed in each of the 24 units have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To reduce overall water consumption from the development, to ensure a sustainable form of development and to comply with policy 4A.16 of the consolidated London 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 London Plan and-or 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:

London Plan: 3A.1 Increasing London's supply of housing

3A.2 Borough housing targets

3A.3 Maximising the potential of sites

3A.5 Housing choice

3A.9 Affordable housing targets

3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes

3A.11 Affordable housing thresholds

4A.1 Tackling climate change

4A.2 Mitigating climate change

4A.7 Renewable Energy

4A.14 Sustainable drainage

4A.16 Water supplies and resources

4B.1 Design principles for a compact city

Harrow Unitary Development Plan:

SI 1 Implementation and Resources

SEM2 Hierarchy of Town Centres

EM7 Redevelopment of Retail Premises

EM16 Change of Use of Shops - Primary Shopping Frontages

EP20 Use of Previously-Developed Land

EP21 Vacant and Disused Land and Buildings

EP25 Noise

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D7 Design in Retail Areas and Town Centres

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

D11 Statutorily Listed Buildings

D29 Street Furniture

D30 Public Art and Design

T13 Parking Standards

H7 Dwelling Mix

Sustainable Design & Construction: The London Plan Supplementary Planning Guidance (May 2006)

Providing for Children and Young People's Play and Informal Recreation: The London Plan Supplementary Planning Guidance (March 2008)

Supplementary Planning Guidance: Designing New Development (March 2003)

Accessible Homes Supplementary Planning Document (April 2006)

Access For All Supplementary Planning Document (April 2006)

2 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.

3 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.

4 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

Access for All: [http://www.harrow.gov.uk/downloads/AccessforallSPD\\_06.pdf](http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf)

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

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.

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

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

#### 6 INFORMATIVE:

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

#### 7 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 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.)

#### 8 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 / 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.

#### 9 INFORMATIVE:

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award. For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

**10 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.

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

- 1) Design and Character of Area (4B.1) (S1, D4, D5, D7, D9, D10, D11, D29, D30)
- 2) Residential Amenity (EP25, D4, D5)
- 3) Affordable Housing, Housing Provision & Density (3A.1, 3A.2, 3A.3, 3A.5, 3A.9, 3A.10, 3A.11) (H7)
- 4) Sustainability & Renewable Energy (4A.1, 4A.2, 4A.7, 4A.14, 4A.16) (EP15, EP20, EP21, D4)
- 5) Access For All & Accessible Homes (3A.5) (D4)
- 6) Retail Policy (SEM2, EM7, EM16)
- 7) Landscaping & The Public Realm (4B.1) (D4, D5, D7, D9, D10, D29, D30)
- 9) Parking & Highway Safety (T13)
- 10) S17 Crime & Disorder Act (D4)
- 11) Consultation Responses

**INFORMATION**

Application deferred on 10<sup>th</sup> September 2008 to enable members' site visit on 27<sup>th</sup> September 2008 and review of refuse storage and collection (see Appraisal – Residential Amenity).

**a) Summary**

|                        |                                                       |
|------------------------|-------------------------------------------------------|
| Statutory Return Type: | Major development, all other                          |
| Site Area:             | 0.11 ha                                               |
| Density:               | 718 hrph 218 dph                                      |
| Car Parking:           | Standard: 36 (maximum)<br>Justified: 0<br>Provided: 0 |
| Lifetime Homes:        | 24                                                    |
| Wheelchair Standards:  | 3                                                     |
| Council Interest:      | Part Council owned land, adjacent to George Gange Way |

**b) Site Description**

- Existing 2-storey building with habitable roof space, formerly known as The Case is Altered public house off High Street Wealdstone;

- Rectangular site bounded by High Street to the west and George Gange Way to the east;
- Building frontage off High Street set back from main shopping parade with hard surfaced forecourt to the front;
- Site is within the Wealdstone town centre, which is designated as a district centre in the HUDP;
- Case is Altered identified in HUDP as part of the primary shopping frontage;
- On the southern boundary is the Boots retail unit;
- On the northern boundary is the 2-storey Wealdstone police station, a Grade II Listed Building;
- Harrow and Wealdstone Train and Underground Station approximately 300m away;
- George Gange Way is a designated London distributor road and acts as a bypass around the town centre;
- Building most recently used as an Indian bar/restaurant (A3 use);
- Existing building is boarded up due to its relatively poor state and is in need of repair.

**c) Proposal Details**

- Demolition of existing vacant public house;
- Redevelopment to provide 24 flats split into 3 blocks ranging between 4-6 storeys in height;
- Creation of 352m<sup>2</sup> of retail (A1) floor space at ground floor level off High Street;
- Affordable housing provision of 5 social rent and 3 intermediate housing units making 38% provision by habitable rooms;
- Affordable units to be located above retail unit in Block 1;
- Car free scheme with ground floor cycle parking storage providing 24 cycle spaces;
- Renewable energy provision in the form of roof mounted solar collectors to provide 50% of domestic hot water requirements;
- Two enclosed communal garden areas between Blocks 1 and 2 and Blocks 2 and 3;
- Provision of 3 Wheelchair units;
- Secure illuminated entry points to the residential elements off both High Street and George Gange Way;
- Landscaping and improvement works to small area of Council owned land to George Gange Way frontage.

**d) Relevant History**

- None

**e) Pre Application Discussion**

On the 7<sup>th</sup> of November 2006 and the 2<sup>nd</sup> of April 2007 pre-application proposals were presented to the Planning Advice Team (PAT). The key points highlighted by PAT were as follows:

- Careful consideration needs to be given to the character and setting of the adjoining listed building;

- Recommend a car free scheme in this location;
- Land to east of the site is Council owned and not highways land;
- Concern around spacing between blocks of only 12-14m. This can be addressed by re-arranging the rooms within the blocks;
- Size of retail unit proposed is welcomed in the district centre;
- You should consider the provision of a loading bay to the front of the unit for service deliveries;
- A comprehensive design and access statement will be required with any planning application;
- Secure by Design and Safer Places principles should be incorporated into the design of the proposal;
- The area is a controlled parking zone and any future occupants would be ineligible to apply for residents parking permits.

**f) Applicant Statement**

- The existing building does little to enhance the locality;
- The new retail unit would be a modern purpose built unit that meets the retailing requirements of retailers at this current time;
- The proposed scheme will meet the 4 key strategic objectives of PPS3;
- The proposed residential element offers a mix of 1, 2 and 3 bedroom units;
- Whilst the London Plan sets out a target of 50%, the schemes proposes to provide 38% affordable housing based on scheme viability;
- The affordable housing toolkit concludes that the 'development does not have the potential for meeting the target of 50% housing';
- The proposal achieves the full and efficient use of a previously developed site whilst at the same time preserving the local character;
- Due to the stepping back of the proposed blocks the scheme sits comfortably within the context of the surrounding area;
- The building heights and scales have been designed to respect their surroundings whilst providing much need housing and commercial space in the town centre;
- The proposed scheme would meet accessibility requirements with lift access in the 2 larger Blocks and a platform lift to access Block 1;
- The design proposes to utilise as much amenity space as possible in this town centre location with 157m<sup>2</sup> provided through balconies and 376m<sup>2</sup> through the two communal garden areas;
- The development will re-establish an active frontage onto High Street and provide an active frontage to George Gange Way;
- Careful consideration has been given to the design scale and massing of the 3 Blocks would be sympathetic to the character and setting of the listed building;
- Given the high levels of public transport in the area means the site lends itself well to being a car free development;
- The development proposes 1 cycle space per dwelling and accords with Harrow Council policy;
- Renewable energy measures would result in an 11.5% reduction in the overall energy demand from the site;
- The proposal incorporates the key principles of Safer Places and Secured by Design into the design and layout of the scheme;

- Pre-application discussions with the Council have been favourable toward the redevelopment of the site for mixed retail and residential development.

**g) Consultations:**

**Thames Water Utilities:** No objection, request conditions relating to water & sewage discharges.

**English Heritage:** No objection

**Metropolitan Police:** No response

|                       |                                                 |                   |
|-----------------------|-------------------------------------------------|-------------------|
| <b>Advertisement:</b> | Major Development<br>Setting of Listed Building | Expiry: 19-JUN-08 |
|-----------------------|-------------------------------------------------|-------------------|

**Notifications:**

|       |          |                   |
|-------|----------|-------------------|
| Sent: | Replies: | Expiry: 10-JUN-08 |
| 139   | 0        |                   |

**Summary of Response:**

N/A

**APPRAISAL**

**1) Design & Character of Area**

It is considered the proposed development represents an effective and efficient development of an under used brown field site and would introduce active frontages to both High Street and George Gange Way improving the urban pattern of the surrounding area. At the same time the proposal would be sympathetic to the character and appearance of the existing Grade II Listed Building.

The proposal is considered consistent to 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 character of the surrounding area is a mixture of uses and architectural types with the retail shopping parade of the Wealdstone district centre, residential blocks of flats on George Gange Way and the police station which is a Grade II Listed Building.

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'.

It is considered that the design of the proposal would complement the key make up of the surrounding areas and represents a good design approach to address the mixed character of the surrounding area.

The proposal is made up of 3 separate blocks of varying heights. Block 1 on the High Street frontage would be 4 storeys in height, Block 2 would be 5 storeys and Block 3 would be 6 storeys high.



This stepped approach relates to the surrounding character of the buildings which are relatively modest 2-3 storeys in height on High Street but increase in height on George Gange Way, particularly the new residential development on the corner of George Gange Way and High Street which is also 6-storeys in height.

The lower block on the High Street frontage has a suitable relationship with the 2-storey Grade II Listed Building with a similar height. The third floor of Block 1 would be set back from the parapet and a different use of timber cladding to minimise the impact of the higher element of the proposed building on the setting of the listed building. Materials have been conditioned to ensure the LPA are happy with the appearance of the development and that the materials do not detract from the character or setting of the listed building.

The proposed redevelopment would result in bringing forward the building line to that of the existing shipping parade on High Street. This would fill in the existing gap of the street frontage and complete the shopping parade and give it a continuous form. This is considered to benefit the character and appearance of the street scene. On George Gange Way the creation of the residential element with main front entrance point and habitable rooms orientated toward the street gives this part of George Gange Way an active frontage where historically there has been none.

It is considered that the proposed development represents good contemporary design and an effective use of this brown field site while maintaining the character and setting of the neighbouring listed building. It is therefore considered to comply with policies 4B.1 of The London Plan 2004, and D4, D5, D7, D9, D11, D20 and D21 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

## **2) Residential Amenity**

Amenity provision is considered satisfactory for a high-density residential development in the town centre. The amenity space is made up from surface amenity space at ground and upper floor levels and the provision of balconies to most flats.

The proposed distances between habitable room windows within the development is between 12 and 14m which is considered to be quite close. Due to a good design approach taken by the applicant there are not considered to be issues with overlooking or loss of privacy with the development. The design approach avoids habitable rooms or balconies directly facing habitable rooms or balconies between the units and in all cases there is no direct line of site between habitable rooms. Further more the design avoids bedroom windows from one block facing bedroom windows from another and the same applies for living rooms to living rooms. The reasoning behind this approach to that bedrooms and living rooms are typically used at different times of the day so it is unlikely there will be any issues with overlooking or loss of privacy.

Informal children's play space provision will be at the two enclosed amenity areas within the development.

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It is considered that the onsite play space provision would be inadequate to meet the requirements set out in the London Plan SPG on Providing for Children and Young Peoples Play and Informal Recreation (March 2008). As a result a planning contribution toward off site play facilities will be required via a S106 mechanism.

With regards to off site amenity space, the site is within 400m walking distance to the Byron Recreation Ground and around 1000m to The Kenton Recreation Ground. It is considered that future occupants will most likely use these two parks.

Internal space standards are considered appropriate and the stacking of rooms within each unit is considered well planned.

The proposed refuse collection area is 24m from the High Street. Current planning guidance does not set a maximum distance from store to collection point. A head of term in the S106 requires the Site Management to place the refuse containers, on collection days, immediately behind the back edge of the High Street footway.

Overall the proposed development is considered to comply with policy D5 of the HUDP 2004 and SPG on Designing New Development (March 2003).

**3) Affordable Housing, Housing Provision & Density**

The proposal represents an additional 24 units to Harrow's housing stock, which would make a positive contribution with regards to meeting annual housing targets for the borough. This aspect of the development is therefore supported in principle.

The proposed density would be 218 dwellings per hectare and 718 habitable rooms per hectare. These density levels are in line with those recommended by policies 3A.1, 3A.2 and 3A.3 of the Consolidated London Plan.

The applicant is offering 24 residential units, of which 8 are proposed as affordable in the following mix:

| <b>Tenure</b> | <b>Units</b>                           | <b>Tenure target</b> | <b>Unit mix target - Harrow</b> | <b>GLA target mix</b> |
|---------------|----------------------------------------|----------------------|---------------------------------|-----------------------|
| Rent          | 1 x 3B6P flat<br>@ 85.1m <sup>2</sup>  |                      | 7% 1 bed - 0%                   | 19%                   |
|               | 4 x 3B5P flats<br>@ 78.9m <sup>2</sup> |                      | 36% 2 bed - 0%                  | 1 bed - 0%            |
|               |                                        |                      | 30% 3 bed - 100%                | 39%                   |
|               |                                        |                      | 17% 4 bed - 0%                  | 2/3 bed 100%          |
|               |                                        |                      | 10% 5 bed+ - 0%                 | 42%                   |
|               | 63% by unit<br>72% by hab<br>room      | 70%                  |                                 | 4 bed + - 0%          |

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|                                       |                                                                                                                             |     |  |  |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----|--|--|
| Intermediate<br>(Shared<br>Ownership) | 1 x 1B2P flat<br>@46.8m <sup>2</sup><br><br>2 x 2B4P flats<br>@ 62.9m <sup>2</sup><br><br>37% by unit<br>28% by hab<br>room | 30% |  |  |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----|--|--|

The developer originally submitted a GLA Development Control Toolkit to demonstrate that the above affordable housing proposal of 33% by units (39% by habitable rooms) is not financially viable. However, the developer had not made the correct assumptions regarding grant availability. Housing's analysis of the submitted toolkit indicated that the proposed 33% by unit is likely to be the maximum reasonable level of affordable housing deliverable with grant on this scheme. This was subsequently agreed with the developer.

The proposed affordable housing has been assessed against policies 3A.8, 3A.9, 3A.10 and 3A.11 of the London plan. The proposal meets the 70/30 split by habitable room in favour of social rented units. The proposed social rented mix is not in line with the Harrow target mix. However, as the proposal is for family sized housing, for which there is an identified need in Harrow, this is considered acceptable.

Housing supports the proposed level of affordable housing as being the likely maximum percentage deliverable with grant. A cascade mechanism is required in the S106 to govern the provision of affordable housing if grant is not available.

The proposal is considered to comply with policies 3A.1, 3A.2, 3A.3, 3A.5, 3A.9, 3A.10, 3A.11 of the Consolidated London Plan and policies and policy H7 of the HUDP 2004.

#### **4) Sustainability & Renewable Energy**

The proposed development seeks to achieve a reduction in overall energy demand of 11.5% of the total site energy demand. The proposal also seeks to reduce carbon emissions through the implementation of a range of measures such as on site renewable energy generation and energy saving design features and initiatives such as energy efficient lighting, highly insulated fabric to reduce heat transfers and loss, energy efficient lighting; energy efficient refrigeration plant & fans.

The proposal seeks to provide roof mounted solar collectors which would provide 50% of the developments domestic hot water requirements.

Given the size, form and layout of the development it is calculated that the development when complete, would produce a higher amount of Carbon Dioxide per year if it used conventional forms of energy supply such as electricity and gas.

However with the proposed renewable energy provision and passive design features the development would reduce carbon emissions by over 9 tonnes per year.

The applicant has demonstrated through the Energy Strategy Report that the use of solar collectors are the most effective and efficient form of renewable energy that would achieve the greatest reduction in carbon emissions compared with other forms of renewable energy given the site circumstances.

Alternatives to solar collectors have been considered such as an on site central heating plant (CHP), biomass heating, photovoltaics, wind turbines and ground heat pumps. However due to a combination of site constraints, excessive costs, the level of power generation and carbon emissions savings these alternative options were not considered appropriate for the proposed development.

To ensure the local planning authority is satisfied with the final renewable energy provision a condition is attached to this report requiring further details of a scheme for generating 20% of the predicted energy requirement of the development from on-site renewable resources have been submitted to and approved in writing by the local planning authority. This will insure full compliance with London Plan policy 4A.7. The relevant conditions are also attached to this report requesting further details of water saving measures and under sink waste disposal units for the development.

**5) Access For All & Accessible Homes**

The proposed development is considered to comply with the Accessible Homes SPD (April 2006) which requires 100% of all new residential developments to be built to meet the Lifetime Homes Standards. In this case all 24 units would meet the Lifetime Homes Standards, furthermore 3 of the units would be built to meet the Wheelchair Homes Standards meeting HUDP and London Plan policy requirements. Whilst the scheme is car free, parking bays are available in the High Street and may be used by 'blue badge' holders.

The retail unit shall also be constructed to provide a level access to accommodate the needs of disabled customers and / or employees.

The proposed development is considered to comply with policy 3A.5 of the London Plan 2004 and the Harrow Council SPDs on Accessible Homes and Access For All (April 2006).

**6) Retail Policy**

The proposed commercial unit at ground floor level on the High Street would be used for A1 purposes. This approach is supported in principle, as it would reinforce the retail function of the Wealdstone High Street primary shopping frontage. Currently there is an over representation of non-A1 uses in the primary shopping frontage and the proposed retail use will have a positive impact on helping redress this imbalance.

The proposal is therefore considered to comply with policies SEM2, EM7 and EM16 of the HUDP 2004.

**7) Landscaping & The Public Realm**

The proposed landscaping of the development site is split between two enclosed garden spaces within the development between Blocks 1 and 2 and Blocks 2 and 3 and landscaped area to the front of Block 3 off George Grange Way.

There will be a loss of several existing trees on site as a result of the development. These trees have little significance and there is no objection in principle to the loss of these trees. It is considered that any negative aspects resulting from the proposed loss of trees does not outweigh the wider benefits the scheme would bring to the borough in terms of housing targets and increasing the health and vitality of the district centre. The loss of trees will be mitigated through a S106 contribution which will require the planting of some 20 new trees on the High Street.

Details of the maintenance & management of the on site landscaping is controlled by way of condition.

Overall the proposal is considered to comply with policies D4, D5, D7, D9, D10, D29 and D30 of the HUDP 2004.

**8) Parking & Highway Safety**

The proposed development is a car free scheme. The applicant proposes cycle storage to accommodate 24 cycles on a 1 to 1 basis. Given the site's location to a wide range of public transport links and with a PTAL rating of 4 it is considered that a car free scheme is appropriate in this location. To ensure the development does not result in an increase in on street parking in the immediate vicinity future occupants will be ineligible to apply for residents parking permits.

There is an issue between Wheelchair Home standards and 'car free' development, with no on-site parking provision. In this case, immediately beyond the site disabled parking is available in the High Street, Canning Road, Gladstone Way car park, Peel Road car park and Gordon Road.

Overall the proposal is considered to comply with HUDP policy T13.

**9) S17 Crime & Disorder Act**

The proposed development incorporates the key principles of Safer Places and Secured by Design.

The proposed development offers good natural surveillance throughout the site with habitable room windows facing street frontages and communal areas within the development site.

The development proposes a variety of different measures with regards to boundary treatment that will ensure the site is safe and secure. Access points are controlled through audio visual entry systems.

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To ensure that the Council is fully satisfied with the finer details of the proposed boundary treatment, further information is to be submitted by way of a pre-commencement condition attached to this report.

Lighting levels are proposed for the site to meet BS: 5489 meaning overall uniformity of street level lighting and no hidden dark circulation areas in the external areas of the development. Further, door & window security will be designed to meet the minimum British standards.

To ensure that these issues are satisfied in greater detail, the relevant Secured by Design conditions have been attached to this report. The proposal is considered to comply with policy 4B.1 of the Consolidated London Plan and policy D4 of the HUDP 2004.

**10) 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.

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**PRINCE EDWARD PLAYING FIELDS,  
ST. DAVIDS DRIVE, EDGWARE**

**Item: 1/02  
P/1321/08/RP1**

Ward QUEENSBURY

ALTERATIONS AND INTERNAL CHANGES TO EAST STAND AND CHANGE OF USE OF PART OF FIRST FLOOR OF EAST STAND FROM D2 (ASSEMBLY AND LEISURE) TO PRIMARY CARE TRUST PREMISES

**Applicant:** Barnet Football Club Holdings  
**Agent:** Mr Manuel Nogueira & Architects Ltd  
**Statutory Expiry Date:** | 13/10/2008

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## **RECOMMENDATION**

Plan Nos: 258/AL(0) 001, 002, 003,102E, 103B, 110B, 010

**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 change of use hereby permitted shall not take place unless and until the planning permission for the enlarged stadium, ref P/0002/07, has been lawfully implemented in all respects.

REASON To ensure a satisfactory form of development

3 No residential health care shall be provided.

REASON To maintain the amenities of the locality and in the interests of the wellbeing of those receiving care.

4 The smaller car park shall not be used for parking in conjunction with the primary health care premises after 6pm on any day.

REASON To safeguard residential amenity.

5 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have 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 thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

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

(a) the extension/building(s)

- (b) the ground surfacing
- (c) the boundary treatment

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 London Plan and-or 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:

London Plan:

Harrow Unitary Development Plan:

### **2 INFORMATIVE:**

The applicant is reminded that the travel plan, as required by the legal agreement dated 14 March 2008, will need to take into account the development authorised under P/0002/07 and in the alternative this decision.

### **3 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.

### **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.

### **5 INFORMATIVE:**

The grant of planning permission does not imply the subsequent grant of any other necessary consent from Harrow Council as required by other legislation or the conditions hereby imposed.

**6 INFORMATIVE:** The developer is reminded of the need to also discharge conditions relating to P/0002/07 before taking benefit from this decision.



## **MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Loss of Leisure floorspace (R13)
- 2) Use for primary health care (C8)
- 3) Highways and Transport (T6, T13)
- 4) Accessibility (D4 and SPD 'Access for All') (3A.5)
- 5) S17 Crime & Disorder Act (D4) (4B.1)
- 6) Consultation Responses

## **INFORMATION**

### **a) Summary**

|                        |                                                     |
|------------------------|-----------------------------------------------------|
| Statutory Return Type: | Small scale Major Other                             |
| Site Area:             | 17.0Ha                                              |
| UDP Proposals Site 12  |                                                     |
| Car Parking:           | Standard: Restraint-based on merit                  |
|                        | Justified: 300                                      |
|                        | Provided: 300 + coach, motor bike and cycle parking |
| Council Interest:      | Council owned                                       |

### **b) Site Description**

- Irregular shaped former educational sports ground running north-south alongside the Jubilee line
- Access from Whitchurch Lane; all vehicular access from Camrose Avenue.
- The site is currently occupied by an incomplete football stadium, access roads, parking areas, incomplete tennis courts and 15 pitches for outdoor sport.

### **c) Proposal Details**

- Make changes to the elevations to the east stand as built and authorised previously. Change the use of the built, but not completed first floor from assembly and leisure (Use class D2) to part D2 and part primary health care premises.
- Otherwise the development remains as already given permission earlier in 2008.

### **Revisions to Previous Application:**

Following the previous permission (P/0002 /07 the following amendments have been made:

- The internal layout has been changed and the proposed external finish has also been changed. Approximately two thirds of the first floor is now proposed for primary health care in conjunction with the dual use of the sports injury clinic for primary health care as well.

**d) Relevant History**

|           |                                                                                                                                                                              |                             |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| P/0002/07 | REDEVELOPME<br>ENLARGED FOOTBALL STADIUM<br>AND CLUBHOUSE, FLOODLIGHTS,<br>GAMES PITCHES, BANQUETING<br>FACILITIES, HEALTH AND FITNESS<br>CLUB,INTERNAL ROADS AND<br>PARKING | FOR<br>GRANTED<br>08-APR-08 |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|

**e) Pre Application Discussion**

- None

**f) Applicant Statement**

- A design and access statement has been submitted

**g) Consultations:**

Canons Park Residents Association-no response

**Advertisement:** Major development Expires 14 August 2008  
14 August

**Notifications:**

Sent: 63 Replies: Nil Expiry: 14 August 2008

**Summary of Responses:**

None

**APPRAISAL**

**1) Loss of leisure facility**

The existing permission provides for two entertainment suites. One is to be retained in a reduced form. Given that the floorspace exists but has never been brought into use there is no loss of facilities

**2) Use for primary health care**

The existing permission has sports injury clinic on the ground floor. This is now proposed to become dual use with the primary health care. The Primary Health Care Trust for Harrow has not commented on the application other than to indicate that it has not been sponsored by the trust. In the absence of being used by the PCT, other primary care providers such as GPs, dentists, community and health care workers, both public and private, would fit within the proposed use. A condition (No 3) has been imposed to ensure no residential care is provided given the use of the rest of the site.

**3) Highways and transport**

Of the 300 parking spaces to be provided, 240 are by the football ground and 60 by the houses in Camrose Avenue. As with the earlier permission a condition (No 4) has been imposed limiting the use of the car park nearest to the houses.

When the previous application was reported it anticipated both completing the football stadium with a capacity of 4176 people and a second football ground for up to 1,000 people. In order to meet Environment Agency objections the smaller ground was removed from the application. However the transport assessment included those persons. The impact of primary health care in terms of highways and transport is not envisaged to be greater than the original early application.

**4) Accessibility**

In terms of non-car transport access to the site has not changed. Concerning access for the mobility impaired a condition has been imposed requiring the applicant to demonstrate the standards of 'Access for All' are met before the change of use takes place.

**5) S17 Crime & Disorder Act**

With the imposition of the 'Grampian' condition (No 2) requiring the completion of the full development with its conditions, including lighting, fencing and gates will ensure this issue is fully addressed.

**6) 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.

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**WOOD FARM, WOOD LANE, STANMORE**      **Item: 1/03**  
**P/2203/06/DT2**  
Ward      CANONS

DEMOLITION OF BUILDINGS, CONSTRUCTION OF 10 DWELLINGS, REFURBISHMENT OF HOUSE AND DAIRY AND ASSOCIATED ENTRANCES, ROADWAYS AND LANDSCAPE WORKS AND CHANGE OF USE OF FARM TO COUNTRY PARK/OPEN SPACE.

**Applicant:** C P Holdings Limited  
**Agent:** Kenneth W Reed & Associates  
**Statutory Expiry Date:** 13-NOV-06

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## **RECOMMENDATION**

Plan Nos: 1291/21B, 1291/61, 129172C, 1291/73C, 1291/81C, 1291/83C, 1291/84C, 1291/85D, 1291/86D, 1291/87D, 1291/88D, 1291/89D, 1291/90/A, 1291/101/1, 1291/200

**INFORM** the applicant that:

The proposal is acceptable subject to:

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

- (i) All provisions of this agreement shall be carried out at the cost of the applicant
- (ii) The Council shall be indemnified against any claims against it arising from the provisions of this agreement
- (iii) The applicant shall ensure that at all times construction traffic to and from the site uses routes that are agreed with the Highway Authority in writing prior to commencement or demolition or any other work
- (iv) Compliance with an Environmental, Ecology and Landscape Management Plan to be agreed in writing with the Council prior to the implementation of any part of the development.
- (v) The following works shall be completed to the satisfaction of the Local Planning Authority prior to the first occupation of the residential development: to a specification of said works to be agreed prior to the execution of the agreement
- (vi) The planning permission shall be implemented until the leasehold interest on the subject land (ie, the land that will be subject to the 106 agreement) has been determined.
  - a) Car parking as shown on Plan Ref No 1291/200 and 1291/73C within the area defined as the extension to the Stanmore Country Park
  - b) Pathways and bridleways as shown on Plan Ref No 1291/200 and 1291/61 within the area defined as the extension to the Stanmore Country Park
  - c) The erection of a visitors centre, being not more than as provided by Part 12 of the GPDO and in a location within the Park to be agreed or use of an existing building for said purpose

- d) Works for the clearing, planting and landscaping of the area defined as the Stanmore Country Park shown on Plan No 1291/200 and the provision of bridleways and footpaths as shown, in a scheme to be first approved by the local planning authority
- e) Public access to the land defined on Plan Ref No 1291/200 and 1291/61 shall be provided, except as provided for in accordance with the planning permission and other statutory provisions

2) A formal decision to **GRANT**, subject to planning conditions noted below will be issued only upon the completion of the aforementioned legal agreement and the advertisement/referral of the application to the Government Office For London in accordance with the Development Plans and Consultation Departure Direction 1999 and the Green Belt Direction 2005.

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 design and construction of the units hereby approved according to British Research Establishment Ltd EcoHomes Guidance Document 2005/1.1 March 2005 (BREEM Code 3).

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

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';

2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

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

The boundary treatment shall be completed:

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.

5 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.

6 The access carriageways shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageways and footways completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

7 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.

8 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.

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

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

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

REASON: To safeguard the appearance of the locality.

10 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.

11 Before any part of the development hereby permitted commences details of a mitigation strategy for the following protected species that have been identified in and around the site shall be submitted to and approved in writing by the Local Planning Authority namely: Bats, Barn Owls, Grass Snakes. The Mitigation Strategy shall include details pursuant to the earlier Outline Mitigation Strategy for Birds that has been submitted.

REASON: In the interest of nature conservation and to comply with HUDP policies EP27 and EP28.

12 Before any part of the development hereby permitted commences details of a programme of eradication of Japanese Knotweed that has been identified on the site shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of nature conservation and to comply with HUDP Policy EP26.

## **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 London Plan and-or 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:

London Plan:

- 3A.1 Increasing London's supply of housing
- 3A.2 Borough housing targets
- 3A.5 Housing choice
- 3D.9 Green Belt
- 3D.14 Biodiversity and nature conservation
- 4A.1 Tackling climate change
- 4A.7 Renewable Energy
- 4A.14 Sustainable drainage
- 4A.17 Water quality
- 4B.1 Design principles for a compact city

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D11 Statutorily Listed Buildings
- D12 Locally Listed Buildings
- D16 Conservation Area Priority
- C17 Access to Leisure, Recreation, Community and Retail Facilities
- EP13 Culverting and Deculverting
- EP26 Habitat Creation and Enhancement
- EP27 Species Protection
- EP28 Conserving and Enhancing Biodiversity
- EP29 Tree Masses and Spines
- EP31 Areas of Special Character
- EP32 Green Belt-Acceptable Land Uses
- EP36 Agriculture
- EP37 Re-Use of Existing Buildings in the Green Belt
- EP41 Green Belt Management Strategy
- H17 Access for Special Households with Particular Needs
- R7 Footpaths, Cyclepaths and Bridleways
- SEP5 Structural Features
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards

Government Guidance:

PPS1, PPG2, PPS3, PPG15, Circular 11/2005 The Town and Country Planning (Green Belt) Direction 2005

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:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.



**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:**

Evidence of the possibility of Badgers living in and around the site has been discovered. The applicants and their building contractors and professional/technical consultants are to be aware that under the provisions of the Protection of Badgers Act 1992 it is an offence to kill or harm badgers and their setts. Should badgers and /or their setts be identified during works that are carried out in the development of the site, it is a duty of the applicants and their contractors to notify Natural England immediately.

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

- 1)** Cessation of agricultural use (EP32, EP36)
- 2)** Impact of housing proposal on the character and appearance of the Green Belt (SEP5, EP32, EP41, D4)
- 3)** Impact on Area of Special Character (4B.1) (SEP5, EP31, D4)
- 4)** Design and Appearance of proposal and Impact on character and appearance of Conservation Area (4B.1) (D4, D16)
- 5)** Setting of Listed Buildings (D11)
- 6)** Impact on SINC and trees (3D.9) (SEP5, EP29, EP41)
- 7)** Country Park proposals (3D.9) (EP47, R6, R7, C17)

- 8) Residential amenity (D4, D5)
- 9) Access and parking (T6, T13)
- 10) S17 Crime & Disorder Act (D4)
- 11) Consultation Responses

## **INFORMATION**

The determination of this application was deferred at the last meeting of the Committee for further investigations to be made.

### **a) Summary**

|                                        |                                                                                   |
|----------------------------------------|-----------------------------------------------------------------------------------|
| Statutory Return Type:                 | Small scale major dwellings                                                       |
| Green Belt                             | Yes                                                                               |
| Conservation Area:                     | Little Common                                                                     |
| Area of Special Character              | Harrow Weald Ridge                                                                |
| Site of Nature Conservation Importance |                                                                                   |
| Site Area:                             | 25.14 ha. (Site area of houses, hardstanding, gardens and access roads = 1.27 HA) |
| Habitable Rooms:                       | 170                                                                               |
| Density:                               | 68 hrph, 4 dph                                                                    |
| Car Parking:                           | Standard: 10 (maximum)<br>Justified: 20<br>Provided: 20                           |
| Lifetime Homes:                        | Yes                                                                               |
| Wheelchair Standards:                  | 1                                                                                 |
| Council Interest:                      | Land owner                                                                        |

### **b) Site Description**

- Application site is located in north east of Borough within Green Belt and Harrow Weald Ridge Area of Special Character
- Last use of land was as a pig farm, although not operated as such for many years and now redundant
- Landfilling has taken place over extensive area south of where piggery buildings were located
- Two houses and ancillary barns/farm buildings located in a cluster in north east corner of the site
- 1 house and 1 farm building (Dairy House) Sited further to the west along Wood Lane frontage
- Main vehicular access provided from Wood Lane, about 100m from the eastern boundary
- Secondary access to the west has been unused for some time
- Mature trees along Wood Lane frontage adjacent to other boundaries and within site about 50m from that frontage
- Land slopes down steeply from north to south and towards eastern and western boundaries about 200m south of Wood Lane

- Stanmore Country Park abuts southern and part of western boundary of the land, with the Hindu temple (formerly Cloisters Wood Country Club) adjacent to remainder of its western side
- Pear Wood and adjacent area formerly in use as Scouts/Guides camps abut eastern boundary. Apart from area alongside Wood lane boundary the site is designated as a Site for Nature Conservation Interest in the HUDP. It is within a Countryside Conservation area as identified by the London ecology Unit and the Watling Chase Community Forest
- Little Common Conservation area includes 65m of site as far as main access, including a planted strip of land on the frontage.

**c) Proposal Details**

- Demolition of all buildings including two houses apart from the Dairy House.
- Development of 10 detached houses towards the north eastern boundary of the site in an informal inverted 'V' shaped layout clustered around a village green, with the southern side open, beyond which the Country park extends
- All houses with double garages and gardens
- Houses are large plots with 14 or more habitable rooms
- Houses designed in the 'Arts and Crafts' style with plain clay tiled roofs, brick and rendered elevations and low rooflines with chimneys and dormers set into the ridges
- Dairy House converted into Visitors Centre
- Double garages to each house accessed via western entry point on Wood Lane
- Twelve visitor parking spaces located near to the same entry point.

**Revisions to Previous Application:**

Following the previous decision (P/1969/05/CFU) the following amendments have been made:

- Reduction in the number of dwellings from twelve to ten and a reconfigured layout that in which the buildings are arranged in a staggered form that retains the open character of the local townscape.

**d) Relevant History**

|               |                                                                                                                                                                                 |                        |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| P/1609/03/CFU | Demolition of Buildings: Provision of 17 houses, access/parking, conversion of dairy house to information centre with car park, change of use of residual land to country park. | WITHDRAWN<br>01-JUN-04 |
| P/1969/05/CFU | Redevelopment: 12 houses, access and parking, convert dairy to information centre, change use of residual land to country park (Site with a Tree Preservation Order)            | WITHDRAWN              |

**e) Pre Application Discussion**

Scheme revised to 10 houses in 206 in discussion with the then Director of Planning.

**f) Applicant Statement**

- Historically, the site has been a source of continuous environmental problems. The use as a pig farm ceased c 1995 when the use became economically unviable. To comply with EC and Department of Agriculture regulations, the accommodation and feed area needed to be extended. To achieve this Government permission was needed to upgrade the land to the south of the core site within the country park, involving an extensive land fill process
- Over a number of years tipping of waste building materials took place, the Council and the Environment Agency experienced considerable difficulty in controlling the volume of tipping that was taking place and the content of the waste materials. This activity also resulted in damage to the road by heavy vehicles and complaints from neighbours about increased air pollution and damage to trees
- The site was vacated in 1995 and the land and farm buildings have been left to deteriorate. Since then a number of proposals have been submitted for redevelopment including use of the land a golf course in 1992 and in 1998 a proposal was submitted for use of the land as a cemetery. Both were rejected, firstly, because the land was not big enough for the proposed use which would have also needed to be supported by a clubhouse, hotel and extensive car parking, secondly, the latter use was refused because of its size, the inclusion of two crematoriums within the site and because of the effect that such a use would have on the open, informal character of the landscape
- Existing buildings on the site comprise two dwellings, a number of ancillary outbuildings and several former agricultural buildings. The physical condition of these buildings vary, from the somewhat dilapidated dairy to the main dwelling, which is in a habitable condition
- Footprint of existing buildings – 3829sqm
- Footprint of proposed houses – 2043sqm
- The houses and some of the barns are located in the northeastern area of the site, the rest are scattered across it. And are prominent within the site and when viewed from neighbouring land
- Proposal complies with national guidance and local planning policy
- HUDP Policy EP37 states that the reuse of existing buildings within green belt locations is permissible subject to criteria ensuring that the buildings in question can be refurbished without major reconstruction and that they are not redeveloped to unreasonable proportions that would make them visually obtrusive in their Green Belt setting
- PPG2 provides similar advice. In this instance the existing house is in sound condition as are some of the barns. Their conversion to storage/vehicle repair use is feasible, but the capital return that could be expected would be less than the conversion costs and would not be environmentally acceptable. By contrast, a housing option would provide a maximum return and would have minimal environmental impact
- The footprint of the proposed buildings is slightly larger than the existing footprint. However, it must be stressed that this is an enabling development that will result in wider environmental benefits in return for a limited residential development

- The capital transfer to the Council, as a result of the development would mean that public access to a rural area would be improved and a link provided between Stanmore Common to the north of the site and Stanmore Country park to the south
- Unsightly and redundant buildings would be removed, a land transfer of over 23 HA would be provided for recreational use and a parkland amenity provided for Harrow residents and the protection of nature conservation interests enhanced

**g) Consultations:**

|                       |                                                           |                   |
|-----------------------|-----------------------------------------------------------|-------------------|
| <b>Advertisement:</b> | Character of Conservation<br>Area<br>General Notification | Expiry: 14-SEP-06 |
|-----------------------|-----------------------------------------------------------|-------------------|

**Notifications:**

|              |               |                   |
|--------------|---------------|-------------------|
| Sent:<br>441 | Replies:<br>5 | Expiry: 07-SEP-06 |
|--------------|---------------|-------------------|

**Summary of Response:**

Loss of Greenbelt land and land of natural beauty, contrary to national and local policies; loss of habitats for rare, species of birds, mammals and reptiles, contrary to Council policies; increase in traffic movements and traffic congestion as a result of this proposal and others that have been permitted recently, such as the Mosque and the Temple on Wood Lane and housing developments at RAF Stanmore and the BAE Site; precipitous overdevelopment of Stanmore over the last decade and consequent loss of residential amenity

**APPRAISAL**

**1) Cessation of Agricultural Use**

This issue was the subject of a specialist report that the applicants commissioned on the farming potential of the site. The conclusion of the report was that the area of land in question, the type and size of buildings and the quality of the soil type itself makes the identification of a specific type of farming activity difficult. The soil is largely of the 'Essendon' series, having a high clay and stone content and therefore slowly permeable. This type of soil is characterised as being seasonally waterlogged and unsuitable for pig rearing, for example. Certainly, to reintroduce an outdoor herd would be impossible because all year round grazing is required.

To introduce indoor pig farming would be very costly, as the tethering of sows and their offspring is illegal in the UK and the principle internal fittings of the existing buildings would need to be replaced by more humane bedding and feeding arrangements.

The holding is also deficient in other modern legislative farming requirements relating to refuse disposal and measures to counteract pollution and disease.

The report also ruled out the possibility of introducing other types of farming, such as poultry farming, arable farming or market gardening. The report concluded by stressing that the site simply isn't big enough and of a sufficient high standard of soil quality to be able to meet the highly regulated and capital intensive demands of modern farming. The report observed that few viable farm businesses nowadays have holdings of less than 100 acres in area.

As such, no conflict with HUDP Policy EP36 would occur because the proposal would not result in the loss of good quality agricultural land.

**2) Impact of the housing proposal on the character and appearance of the Green Belt**

The quantum footprint of buildings, access roads, gardens and hard standing in the scheme is 1.27 ha, of which 0.3829 ha is accounted for by the actual dwelling houses. This is approximately 5% of the entire site area and is therefore not a significant amount of development land. It is also a much smaller area than that of the existing farm buildings and the hard standing around them, which amounts to 10,753 sqm (including 3,829 sqm of buildings).

Moreover, the revised layout, in which the houses are set out in a staggered inverted 'V' shape, is less concentrated than in previous schemes, where the buildings had the appearance of an abrupt and rather striking township in an open Green Belt setting, whereas now the development is a lot less obtrusive and sits more comfortably in the gentle, undulating topography of the locality.

It is concluded therefore that no conflict would arise with the requirements of HUDP Policy EP32, which describes the type of built development and uses that are permissible in the Green Belt and HUDP Policy D4. It says that development should take into account the character and the landscape of the locality within which it is to be built.

Moreover, the residual land, which is by far the larger proportion of the site, will, as a result of the development, become available for inclusion in an extended Countryside Park, whereas at the moment the land is consigned to remaining as redundant farmland that cannot be returned to its original use. In conclusion, the scheme would not be visually obtrusive or have an incongruous effect on the Green belt location of the site.

It is for this reason that it is also concluded that the revised scheme cannot be regarded as inappropriate development in the Green Belt, a valid objection to previous schemes on the site. Government Guidance on the subject PPG2 (Planning Policy Guideline Note 2) identifies development that is inappropriate in the Green Belt and housing falls into that category. It, and certain other categories of development can only be justified by the provision of very special circumstances whereby harm to the character of the Green Belt caused by the inappropriateness of the residential use is outweighed by the benefits to the Green Belt, which the proposal would bring about. In this instance, it has been shown that the question of the inappropriateness of the development has been overcome.

Furthermore, the benefits that will accrue to the locality as a result of the development have been set out clearly in the report already.

**3) Impact on Area of Special Character**

The Harrow Weald Ridge Area of Special Character extends from Brockley Hill on the eastern borough boundary through Stanmore and Harrow Weald across to Pinnerwood Park in the west. It is a vast expanse of land that includes virtually the whole northern part of the borough.

None features of the Area of Special Character that are identified as worthy of preservation and protection in HUDP Policy EP31 would be adversely affected by the proposal. The buildings are confined in a relatively cluster in the northeastern corner of the site on a small footprint. They are modest in scale, the tallest of them having a full height of 11m. Thus, views northward of the Harrow Weald ridge would remain unaffected.

The proposed development would not result in the loss of natural features such as ponds, meadows, hedges, ancient field patterns, or any interesting historic buildings or structures e.g. remnants of historic structures or cornerstones. The only buildings that would be demolished are a number of unremarkable and derelict farm buildings. This would not therefore be a cause of conflict with policy for the Area of Special Character.

**4) Design and Appearance of Proposals and Impact on Character and Appearance of Conservation Area**

The previous schemes that have been submitted for the redevelopment of the site have all been concerned with the effect on the Little Common Conservation Area to the west of the site. Indeed, land on the northern periphery of the site on Wood lane itself is now included in the conservation area, following its extension in 2001.

The current scheme is a modification of the earlier scheme for twelve houses which has been revised purely because of objections that the footprint and siting of the development would have an overbearing effect on the character and appearance of the conservation area, introducing a discordant theme to its open, rural setting.

Consequently, the number of dwellings has been reduced to 10. The two dwellings that were deleted from the original scheme were sited too near to the substantive part of the Little Common Conservation Area and related poorly to the lower scale, mass and historic appearance of the cottages in that hamlet and also, equally, because they related badly to the main cluster of proposed dwellings that are located towards the north eastern boundary of the site in an informal pattern. The two dwellings, being of substantial size and scale, appeared to be out on a limb, having no reference to the established pattern of built development or to the wider open character of the locality either.

Along with these changes, the dwellings themselves are designed with reference to the architectural characteristics of the Little Common Conservation Area in terms of design and appearance, although they have greater bulk, massing and layout than the traditional small-scale cottages of Little Common. This is in recognition of the modern demands for more spacious dwellings that can accommodate the more lavish needs of the 21<sup>st</sup> Century. As opposed to the more basic amenities that were provided when many of the houses in Little Common were built.

The rusticated cottage form of the houses reflects the architectural vernacular of the 'Arts and Crafts' style. This is exemplified by the low lying steeply pitched roofs, small dormers and rooms in the roof space, overhanging eaves and small casement window panes, chimney stacks, tile hanging and brick and rendered walls.

The demolition of the old farm buildings will not be harmful to the appearance and character of the conservation area because they are on the edge of the area and play no part in the architectural fabric or the historic interest of the conservation area. The proposed dwellings will also be located distinct from the substantive part of the conservation area and will have no adverse effects on its setting. No conflict would therefore arise with the requirements of HUDP Policy D16, on the need for the integrity of conservation areas to be preserved.

#### **5) Setting of Listed Buildings**

The Listed Buildings in question are on the adjoining site formerly known as Cloisters Wood Fitness club and now in use as a Hindu Temple. This site is on the western boundary of Wood Farm and is also part of the Little Common Conservation Area. The listed buildings are Garden Cottage and its boundary wall. Because the two long flat roofed buildings that front Wood Lane adjoin Garden Cottage, they are also classified as listed buildings by virtue of the fact that they are within its curtilage. These buildings are a distance of roughly 230 to 240m from the westernmost footprint of the proposed dwellings. At such a distance the question of the effect on the settings of those buildings can be discounted and no conflict with HUDP Policy D11 or national guidance (PPG2) would occur.

#### **6) Impact on Ecology and Trees**

The submission of an adequate ecology survey was not forthcoming for some time due to the need to survey over at least 12 months. This work has been completed and is set out in the Ecology Survey Final Report. Broadly, the key conclusion is that the effect on habitats, some of them protected species in Law, principally bats, barn owls, a wide variety of birds, grass snakes and badgers, would not be harmful. In addition a Bat mitigation and Enhancement Strategy has been submitted.

Several conditions and informatives are recommended along with the need for additional mitigation strategies relating to the possibility of compensatory measures for the displacement of some of the species whose presence has been identified.



As the site is one of Borough Importance for Nature Conservation, such compensation by an equivalent area of land of equivalent habitat quality is a requirement of HUDP Policy EP28 and is also set out in the advice in national guidance in the form of PPS9 (Planning Policy Statement 9 – Biodiversity and Ecological Investigation).

An Environment, Ecology and Landscape Management Plan is part of the S106 heads. This plan will include monitoring of habitats created, their roosting and nesting patterns and the quality of the landscape they depend upon. The Plan will need to be reviewed regularly to ensure that conditions for wildlife are satisfactory. This has been acknowledged in the Landscape Supporting Statement submitted by the applicants, and the Plan should include both the residual that is proposed as the extension to Stanmore Country Park and the area of redevelopment itself. This and the cost of managing and maintaining the extension to the Country Park must be included as a S106 Obligation.

**7) Country Park Proposals**

Along with a detailed report submitted by Land Use Consultants (entitled 'Landscape Supporting Statement') on behalf of the applicants that outlines the financial details of the residual land transfer to the Council, the costs and particulars of the future management and maintenance of the extension to the Country Park are included in the S106 Agreement.

**8) Residential Amenity**

The only site nearby where the effects of the development on neighbouring amenity could be feasibly considered is the adjoining development on the western boundary of the site, The Hindu Temple. As this site is a Place of Worship and within the D1 (Non-Residential Institutions) Use Class, the advice in HUDP Policy D5 would not be relevant.

Moreover, concern that noise, disturbance and the possibility that an unneighbourly relationship might arise between the existing use and the proposed dwellings can also be discounted, given the long distance between the existing buildings in the Temple site and the proposed dwellings.

**9) Access and Parking**

The houses have double garages, which is appropriate to dwellings of this size. The houses have between 15 to 20 habitable rooms. They are set within generous plot widths in a spacious setting. The parking provision of 2 spaces per dwelling exceeds the maximum standard set in HUDP Policy T13. However, this has to be considered in the light of the fact that the site is in a remote, semi rural part of the borough that does not enjoy good local public transport and has a low PTAL (Public Transport Accessibility Level). Wood Lane itself is an unclassified road with a narrow footpath.

In these circumstances the dependency on car borne travel by future occupiers, who are likely to be large families with children, would be unavoidable. The proposed Travel Plan will go some way to ease car use, and in this instance, it is concluded that no conflict would arise with HUDP Policy T13.

**10) S17 Crime & Disorder Act**

Condition 3 has been imposed so that details of the development have regard to 'Secure by Design'.

**11) Consultation Responses:**

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

- As addressed in the appraisal section of the 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.

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**COMFORT INN HARROW, 2-12 NORTHWICK PARK ROAD, HARROW**

**Item: 1/04**

**P/2030/08/DC3**

Ward GREENHILL

EXTENSIONS & ALTERATIONS TO HOTEL TO PROVIDE ADDITIONAL BEDROOMS AND RE-LOCATE CONFERENCE CENTRE (NO ADDITIONAL FLOORSPACE)

**Applicant:** Grangebrook Ltd  
**Agent:** DPDS Consulting Group  
**Statutory Expiry Date:** 09-SEP-08

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## RECOMMENDATION

Plan Nos: 011/E, 012/D, 013/D, 014/E, 015/D, 100/B, 101, 102, 103, 104, 105/A, 106  
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 Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website: <http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. all main entrance door sets to individual dwellings and communal entrance door sets shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets';

2. all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'. Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy D4 of the Harrow Unitary Development Plan, and Section 17 of the Crime & Disorder Act 1998.

3 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have 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 thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

4 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have 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 thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

5 The development hereby permitted shall not commence until details of a scheme to provide 5 car parking spaces have been submitted to and approved in writing by the Local Planning Authority. Such spaces shall be provided and designed to BS 8300 specifications to enable it / them to be used by people with mobility impairments, and the space(s) shall be marked out accordingly. The development shall not be occupied or used until the spaces have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure suitable parking provision for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

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: before the building(s) is / are occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

7 No demolition or site works in connection with the development hereby permitted shall commence before the boundary of the site is enclosed by a close-boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

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 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.

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 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.

11 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.

12 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To ensure that adequate drainage facilities are provided.

14 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.

15 The development hereby permitted shall not commence until details of any external works required for ventilation and fume extraction have been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until those external works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To safeguard the visual amenity of neighbouring residents and the appearance of the building.

16 Before the development hereby permitted commences a scheme shall be agreed with the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. The agreed scheme shall be fully implemented before the development hereby permitted takes place and shall be retained in its approved form for so long as the use continues on site.

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

17 The premises shall be used for the purpose specified in the application and for no other purpose, including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

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

18 All windows in the southeastern wall of the approved development facing the property at 59 Gayton Road shall be glazed in obscure glass and shall thereafter be retained in that form.

REASON: To safeguard the privacy of both neighbouring residents and future occupants.

19 No food or drink shall be permitted to be consumed or entertainment take place outside of the buildings.

REASON: In the interests of residential amenity.

20 There shall be no change in the bedroom and conference facility areas within the development without the prior written consent from the local planning authority.

REASON: In the in interests of neighbouring amenity.

## **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 London Plan and-or 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:

London Plan:

4B.1 Design principles for a compact city

Harrow Unitary Development Plan:

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

EP25 Noise

S1 The Form of Development and Pattern of Land Use

T6 The Transport Impact of Development Proposals

T13 Parking Standards

Government Guidance: PPS1, PPG13, PPG21

Supplementary Planning Guidance: Designing New Development (March 2003)

Access For All Supplementary Planning Document (April 2006)

2 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.

3 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.

4 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

Access for All: [http://www.harrow.gov.uk/downloads/AccessforAllSPD\\_06.pdf](http://www.harrow.gov.uk/downloads/AccessforAllSPD_06.pdf)

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

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.

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

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

**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 (i.e. those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

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

**7 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 / 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.

**8 INFORMATIVE:**

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

**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.

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

- 1) Design and Character of Area (4B.1) (S1, D4, D5, D9, D10)
- 2) Residential Amenity (EP25, D4, D5)
- 3) Parking & Highway Safety (T6, T13)
- 4) Access For All (D4)
- 5) Hotels & Tourism (R15)
- 6) S17 Crime & Disorder Act (4B.1) (D4)
- 7) Consultation Responses

### **INFORMATION**

Determination deferred at last meeting of Strategic Planning Committee for a site inspection.

#### **a) Summary**

Statutory Return Type: Major all other  
Site Area: 0.43ha  
Hotel Parking: Standard: 1 space per 5 bedrooms  
Justified: 53  
Provided: 53  
Council Interest: None

#### **b) Site Description**

- Irregular shaped building facing the junction of Northwick Park Road and Gayton Road
- Within the hotel site stands 57 Gayton Road and a detached building next to 2 Manor Road
- The main hotel building is part two / part three-storey and number 57 which is to be demolished is three-storey's in height
- The existing car park in front of the hotel is accessed from Northwick Park Road and a further car park is located to the rear of the main building accessed from Manor Road

#### **c) Proposal Details**

- Construct a three storey rear extension to existing hotel building on south east corner of the site
- Construct new 2-storey side extension over area of demolished building at 57 Gayton Road
- Construct single storey extension to rear to accommodate kitchen and refuse store facilities
- Provision of additional bedrooms to increase hotel capacity from 73 to 100 rooms
-

Item 1/04 : P/2030/08/DC3 continued/...

- 3-storey rear extension to provide new rear entrance, 5 new guest rooms on the ground floor, 2 new meeting rooms and an additional 14 guest rooms on upper floors
- 2-storey side extension to provide 4 guest rooms at ground level and 4 guest rooms at first floor level
- Increase in number of parking spaces from 50 to 53
- Demolition of number 57 Gayton Road and part of existing hotel

**Revisions to Previous Application:**

Following the appeal decision to uphold the Council's refusal of planning application (P/0009/07/CFU) the following amendments have been made:

- Provision of further 9 bedrooms
- Reduction in scale of conference and banqueting facilities proposed to be same as existing

**d) Relevant History**

|               |                                                                                                          |                                                      |
|---------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| P/272/05/CFU  | Part single / part 3 storey rear extension and part single part 2 storey extension to No. 57 Gayton Road | REFUSE<br>22-APR-05                                  |
| P/2792/05/CFU | Extensions and Alterations to provide additional bedrooms and demolition of No. 57 Gayton Road.          | REFUSE<br>3-NOV-05                                   |
| P/0009/07/CFU | Extension and Alterations to Hotel                                                                       | REFUSE<br>20-MAR-07<br>APPEAL DISMISSED<br>03-APR-08 |

**e) Pre Application Discussion**

- None

**f) Applicant Statement**

- The site is a short distance from the town centre and is well served by a wide range of amenities and services and public transport links
- The site currently contains a part 2 / part 3 storey hotel buildings fronting onto the Northwick Park Road, with a 2 storey annexe fronting onto Manor Road
- The building line is set back from Northwick Park Road with a frontage that contains 13 car parking spaces with 37 additional parking spaces to the rear
- The site is relatively large and the current building sits well in the context of the street scene and neighbouring properties. The proposed scheme will make use of the well proportioned site and form a development which is well related to the existing hotel both in form and to neighbouring properties
- The site will be enhanced through additional landscaping
- The revised proposal has addressed the previous reasons for refusal from the last planning application and points made with the planning inspectors appeal decision

**g) Consultations:**

- None

**Advertisement:** | Major Development | Expiry: 10-JUL-08

**Notifications:**

Sent:  
96

Replies:  
0

Expiry: 07-JUL-08

**Summary of Response:**

- N/A

**APPRAISAL**

**1) Design & Character of Area**

It is considered the proposed development represents a positive addition to the existing hotel buildings whilst at the same time preserving the character and appearance of the surrounding area.

The proposal is considered consistent to 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 character of the surrounding area is predominantly residential in character consisting of detached and semi detached 2-storey houses. The existing hotel is 2-3 storeys in height located on a prominent corner at the intersection of Gayton Road and Northwick Park Road. The hotel itself complements the character and appearance of the surrounding street scene.

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'*.

It is considered that the proposed development represents a good design approach that would blend in with the character of the existing hotel buildings. The majority of the proposed extensions are to be positioned to the rear of the hotel buildings out of sight of public view. The 3-storey extension would be 9.3m in height dropping to 6.4m at the eaves and located to the southeastern corner of the site and would be subordinate to the main element of the existing hotel building which is 10m in height. The extension would be 11.8m wide and extend rearwards toward the boundary with properties on Manor Road by 9m, extending a further 6.3m than the existing rear building line.

The 2-storey side extension would appear as a 2-storey detached house when view from Gayton Road. The roof pitch, window style and building lines would reflect and complement the existing character of the surrounding street scene.

There would be no loss of trees of any significance as a result of the proposal and the proposed landscaping would provide a satisfactory amount of forecourt greenery to preserve the existing suburban character of the surrounding area.

In terms of design the proposal is considered to comply with policies 4B.1 of The London Plan 2004, and D4, D5, D9, D10 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

## **2) Residential Amenity**

The proposed development is not considered to adversely affect neighbouring amenity.

There is not considered to be an affect on neighbouring privacy as a result of the proposed development. Windows on the southwestern flank elevation would be obscure glazed. This requirement is conditioned to this report in the interests of preserving amenity for the occupants of number 59 Greenhill Road.

Privacy to neighbouring gardens can be addressed via landscaping and planting on the boundary, and obscure glazing to windows on side elevations, details of which have been requested by way of condition to this report.

Given the compliance with the 45° Code there is not considered to be any issues with loss of light to neighbouring properties.

The first and main reason for refusal of the previous application was that the additional guest rooms together with the additional conference facilities would be detrimental to the residential amenities of the neighbouring occupants of number 59 Gayton Road and properties in the locality by reason of the additional activity associated with hotel use. This point was upheld by the planning inspector at appeal where it was concluded that *'I consider, however, that on site parking would be unable to meet the potential requirements of the increased conference and banqueting facilities. This would lead to large numbers of cars being parked in adjacent streets or many taxis, coaches or hire cars being used to deliver and collect guests ... this would lead to disturbance late at night to occupiers of dwellings in the surrounding area ... the scale of the increase in the conference and banqueting facilities would lead to unacceptable levels of noise and disturbance in the surrounding area...'*

It is clear from the above that the key concern for the planning inspector was the significant increase in the conference facilities proposed with the previous application.

Noise disturbance and associate activity is not considered to be an issue with the current proposal as is likely to be on par with what is currently experienced. The existing conference facilities make up around 275m<sup>2</sup> of floor space. The proposed conference facilities would be the same in terms of overall floor space and would be no increase in conference facilities provided on site. This change is considered to address the reason for refusing the previous application.

The additional guestrooms are not considered to contribute to a noticeable difference in noise generated from the site. This point is reinforced by the planning inspector in the appeal decision who stated: *'I do not consider that the proposed increase in guestrooms would result in a material increase in vehicle movements that would result in unacceptable noise and disturbance to occupiers of surrounding dwellings ...'*

A key concern and a subsequent reason for refusal of the previous application was that the proposed extensions would be obtrusive and over bearing when viewed from number 2 Manor Road due to the excessive depth proposed. This concern was not shared by the planning inspector who considered that *'the extension would not be overbearing or result in any unacceptable loss of outlook to occupiers of 2 Manor Road or other adjacent dwellings and would not be inconsistent with UDP policy D5.'* In this instance the proposed extension would be over 25m away from the nearest neighbouring habitable room windows on Manor Road. Given the above it is not considered that the proposed development would adversely affect neighbouring outlook.

Overall the proposed development is not considered to harm neighbouring amenity and is compliant with policy 4B.1 of the London Plan, policies D4, D5, EP25 of the HUDP 2004 and SPG on Designing New Development (March 2003).

### **3) Parking and Highway Safety**

The proposed development would add a further 27 guest rooms to the existing hotel. When applying the HUDP parking standards of 1 space per five rooms means the hotel should have 20 spaces for guests. The existing car park of 50 spaces would comfortably meet this requirement. The proposal would add a further 3 spaces meaning 20 spaces for guests leaving 33 spaces for visitors and employees.

The streets around the hotel are regulated as residents parking zones, meaning people wishing to park on the street need to have a residents parking permit.

The site has a PTAL of 4 and is within walking distance of the 3 train stations and numerous bus links.

It is not considered that the proposal would have an adverse effect on highway safety or parking related issues and is therefore considered to comply with policies T6 and T13 of the HUDP 2004.

### **4) Access for All**

The proposed development would accommodate the needs of disabled persons through a range of inclusive design features such as an internal lift, level access points and the provision of disabled parking spaces.

With the appropriate condition attached to this report the proposed development is considered to comply with policy D4 of the HUDP 2004 and the Harrow Council SPD on Access For All (April 2006).

**5) Hotels & Tourism**

Policy R15 of the HUDP supports the retention and improvement of hotels where appropriate. In this instance the proposal is considered to comply with this policy.

**6) S17 Crime & Disorder Act**

The proposed development incorporates the key principles of Safer Places and Secured by Design.

The proposed development offers good natural surveillance throughout the site with habitable room windows facing street frontage and communal areas within the development site.

The development proposes a variety of different measures with regards to boundary treatment that will ensure the site is safe and secure.

To ensure that the Council is fully satisfied with the finer details of the proposed boundary treatment, further information is to be submitted by way of a condition attached to this report.

To ensure that these issues are satisfied in greater detail, the relevant Secured by Design conditions have been attached to this report. The proposal is considered to comply with policy 4B.1 of the Consolidated London Plan and policy D4 of the HUDP 2004.

**7) 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.

## SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

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|                                                                                                                                             |                           |                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------------|
| <b>17-19 HARROW</b>                                                                                                                         | <b>PETERBOROUGH ROAD,</b> | <b>Item: 2/01<br/>P/2782/08/GL</b> |
|                                                                                                                                             | Ward                      | GREENHILL                          |
| REAR EXTENSION AT GROUND TO THIRD FLOOR LEVEL AND ADDITIONAL FLOOR AT FOURTH FLOOR LEVEL TO PROVIDE ADDITIONAL OFFICE (CLASS B1) FLOORSPACE |                           |                                    |
| <b>Applicant:</b>                                                                                                                           | Mr Shany Gupta            |                                    |
| <b>Agent:</b>                                                                                                                               | Saloria Architects        |                                    |
| <b>Statutory Expiry Date:</b>                                                                                                               | 06/10/2008                |                                    |

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### RECOMMENDATION

Plan Nos: Site Plan; 7115-02-P0; 7115-31-P0; 7115-33-P0; 7115-34-P0; 7115-35-P0; 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 extension hereby permitted shall be constructed from the following external materials:

Hanson Hollins Russett brick.

Marley Eternit Blue/Black Rivendale roof tile.

REASON: To safeguard the appearance of the 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 London Plan and-or 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:

London Plan:

Harrow Unitary Development Plan:

London Plan policy 4B.1, 4B.8, D4, D7, T6, T13, EM15

#### 2 INFORMATIVE:

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

**3 INFORMATIVE:**

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

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

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

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

**4 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.

**5 INFORMATIVE:**

There may be public sewers crossing this site, so no building will be permitted within 3 metres 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:- 08459 200800.

**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) Principle of Development and Character and Appearance of the Area (4B.4, D4, D7, EM15)
- 2) Residential Amenity (D4)
- 3) Transport Impacts (T6, T13)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

## **INFORMATION**

### **a) Summary**

|                        |                                         |
|------------------------|-----------------------------------------|
| Statutory Return Type: | Minor Offices, R & D and Light Industry |
| Site Area:             | 793m <sup>2</sup>                       |
| Car Parking:           | Standard: 4                             |
|                        | Existing 19                             |
|                        | Proposed 18                             |
| Council Interest:      | None                                    |

### **b) Site Description**

- Four-storey, flat roofed office building set back approximately 4m from rear of footway on Peterborough Road
- Access to parking area at rear is via a no-through road (Carnegie Road) on southern flank
- To the south is a four/five storey office building
- To the north is a four-storey office building
- There are three-storey properties on the opposite side of Peterborough Road. These have commercial uses at ground floor with office and residential uses on the upper floor
- Premises is within Harrow Metropolitan Centre

### **c) Proposal Details**

- Ground to third floor rear extension, 8.26m deep, with fourth mansard floor over extended building
- Mansard roof extension would add 2.8m to overall height of building
- Mansard roof would have three dormer-style windows on the front elevation, two on rear elevation, 9 on Carnegie Road (southern) elevation and 6 on northern elevation, together with three windows by the service area
- Ground floor of rear extension would be partially open at the rear to accommodate car parking and refuse storage

### **Revisions to Previous Application:**

Following the previous decision P/0364/08/CFU the following amendments have been made:

- Ground floor of rear extension is partially enclosed, with partially covered car parking
- Size and scale of development is identical
- Net reduction of 1 car parking space

**d) Relevant History**

|               |                                                                                                                                                                                                                                                       |                                                   |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| LBH/6621/8    | Erection of 4 storey building comprising 9999 sq. Ft. Office accommodation with provision of access road and parking area (outline)                                                                                                                   | GRANTED<br>17-JAN-1977                            |
| LBH/6621/9    | Erection of 4-storey office block with provision of access road and parking spaces (details pursuant to outline permission dated 17th January 1977.                                                                                                   | GRANTED<br>02-JUN-1977                            |
| LBH/6621/10   | Provision of entrance canopy and reception area to office                                                                                                                                                                                             | GRANTED<br>09-MAR-1978                            |
| LBH/6621/12   | Retention of 4 storey building comprising 10,419 sq ft of office accommodation and provision of access road and parking area                                                                                                                          | GRANTED<br>09-NOV-1978                            |
| P/3235/04/COU | Outline: rear extension at ground to 3rd floor level and additional floor at fourth floor level                                                                                                                                                       | GRANTED<br>23-FEB-2005                            |
| P/0065/07/DFU | Fourth floor roof extension to provide 187sq.m. of additional office (B1) floorspace                                                                                                                                                                  | INVALID                                           |
| P/0364/08/DFU | Rear extension at ground to third floor level and additional floor at fourth floor level to provide additional office (class b1) floorspace                                                                                                           | GRANTED<br>19-JUN-2008                            |
| P/1352/08/DDP | Details pursuant to condition 2 (materials) attached to planning permission P/0364/08/CFU dated 19-03-08 for rear extension at ground floor to third floor level and additional fourth floor level to provide additional office (class B1) floorspace | APPROVED<br>02-JUN-2008                           |
| P/2631/08     | Addition of two new floors with mansard roof and front, side and rear dormers on top floor and five storey rear extension to provide 700m2 of additional floorspace; external alterations including new windows.                                      | Current<br>application<br>Expires:<br>07-OCT-2008 |

**e) Pre-Application Discussion**

- PAT/ENQ/02322/06/06/07 – Conversion into 23 residential units
- Conversion of building for 100% residential use is not desirable

**f) Applicant Statement**

- Application site is within Harrow Town Centre with associated facilities and transport links
- Extension and new floor is designed to be sympathetic to immediate surroundings and to make a positive contribution to the area

Item 2/01 : P/2782/08/GL continued/...

- Scale, bulk and form would match 21-27 Peterborough Road and would not visually dominate other buildings
- Access to upper floors would be via stairs and lift. Development would conform to Part M
- 80% of floor space would have natural light

**g) Consultations:**

- Highways Engineers: No objection.
- Drainage Engineers: There may be sewers crossing/adjacent to the site, so no development would be permitted within 3m of the sewers.

**Site Notice**

06-Feb-08

Expiry:

27-Feb-08

**Notifications:**

Sent:

31

Replies:

1

Expiry:

05-Sep-08

**Summary of Response:**

Loss of daylight and sunlight; no need for additional offices.

**APPRAISAL**

**1) Principle of Development and Character and Appearance of the Area**

The principle of the bulk, size and scale of the proposed development has already been established in the previous planning permission detailed above. The application site is located within Harrow Metropolitan Centre and has good access to transport and other facilities. As such, the site is considered suitable for commercial uses, and for an intensification of business use on the site.

The provision of an additional floor and the rear extension would not have a significant impact on nearby properties, given that the additions would abut other commercial buildings.

A condition requiring the materials of the external surfaces to be constructed according to previously approved materials has been added to ensure that the finished appearance of the development would not be out of keeping with other properties in the immediate area.

The proposal would be an appropriate design solution to create an additional 633m<sup>2</sup> of floorspace that would not be unduly obtrusive and would not be detrimental to the character or appearance of the locality.

**2) Residential Amenity**

The nearest residential façade is approximately 20m from the front of the building in Peterborough Road. This separation is considered sufficient that there would be no overshadowing of, or overlooking of, those residential properties.

To the rear of the property, there would be a separation of approximately 30m between the windows in the rear extension and the rear gardens of adjoining residential properties, together with partial screening provided by large trees on the common boundary line. This separation is considered sufficient to avoid overlooking or overshadowing of neighbouring residential properties.

Although new windows would be provided along the north and south elevations within close proximity of the neighbouring properties, these are not considered to be unreasonable given the neighbouring buildings are commercial offices. Notwithstanding this, an informative advising the applicant that these flank windows will not prejudice any future development of the neighbouring properties has been added.

### **3) Transport Implications**

Although the proposal would result in a two-thirds increase in floorspace at the site, it would also result in the loss of one car parking space. However, the proposed parking provision of 18 spaces would still be in excess of the requirements of current parking restraint policies in the UDP.

Given the proximity of the site to transport facilities, the level of car parking provision is considered acceptable and it is considered that the proposal would not give rise to additional parking demand in the surrounding controlled parking zone.

### **4) S17 Crime & Disorder Act**

The proposal would not 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 comments received in response to notification and consultation as set out above: this application is recommended for grant.

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Item: 2/02

'HIGHLANDS', 9 PARK VIEW ROAD, P/2765/08/RH  
PINNER

Ward PINNER

DEMOLITION OF HOUSE & CONSTRUCTION OF NEW 2 STOREY HOUSE;  
PROVISION OF GATED ENTRANCE, WIDENING OF DRIVEWAY AND  
HARDSURFACING TO FORECOURT

**Applicant:** Mr and Mrs Das

**Agent:** Rowan Orchid Architects Ltd

**Statutory Expiry Date:** | 06/10/2008

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## RECOMMENDATION

Plan Nos: 0802. OS-map, 0802.4.01 Rev A, 0802.4.02 Rev A, 0802.4.03 Rev A,  
0802.1.01, PLAN 200, Schedule of materials dated 11th August 2008.

**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

(c) the boundary treatment

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 details of the driveway and forecourt shown on the plans hereby approved, details of the proposed layout and surfacing materials of the driveway and forecourt shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

REASON: To safeguard the character and appearance of the Pinner Hill Estate conservation area, in accordance with policies D14, EP31 and EP32.

4 Notwithstanding the detail of the proposed boundary treatment shown on the plans hereby approved, including the gates to either side of the new dwelling, detailed drawings indicating the position, design, materials and type of all boundary treatment to be erected shall be submitted to, and approved in writing by, the local planning authority prior to commencement of development.

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

REASON: To safeguard the amenity of neighbouring residents and the character and appearance of the locality in accordance with policies D14, EP31 and EP32.

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 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.

7 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. Periodic inspections by a qualified Arboricultural Consultant should be included within the tree protection plan to ensure all tree protection measures are in place.

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

8 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.

9 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.

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

REASON: To safeguard the character or appearance of the Conservation Area.

11 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To ensure that adequate drainage facilities are provided.

13 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.

14 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.

## **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 London Plan and-or 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:

London Plan:

Harrow Unitary Development Plan:

SEP5 Structural Features

EP31 Areas of Special Character

EP32 Green Belt - Acceptable Land Uses

EP34 Extensions to Buildings in the Green Belt

D4 Standard of Design and Layout

D5 Amenity Space and Privacy

D10 Trees

D14 Conservation Areas

T13 Parking Standards

Supplementary Planning Guidance: Extensions a Householders Guide (2008)

Pinner Hill Estate Conservation Area Designation and Policy Statement (1990)

### **2 INFORMATIVE:**

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

### **3 INFORMATIVE:**

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

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,

and that work falls within the scope of the Act.

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

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

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

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the CLG website:

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)



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.

5 INFORMATIVE:

The submitted drawings indicate a tarmac finish to the driveway and forecourt area. This finish would be inconsistent with, and detrimental to, the character and appearance of the Pinner Hill Estate Conservation Area. The details required to be submitted in respect of condition 3 of this approval should provide detail of a gravel surface material that would protect and enhance the character of the Pinner Hill Estate Conservation Area.

6 INFORMATIVE:

The submitted drawings indicate boundary treatment that would be detrimental to the open character of the area, and to the character and appearance of the Pinner Hill Estate conservation area. The details required to be submitted in respect of condition 4 should provide a scheme of boundary treatment that respects and retains the open character of the area.

7 INFORMATIVE:

A precommencement meeting with Council's Planning Arboricultural Officer is advised to ensure all tree issues are addressed.

8 INFORMATIVE: Periodic inspections by a qualified Arboricultural Consultant should be included within the tree protection plan to ensure all tree protection measures are in place.

**MAIN CONSIDERATIONS AND POLICIES (2004 UDP)**

- 1) Principle of Development (D14)
- 2) Green Belt and Area of Special Character (EP31, EP32, EP34, SEP5, D4, D5)  
London Plan Green Belt policies
- 2) Character and Appearance of Conservation Area (D14)
- 3) Visual and Residential Amenity (D4, D5)
- 4) Parking (T13)
- 5) Crime and Disorder Act (D4)
- 6) Consultation Responses

## **INFORMATION**

This application has been referred to the Committee since all previous applications were brought to Committee before the delegation scheme was altered.

### **a) Summary**

|                           |                    |
|---------------------------|--------------------|
| Statutory Return Type:    | Householder        |
| Conservation Area:        | Pinner Hill Estate |
| Area of Special Character | Harrow Weald Ridge |
| Council Interest:         | None               |

### **b) Site Description**

- Two storey detached property on south side of Hillside Road
- Sited within Green Belt, Harrow Weald Ridge Area of Special Character and the Pinner Hill Estate Conservation Area
- Existing single storey side to rear extension (sited behind original integral garage and wrapping around the rear of the house); also front porch extension
- A number of mature trees are located in the front and rear garden
- The existing house is a 1960s build and plain in appearance when compared to other houses within the estate
- The site is adjoined to the west by Sunder Nivas and Old Gates to the east, two-storey detached houses.
- The surrounding area is characterised by substantial detached houses set within large green plots of land with no defined/prominent style of architecture.

### **c) Proposal Details**

- Demolition of existing house and replacement with a two-storey dwelling including basement and rooms in the roof space.
- Provision of gated entrance, widening and resurfacing of the existing drive way and hard surfacing of the forecourt and formal path way and gates to either side of the house.

#### **Revisions to Previous Application:**

Following the previous decision (P/2523/06/CFU) the following amendments have been made:

- The external appearance has been revised from a Tudor style building that picked up on the design of the house Naseby, located opposite the site, to a more modern design.
- Depth of new house has been increased at either end to extend 1m further at the front and 0.2m further to the rear. The width of the new house has been reduced by 0.4m and has been increased in height by 0.5m.
- The position of the house has been moved slightly closer to the eastern site boundary, increasing the distance from the western site boundary from 1.6m to 2m and has decreased the distance to the eastern site boundary from 3.3m to 2.7m.
- The single storey element along the eastern elevation of the approved scheme has been removed.

Item 2/02 : P/2765/08/RH continued/...

- A new roof light is proposed in the front roof slope and a second window is proposed in the western flank elevation at first floor level to serve an ensuite bathroom.

**d) Relevant History**

|                 |                                                                                                                                    |                      |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| HAR/15260/A     | Erect detached house and garage                                                                                                    | GRANTED<br>01-MAR-60 |
| WEST/697/96/FUL | Ground floor side and two storey rear extensions                                                                                   | GRANTED<br>15-JAN-97 |
| WEST/815/02/FUL | Single and two storey front and side extensions                                                                                    | GRANTED<br>30-APR-03 |
| P/2471/03/CFU   | Single and two storey front and side extensions, rear bay, crown roof over garage, new basement                                    | GRANTED<br>22-MAR-04 |
| P/1478/04/CFU   | Replacement two storey house                                                                                                       | GRANTED<br>11-NOV-04 |
| P/1530/05/CCA   | Conservation area consent: demolition of existing house and garage                                                                 | GRANTED<br>28-JUL-05 |
| P/952/05/CFU    | Replacement two storey house                                                                                                       | GRANTED<br>28-JUL-05 |
| P/2523/06/CFU   | Part single and part two storey replacement house with basement and accommodation at loft level, alterations to access and parking | GRANTED<br>25-JAN-07 |
| P/2524/06/CCA   | Demolition of existing house (conservation area consent)                                                                           | GRANTED<br>25-JAN-07 |

**e) Applicant Statement**

- The proposed new detached house is almost identical in terms of size, scale, massing and its location within the site, as to the approved permission (P/2023/06/CFU)
- The difference between this proposal and the approved scheme is a more elaborate design for the external appearance, the improvements of internal layout and rationalization of its structure to improve the setting and the visual appearance from the road and the use of its spaces by the future residents
- The general arrangement and type of amenity spaces follows closely the layout of the approved scheme (P/2023/06/CFU)
- The site level falls by approximately 5m from the northern boundary to the access at the southern boundary
- The existing site access is to be retained and the driveway extended to serve as separate vehicular and pedestrian access. Piers on either side of the walkway are proposed together with metal gates improving the current security.
- Car parking for future occupants is to be provided in a garage incorporated in the house envelope. The space in front of the garage is widened to allow a generous loading space.
- The bin storage is proposed to the east of the garage along the fence boundary. The enclosure is to be made from stained timber battens.

- The single storey garage is set at least 1m from the western boundary and projecting slightly past the building edge of the single storey building on the adjacent site.

**f) Consultations:**

**Highways Engineer:** No objection

**Drainage Services:** Details of disposal of sewage, surface water and surface water attenuation/storage works should be conditioned if approved.

**Planning Arboricultural Officer:** A tree protection plans, fencing details should be conditioned. In addition a precommencement meeting with Council's Planning Arboricultural Officer and periodic inspections by a qualified Arboricultural Consultant to check all tree protection measures are in place.

**CAAC:**

**Advertisement:** Character of Conservation Area                      Expiry: 04-SEPT-08

**Notifications:**  
Sent: 6                                              Replies: 0                                              Expiry: 04-SEPT-08

**APPRAISAL**

**1) Principle of Development**

The application seeks to demolish the existing two-storey dwelling house and erect a new two-storey dwelling in its place. Policy D14 of the Harrow Unitary Development Plan states "there will be presumption against the demolition of buildings which make a positive contribution to the character and appearance of a conservation area. If a building makes a neutral contribution, its value will be assessed against any proposed redevelopment"

The acceptance in principle of the demolition of the existing house was established in the previous approved scheme on the site. In considering this aspect of the previous scheme, it was concluded that the subject dwelling makes a neutral contribution to the character and appearance of the conservation area. Accordingly the loss of the dwelling would not be harmful to the character and appearance of the conservation area.

**2) Green Belt and Area of Special Character**

The site is located within the Green Belt and the Harrow Weald Ridge Area of Special Character. Planning Policy Guidance note 2 (PPG2) and London Plan policy 3D.9 state that there is a general presumption against inappropriate development in the Green Belt. Policy EP34 of the Harrow Unitary Development Plan seeks to minimise the impact of extending buildings within the green belt and in the case of extensions to dwellings, "not result in disproportionate additions over and above the size of the original dwelling".

UDP policy 31 requires redevelopment in an area of special character to preserve or improve the character of the area and protect skylines and views from intrusive development.

The site benefits from various unimplemented permissions to extend the existing dwelling and more recently to demolish and erect a new two-storey dwelling. The new house would have a more modern appearance than the most recently approved scheme P/2325/06/CFU but would largely occupy the same footprint as the approved scheme.

Notwithstanding the external appearance of the new dwelling, the minor differences between the two applications would include the removal of the basement roof lights along the eastern side elevation, increase in the length of the proposed dwelling by 0.9m, decrease in the width of the dwelling by 0.3m and the height of the proposed dwelling would be increased by 0.5m.

More specifically, the recently approved replacement house had a total footprint of 167sqm and total floor space of 452sqm. The current proposal has a footprint of 192sqm and total floor space of 369.5sqm. While being mindful of a gradual increase in the size of development on the site, the proposed scheme is considered to be acceptable in this respect.

|                              | Original | Approved % increase over original (P/2471/03/CFU) | Approved % increase over original (P/1478/04/CFU) | Approved % increase over original (P/952/05/CFU) | Proposed % increase over original (P/2523/06/CFU) | Proposed % increase over original |
|------------------------------|----------|---------------------------------------------------|---------------------------------------------------|--------------------------------------------------|---------------------------------------------------|-----------------------------------|
| Footprint (m <sup>2</sup> )  | 103      | 45%                                               | 45%                                               | 68%                                              | 69%                                               | 71%                               |
| Floor area (m <sup>2</sup> ) | 182      | 78%                                               | 108%                                              | 87%                                              | 148%                                              | 103%                              |

It is considered that the proposed alterations to the configuration of the development on the site, and in particular the increased boundary separation in relation to the previously approved scheme, mitigate against the impact of the increased volume floor space footprint.

The proposed house would not result in a materially different impact on the views and character of the Harrow Weald Ridge Area of Special Character than the recently approved scheme, or on the Green Belt.

### **3) Character of the Conservation Area**

The site is located within the Pinner Hill Estate Conservation Area. In recognition of the special character of the area, the Pinner Hill Estate Conservation Area is covered by an Article 4 direction removing permitted development rights for works to the front of the properties.

Much of the character of Pinner Hill is derived from the street scene, this is due to a combination of a street side greenness and well landscaped and planted boundaries to the properties. In order to maintain the rural setting of the area and the soft informal street scene, front boundary treatment has been limited in the area.

The proposed gated entrance to the front of the property would be inconsistent with the rural open character of the surrounding area. The use of iron railings and other hard materials in the treatment of the site boundaries have been identified in The Pinner Hill Estate Conservation Area Policy Statement as an inappropriate form of development that would be harmful to soft informal street scene.

The application proposes to widen the existing vehicular entrance and tarmac the lower slope of the existing gravel driveway and proposes concrete sett paving on the upper area. The layout of the driveway including the widening of the vehicular access was approved under planning ref: P2523/06/CFU. While it is noted that a number of properties along Park View Road have large open hard surfaced driveways, the proposed materials in this particular case would appear urban in appearance and would distract from the softness of the street verges contrary to policies 5 and 7 of Pinner Hill Estate Conservation Area Policy Statement. The proposed formal path ways to either side of the new dwelling would also be harmful to the rural appearance of the conservation area.

The applicant has advised that they will amend the scheme to provide boundary treatment and hard landscaping of the forecourt in line with the Pinner Hill Estate Conservation Area Policy Statement. The eastern path way is to be removed and the pathway to west is to be reduced in width, and softened by landscaping buffers to either side and gravel surface material. Accordingly, it is considered that this aspect of the development could be satisfactorily dealt with by condition.

The new dwelling has been designed to pick up on a number of the materials that are characteristic of the Tudor style properties in the area but would not be similar in appearance to the architectural style of these properties. The modern appearance of the new dwelling is considered acceptable given the mixed architectural style of the properties along Park View Road, the significant set back from the road and street scene and the mature trees to the front of the property that would largely obscure the proposed house from the street scene views. Accordingly, it is considered that the proposed house would not be detrimental to the character and appearance of the Conservation Area.

#### **4) Residential Amenity**

The new house would provide an acceptable standard of residential accommodation for future occupiers in accordance with policy D4 and D5 of the Harrow Unitary Development Plan. It is noted that the home cinema room would not benefit from a window or roof light as proposed in the approved scheme P/2325/08 however, given the number of habitable rooms in the dwelling that would receive adequate natural light and outlook this aspect of the scheme is considered acceptable in this instance.

Policy D5 of the Harrow Unitary Development Plan 2004 seeks to ensure that the amenity and privacy of occupiers of existing and proposed dwellings is safeguarded.

The existing dwelling is positioned 1.2m from the western site boundary and 4.4m from the eastern site boundary. The garages of the adjoining properties, Sunder Nivas to the west and Old Gates to the west separate the detached dwellings from the shared property boundary with the subject site. The house is currently positioned behind the building lines of the neighbouring properties, in particular Old Gates.

The proposed house would be positioned slightly forward of the dwelling approved under planning ref: P/2523/06. However, a greater distance is proposed to the respective shared property boundaries. Consistent with the approved scheme (P/2523/06) the new house would be sited slightly forward of the neighbouring Sunder Nivas and would be positioned behind Old Gates.

The proposed single storey element would project 1 metre beyond the rear elevation of the garage of Sunder Nivas to the west. No windows are located in the flank wall of this garage. It is considered that an adequate separation distance is provided between the proposed development and the shared property boundary to prevent impact on the amenity of the neighbouring property in accordance with Supplementary Planning Guidance: Extensions a Householder's Guide.

The proposed two storey element would project 1m further into the rear garden than Sunder Nivas and would be sited at a distance of 5 metres from the common boundary. The first floor flank level windows of Sunder Nivas serve the landing and a secondary window to a bedroom and thus, are not protected. The proposed development would be positioned a sufficient distance from Sunder Nivas not to result in the loss of light, overshadowing or to appear visually overbearing. The two storey rear projection would comply with the 45° code. An additional window is proposed in the western flank elevation however this small bathroom window is not considered to be harmful or result in the perception of overlooking or loss of privacy by reason of its size.

Old Gates, the house to the east is positioned approximately 11m from the site boundary. The proposed house would be positioned 2.8m from the shared property and would project slightly further than the existing dwelling. Given the significant separation distance provided between the proposed house and the neighbouring dwelling, the development would not harm the amenity currently enjoyed by the occupiers of the neighbouring site.

In conclusion, the siting and footprint would be similar to the approved scheme (ref: P/2523/06 dated Jan 07) with greater separation provided to the boundaries of the application site.

**5) Parking**

The application proposes three informal off-street parking spaces, one in the garage and two on the driveway at the front of the property. This is considered appropriate given the number of proposed habitable rooms of the house, the suburban location of the site and the limited accessibility to public transport. The proposed parking provision complies with Policy T13 of the Harrow Unitary Development Plan and is considered to be adequate with regards to the parking standards.

**6) S17 Crime & Disorder Act**

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

**7) Consultation Responses**

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

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**Item: 3/01**  
**P/2376/08/DC3**

**NORTH HARROW ASSEMBLY HALL,  
STATION ROAD; INCLUDING 34 & 36  
CANTERBURY ROAD AND 37 & 39  
GLOUCESTER ROAD, NORTH HARROW**

Ward      HEADSTONE SOUTH

DEMOLITION OF BUILDINGS, CONSTRUCTION OF COMMUNITY CENTRE INCLUDING SPORTS HALL, GYM, PRAYER HALL FOR UP TO 200 PEOPLE, LIBRARY, CHILDREN'S PLAY CENTRE, CAFE/RESTAURANT, 24 BED NURSING HOME AND 8 FLATS

**Applicant:** B W Foundation  
**Agent:** Mr Howard Green  
**Statutory Expiry Date:** | 06/10/2008

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### RECOMMENDATION

Plan Nos: RG\_07-736-01, RG\_07-736-02, 9806E\_SEC\_01, 9806IBPL-01/-02, 9806IB\_PL\_00, 9806IB\_PL01-PL02, 9806IB\_PL\_ROOF, 9806IB\_ELEV\_01/02/03/04, 9806B\_SEC\_A1/B1/C1, 9806\_SEC\_D1/E1/F1/G1

Planning Statement  
Design and Access Statement  
Consultation Statement  
Sequential Test  
Sustainability and Environmental Planning Report  
Traffic Statement  
Green Travel Plan  
Ground Investigation Report  
Report of Classification of Waste Soils for off-site Disposal  
Survey and Maintenance Manual for Culvert  
Habitat and Bat Survey  
Flood Risk Assessment

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

1 The proposed development, by reason of excessive bulk, massing, footprint, and design inappropriate to its setting would appear unduly bulky, obtrusive, overbearing and over dominant and would detract from the established pattern/character of existing development in the vicinity and would have detrimental affect on the character and appearance of the street scene and the amenities of neighbouring occupiers contrary to policies 4B.1 of the London Plan 2004, D4, and D5 of the Harrow Unitary Development Plan 2004, and Supplementary Planning Guidance: Designing New Development.

2 The proposed development would, by reason of excessive site coverage by buildings, hard-surfaced areas and parking with associated disturbance and general activity, lack of green space and loss of trees, be an over-intensive use, and amount to an overdevelopment of the site to the detriment of neighbouring residents and the character and appearance of the area, contrary to policies 4B.1 of The London Plan 2008, D4, D5, D9, D10, EP25 of the Harrow Unitary Development Plan 2004, and Supplementary Planning Guidance Designing New Development (March 2003).

3 The proposed development, by reason of habitable room windows on the side elevation facing neighbouring properties on Cumberland Road, would result in overlooking of neighbouring habitable room windows and rear garden amenity areas to the detriment of neighbouring privacy and amenity contrary to policies 4B.1 of the London Plan 2008 and D4, D5 of the Harrow Unitary Development Plan 2004, Supplementary Planning Guidance Designing New Development (March 2003).

4 The Flood Risk Assessment (FRA) provided in support of the application does not adequately address that the development meets the requirements of Planning Policy Statement 25 (PPS 25): Development and Flood Risk contrary to policy EP11 of the Harrow Unitary Development Plan 2004.

5 The increased intensity of use of the application site could encourage additional vehicular movement and injudicious on-street parking to the detriment of the flow and safety of vehicular traffic and pedestrians on the public highway, contrary to policies D4, T6 and T13 of the HUDP 2004.

6 The proposed development, by reason of failing to demonstrate through a sequential approach that the proposed development would not adversely affect the vitality and viability of the North Harrow District Centre, would result in an inappropriate edge of centre development contrary to policies SEM 2 and EM5 of the HUDP 2004.

7 The proposed development by reason of non-provision of children's play space for the residential element of the development would result in inadequate amenity for future children and young persons occupying the development contrary to policies 4B.1 of the London Plan, D5 of the HUDP 2004 and Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation (March 2008).

8 The proposed development makes insufficient bin provision for the nursing home element, contrary to policy D4 of the HUDP 2004.

## **INFORMATIVES**

1 The following policies in the London Plan and-or the Harrow Unitary Development Plan are relevant to this decision:

The London Plan Policies: 3A.1, 3A.2, 3A.3, 3A.5, 4A.1, 4A.2, 4A.7, 4A.14, 4A.16, 4A.21

HUDP 2004 Polices: S1, SEM2, EP11, EP15, EP20, EP25, D4, D5, D9, D10, D29, D30, H11, H14, EM5, T6, T13, C2, C10, C11, C16, C17

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

- 1) Design and Character of Area (4B.1) (S1, D4, D9, D10, D29, D30)
- 2) Residential Amenity (D4, D5, EP25)
- 3) Traffic Impact and Highway Safety (T6, T13)
- 4) Provision of Community & Leisure Facilities (C2, C10, C11, C16, C17, SEM2, EM5, R13)
- 5) Sustainable Design & Renewable Energy (4A.1, 4A.2, 4A.7, 4A.14, 4A.16, 4A.21) (EP15, EP20, D4)
- 6) Lifetime Homes & Access For All (3A.5) (D4, C16, C17)
- 7) Flood Risk (EP11)
- 8) Housing Provision & Density (3A.1, 3A.2, 3A.3) (H11, H14)
- 9) S17 Crime & Disorder Act (D4)
- 10) Consultation Responses

**INFORMATION**

The agent has requested that consideration of the application be deferred, to give more time to address outstanding issues.

**a) Summary**

|                        |                                                                              |
|------------------------|------------------------------------------------------------------------------|
| Statutory Return Type: | Major Development, all other                                                 |
| Site Area:             | 0.35 ha                                                                      |
| Density:               | 123hrph<br>86dph                                                             |
| Car Parking:           |                                                                              |
| • Residential Use      | Standard: 10<br>Justified: 8<br>Provided: 8                                  |
| • Nursing Home         | Standard: N/A<br>Justified: No<br>Provided: 2                                |
| • Community Use        | Standard: 1 space per 300-600m <sup>2</sup><br>Justified: No<br>Provided: 32 |
| Lifetime Homes:        | 8                                                                            |
| Wheelchair Standards:  | N/A                                                                          |
| Council Interest:      | None                                                                         |

**b) Site Description**

- Site located to the northern edge of the North Harrow district centre;
- Existing single storey assembly hall built in late 1930's and is a series of pre-fabricated buildings with gross floor area of 400m<sup>2</sup> and ancillary parking for up to 27 cars;
- Proposal site also includes a pair of semi-detached houses at numbers 34 and 36 Canterbury Road (residential use) and another pair of semi-detached houses at numbers 37 and 39 Gloucester Road (used as nursery);
- Petrol filling station directly across Station Road to the west;

- To the north, south and east are 2-storey residential semi-detached properties on Canterbury Road, Cumberland Road and Gloucester Road;
- Down Station Road at its junction with Pinner Road is the Genesis Housing Association development on the site of the former bowling alley and Safeway supermarket;
- North Harrow District Centre with shopping and other services approximately 85m from site;
- North Harrow underground station on the metropolitan line approximately 250m from site;
- Station Road to the front of the site is a designated borough distributor road;
- Site located within a flood risk area with the Yeading Brook in a culvert running through the site.

**c) Proposal Details**

- Demolition of existing pairs of semi-detached houses at 34 & 36 Canterbury Road and 37 & 39 Gloucester Road;
- Demolition of existing North Harrow Assembly Hall;
- Redevelopment to provide 3-storey mixed used community centre with ancillary facilities and multi level basement floor space;
- Sports hall at basement 2 level to provide 5 a side football pitch that can also be used as 4 badminton courts;
- Provision of both male and female gym areas;
- Provision of beauty salon;
- Prayer room at ground floor level capable of accommodating 200 people;
- Provision of children's play centre;
- Library at first floor level in central section;
- 3 seminar rooms at basement 2 level
- Restaurant/café at ground floor level ancillary to the community centre use;
- 8 flats in northern part of development comprised of 2x2 bedroom flats and 6x1 bedroom flats;
- 24 bed nursing home in southern part of development;
- Basement parking for 42 cars below southern block with 8 spaces allocated to flats, 2 spaces to the nursing home and remainder allocated for community centre use.

**d) Relevant History**

- None relevant.

**e) Pre Application Discussion**

The applicant has presented pre-application proposals to the local planning authority on the 2/4/07, 23/4/07, 23/11/07, 5/12/07 and 13/12/07. The scheme has progressed over time, however the key points raised by the LPA on the proposed redevelopment of this site are as follows:

Land Drainage Bylaws state that there should be no buildings within 5m of the Yeading Brook culvert. Site also within a flood plain so a Flood Risk Assessment would be required. Advised to discuss culvert situation further with the Environment Agency and Harrow Council Drainage Engineers;

- Redevelopment of existing community use is considered acceptable in principle;
- Loss of existing residential properties should be replaced with residential use within development;
- Nursing home element is acceptable in principle;
- Proposed contemporary design appears to be high quality architecture;
- The LPA has fundamental concerns about the capacity of this narrow and restricted site with regards to accommodating such a large scale development;
- Concerns with how the development relates to the character of the surrounding area and neighbouring buildings
- Concerns with overlooking and neighbouring amenity;
- Concerns with height, maximum of 3-storey's high would be more appropriate;
- Concerns with overall bulk of building and this needs to be reduced to minimise the impact in the street scene;
- Proposal would result in a substantial intensification in the use of the site and be a significant attraction;
- The preparation of a robust green travel plan will be critical to the success of the scheme;
- Parking provision of 1:1 for the residential element would seem appropriate;
- Require a clear picture of the range of events to be held at the site, with hours of use, numbers of persons attending etc to assess the potential traffic generation and parking impact;
- The proposal will need to comply with London Plan renewable energy requirements;
- The proposal will need to comply with the Lifetime Homes Standards, Wheelchair Homes Standards and Harrow Council SPD on Access For All;
- Security of the site of concern with a recessed front entrance, open frontage and recessed pedestrian entrance to rear all creating opportunities for crime with an overall lack of natural surveillance. Advised to adhere to principles and practices of Secured by Design and Safer Places;
- The proposal provides very little opportunities for landscaping.

**f) Applicant Statement**

- BW Foundation is a registered UK charity who purchased the North Harrow Assembly Hall off Harrow Council in 1992;
- The proposed redevelopment of the site would provide an important asset to the borough and the centre will be a landmark building in Harrow;
- The proposal would fulfil the aims of the Council's 2003 Cultural Strategy;
- Hall currently used every Friday midday for prayers attended by over 500 people;
- 8pm-10pm every Friday prayers are followed by a guest speaker which attracts between 150-250 people on average;
- Prayer meetings are held every evening at 8pm and at midday over the weekend that last for 30-45minutes and attended between 20 and 50 people;

- Hall is also used for a range of other uses such as exercise and yoga classes, mother and toddler groups, polling station, tutorial and educational meetings, Arabic culture and language classes;
- The centre usually closes by 10:30pm most evenings but sometimes can be later going into the early hours of the morning;
- The centre is therefore used extensively on a daily basis but is also other important dates within the Islamic calendar such as Ramadan and Muharram which both last for 30 days and attract between 150-350 people on a daily basis;
- In addition there are some social functions such as weddings that attract between 800-100 people;
- The redevelopment of the site would allow future occupants of the residential and nursing home elements access to considerable social activities;
- It is anticipated that with improved facilities and larger building capacity that the level of activity would higher than what the existing hall attracts;
- Being a Muslim organisation, no alcoholic drink of any kind will ever be permitted on the premises in connection with any function even to an outside body;
- The level of activity associated with the children's play centre would be similar to that of the existing nursery use at 39 Gloucester Road;
- There has been extensive community consultation undertaken in line with PPS1 and PPS12 and 79% of respondents indicated they would find a new community centre useful, and only 19% of people felt that traffic generated would be an issue;
- A sequential test analysis concluded that there are not a sufficient number of alternative sites at less risk of flooding in the borough to deliver the boroughs housing target;
- The development would be highly sustainable incorporating a considerable number of energy saving and sustainability measures;
- None of the existing trees running along the eastern side of the boundary would be adversely affected and none of the existing trees on site are worthy of protection;
- Existing culvert is in generally good condition but in need of some repair;
- There is no evidence of any species of importance or significance on the site;
- The proposal is compliant with PPG17 as it is providing an easily accessible community recreation facility;
- The proposal would be fully accessible by persons with disabilities;
- Being close to the North Harrow District Centre the proposal would make a positive contribution to the vitality and viability of the town centre;
- The project will be a landmark building in Harrow.

**g) Consultations:**

Environment Agency: Objection – Flood Risk Assessment does not comply with the requirements of PPS25 and fails to adequately assess the risk to the site associated with flood flows from the Yeading Brook.

Thames Water: No objection, recommend that surface water be attenuated.

Metropolitan Police: No comment.

Headstone Residents Association: Objection – proposal totally out of keeping with the character of surrounding area; proposal represents an overdevelopment of the site; loss of light and overshadowing; loss of greenery and trees; increase in noise disturbance; increased pressure on parking, increase in traffic causing congestion and pollution problems; negative impact on amenity; concerns as to funding of the scheme and want guarantee development wont be left half finished.

**Advertisement:** | Major Development | Expiry: 14/8/08

**Notifications:**

Sent: 509

Replies: 313

Expiry: 6/8/08

**Summary of Responses:**

**Those against: (227)**

Design of building out of character with surrounding area, proposal represents an overdevelopment of the site, not enough people consulted on application, would result in an increase in crime and vandalism in area, increase in noise disturbance to local residents as a result of the increase in capacity and facilities, adverse effect on street parking in surrounding residential streets, increase in traffic congestion, loss of houses which complement the character of the surrounding area undesirable, loss of light to neighbouring properties, building would appear imposing and overly dominant in the street, futuristic design not suitable in this locality, lack of parking spaces proposed, adverse effect on highway and pedestrian safety, increase in pollution, no need for community facilities of the size proposed, community facilities would have limited use and appeal by the wider non-Muslim community, loss of trees would have detrimental effect on appearance of the surrounding area, proposal seems more like a mosque than a community centre, already existing problems with illegal parking as a result of the prayer meetings at existing site, loss of green space/landscaped areas for a concrete building with excessive paving would detract from the suburban character of the area, no need for more cafes in north harrow, already have a library in north harrow, Station Road mosque is a Sunni mosque where as north harrow assembly hall is used by Shia Muslims so there will not be a reduction in numbers attending prayers when the Station Road mosque is finished as the applicant suggests, access to centre would be restricted and not fully accessible to wider community.

**Those in support: (86)**

Centre will be for all Shia Muslims in North West London although 200 person prayer hall is too small and can hopefully be expanded in near future, centre will cater for Halal food, Islamic library, residential nursing homes for Muslims and segregated sports facilities for Muslim women, centre would provide much needed facilities for young people in North Harrow, positive example of Muslims trying to integrate into the community, existing facilities in need of upgrading, lack of existing leisure facilities in North Harrow, the proposed café is much need in North Harrow, community centre would provide a place where

people can meet and make new friends, proposal encourages healthy living and will help combat obesity problem which are on the rise in Britain, proposed scheme has taken on board concerns of neighbours and decreased the overall height and size of the building and increased the parking provision, the large increase in numbers visiting the site will stimulate local business and promote employment in the area, library containing Arabic and Islamic literature would be a welcome resource in the area which the current North Harrow Library does not cater for, the design of the proposal would create a landmark building for Harrow.

## **APPRAISAL**

### **1) Design & Character of Area**

The proposed development is considered to represent an overdevelopment of the site and would be out of character with the surrounding street scene.

On its own merits the design of the proposed building represents high quality contemporary architecture incorporating sustainable concepts and Islamic influences in its overall approach. The result is a futuristic, sleek looking modern building. Unfortunately this design approach would fail to relate to or have any particular regard to the character and appearance of the existing street scene and surrounding area.

The proposal is considered inconsistent to 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 character of the surrounding area is mostly semi-detached 2-storey residential houses, particularly on Canterbury Road, Gloucester Road and Cumberland Road. The character of Station Road is mixed heading toward the junction with Pinner Road but predominantly semi-detached 2-storey houses in the opposite direction heading north.

Furthermore, explanatory paragraph 4.10 of policy D4 states that 'development should be designed to complement their surroundings and have a satisfactory relationship with adjoining buildings and spaces'.

It is considered that the design of the proposal would not complement the key make up of the surrounding areas and represents an insensitive design approach to the address the mixed character of the surrounding area. The loss of the existing semi detached houses at 34 & 36 Canterbury Road and 37 Gloucester Road and the nursery buildings 39 Gloucester Road would further detract from the character of the street scene.

A fundamental problem with the proposal is the extent to which the building would cover the site. The built form and footprint of the proposed building would cover over 85% of the total site area and in some parts be built hard up against the boundary of neighbouring properties.



The building would be 3-storey's high at the northern and southern parts and 2-storey's high in the central element of the proposed building. The frontage of the building off Station road would be over 110m long, 27m long off Canterbury Road and 22m long off Gloucester Road.

Given such extensive site coverage, combined with the height, massing and length of the proposed building the impact on the surrounding street would be a development that has an overbearing and over dominant appearance and would fail to relate to the setting or character of the street scene.

The applicant in their design and access statement makes comparisons with the proposed scheme and that of the recently completed Genesis Housing development at 354-366 Pinner Road which was granted planning permission in 2006 ref: P/2447/04/CFU. However there are some notable differences in site circumstances between that development and the one currently being proposed.

Firstly the Genesis development is located in the designated North Harrow district centre which is characterised by retail uses and associated services. The ground floor element off Pinner Road is also located within the primary shopping frontage.

The second key difference between the two sites is the design and architectural make up of the buildings. It is acknowledged that the Genesis building is larger than that being proposed at the assembly hall site but the genesis housing site area is significantly larger and surrounded by town centre uses and warehouse buildings and in a setting that is more urban in character. The proposal site on the other hand is boarded by 2-storey, semi detached residential properties and within a more defined suburban setting.

The loss of 12 existing trees and 2 hedges on site as a result of the development is regrettable even though there are no species worthy of statutory protection. There would also be a significant loss of green space as a result of the proposed development changing the character from a suburban setting to harsher more urbanised setting. Although some green space is incorporated into the design of the proposal compared to the existing this is noticeably less. Further the majority of green space provision is within the site and away from the street frontages giving the development an over emphasis of hard surfacing and built form detracting from the character of the surrounding street scene. In this regard the proposed development is considered contrary to policy D9 of the HUDP 2004.

Overall the proposed development is considered to represent an overdevelopment of the site and would be out of character with the character of the surrounding street scene contrary to policy 4B.1 of the London Plan, policies D4, D5, D9, D10, C10 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

## **2) Residential Amenity**

It is considered that the proposed development would result in a noticeable impact on residential amenity.

Daylight and sunlight is assessed in the Sustainability & Environmental Planning Report. The report concludes that the proposed development will retain good day lighting and sunlight levels to the surrounding residential properties. The development would meet the minimum Building Research Establishment (BRE) guidelines on daylight and sunlight.

Outlook for neighbouring residents would change significantly as a result of the development. The outlook from properties backing onto the site, in particular the properties on Cumberland Road would look out onto a very large and dominant 2-3 storey building, where as currently the outlook is onto a modest single storey community hall with large areas of greenery and numerous mature / semi-mature trees. It is considered that number 55 Cumberland Road would be adversely affected by being enclosed on two of its three sides from the proposed building to the detriment of amenity value for its occupants.

Privacy would be an issue with the proposed development. The occupants of numbers 55 and 57 Cumberland Road would be directly overlooked by the nursing home element of the development. Habitable room windows at 1<sup>st</sup> floor level, would have unobstructed views within 6m of the rear garden area and 12m of the rear habitable room windows of number 55 Cumberland Road. The proposal is therefore considered to result in a loss of privacy for neighbouring residents contrary to policy D5 of the HUDP 2004.

Noise is considered to be an issue with the proposed development. The applicant has failed to demonstrate through the submission of a noise report that the intensification of the use of the site through the redevelopment would not have an adverse impact on noise levels in the vicinity. It is considered that the increase in building capacity, parking and range of uses proposed that there would be a noticeable impact on noise levels, activity and associated disturbance in the surrounding area. It is considered that this in turn would have an adverse effect on neighbouring amenity contrary to policy EP25 of the HUDP 2004.

On-site amenity provision with regards to green space and private outdoor amenity area for future occupants is considered inadequate. In particular there is no allocated outdoor children's play space as part of the development. For all new developments that include a residential element the proposal must have regard to the London Plan Supplementary Planning Guidance: Providing for Children and Young People's Play and Informal Recreation (March 2008) and provide a minimum of 10m<sup>2</sup> of defined play space per child. The SPG states:

'The new requirement, set out in this SPG, is to provide 10 square metres of well designed play and recreation space for every child to be accommodated in new housing development ... It is important to provide space for play and informal recreation as part of new housing developments.'

Although the development includes sports and gym facilities this is for the use by BW Foundation members and the wider community and not specifically for children living within the residential element of the proposal, further this recreation space is indoors. The SPG states:

'If children and young people are to have the chance to play out in the fresh air, to be physically active and to meet with friends and peers, then they need space out of doors that offers free access.'

Although there is some outdoor green space within the proposed scheme this is not specifically allocated to the residential element of the development. Furthermore there is no specific children's outdoor play space provision within the green space for the future occupants.

Overall the proposed development would result in an adverse impact on neighbouring amenity through increased noise disturbance, loss of privacy, loss of outlook and insufficient provision of children's play space, contrary to policies 4B.1 of the London Plan, policies D4, D5 and EP25 of the HUDP 2004 and Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation (March 2008).

### **3) Traffic Generation and Highway Safety**

The proposed development would lead to a significant increase in traffic generation and activity than the use of the existing site which accommodates 27 on site parking spaces.

The proposed onsite parking provision would be 42 spaces split between 8 residential spaces, 2 spaces for the nursing home and the remaining 32 spaces for the community centre.

The residential allocation of parking is considered sufficient given the size of the proposed flats. The allocation for the nursing home is considered insufficient as there are likely to be a significant number of visitors and reasonable number of staff associated with this use.

The parking for community use, although within HUDP standards, is considered insufficient given that the existing use provides 27 spaces to a much smaller building with a significantly less intensive use of the site and there are already issues with parking. The proposed parking for the redeveloped community centre only adds a further 5 spaces but the use of the site would increase substantially.

The proposed scheme provides 2 disabled spaces. This is considered insufficient for a development of this size and nature.

Given the lack of a controlled parking zone in the area there is nothing to stop the users, staff or residents of the development from parking on the street. Given the extensive range of uses, the size of the development and range in hours of use it is considered that the proposed on site parking provision would be unable to accommodate all users and as a result there would be a significant and noticeable overspill of parking onto the surrounding streets.

The proposed development is considered to result in an increase in traffic movements and on-street parking to the detriment of neighbouring amenity and highway safety contrary to policies T6 and T13 of the HUDP 2004.

#### **4) Provision of Community Facilities**

The proposed redevelopment of the existing community use is considered acceptable in principle. The proposed new community centre would provide a modern multi use building with sports and exercise facilities, a library, a prayer room, beauty salon, restaurant/café, children's play centre, seminar rooms, 24 bed nursing home and 8 residential units.

Policy R13 of the HUDP encourages dual and multi use sports facilities however not where they adversely impact on neighbouring amenity.

Policy C10 of the HUDP requires a range of issues to be considered when assessing proposals for new community facilities. For example the community centre should be located in the catchment population it serves, it should be accessible to public transport links, should not adversely affect neighbouring amenity and visual amenity of the area, and it should provide an appropriate level of car parking. Both the transport, parking and amenity issues have been discussed earlier in this report.

The existing facilities currently cater mostly for the Shia Muslim community of Harrow. The applicant states that they 'aspire to develop a landmark project to be of particular attraction to the youth of Harrow whilst providing an outstanding Community Centre for their members' own use but with the ability to serve a wider community.'

The applicant then goes on to state that: 'Whilst the new NHCC will continue to fulfil its present functions it will also be open to people of all ethnic and religious backgrounds.'

It is not entirely clear from the applicant's statement whether the community centre will be available for use by the entire community or whether it would be only for members of the BW Foundation. Numerous objectors raised this concern, however this issue on its own is not considered to be a material planning consideration.

Policy EM5 of the HUDP requires proposals for new retail and leisure development to be located within the metropolitan and district centres. The community centre includes a wide range of uses that would normally be found in town centres. As the site is on the edge of the designated North Harrow District Centre the applicant must demonstrate that there is a need for this large scale proposal outside of the District Centre and that all other sequential options are inappropriate. It must also be demonstrated that the vitality and viability of the North Harrow district centre would not be compromised as a result of the proposed development.

The applicant has demonstrated that there is a need to redevelop the site as the existing facilities are struggling to cope with the large numbers of people using the site. They have not however demonstrated that such a large scale redevelopment of the site with a wider range of uses than the existing use would not harm the North Harrow District Centre. For this reason the proposed development is considered contrary to policies SEM2 and EM5 of the HUDP 2004.

#### **5) Sustainable Design & Renewable Energy**

The proposed development seeks to achieve a Code Level 3 Sustainability Rating. The proposal also seeks to reduce carbon emissions by 20% above building regulation requirements through the implementation of a range of measures such as on site renewable energy generation and energy saving design features and initiatives.

Given the size, form and layout of the development it is calculated that the development when complete, would produce approximately 280 tonnes of Carbon Dioxide per year if it used conventional forms of energy supply such as electricity and gas. With the proposed measures the final scheme would produce 165 tonnes of carbon emissions per year.

The proposed reduction of carbon emissions of 20% from renewable energy and passive sources meets the requirements of London Plan policy 4A.7.

The Sustainability & Environmental Planning Report submitted in support of the application shows that the use of ground source heat pumps combined with solar hot water collectors is seen as the most effective and efficient form of renewable energy that would achieve the greatest reduction in carbon emissions compared with other forms of renewable energy. This would provide 70% of the heating and hot water requirements and reduce carbon emissions by 20%. The applicant has also identified a second option using a central heating plant (CHP) has also been identified as the less preferable option of the two as the hot water provision and carbon emissions reductions would be less than the ground source heat pumps option.

Other forms of onsite renewable energy generation were investigated however due to various reasons were not considered suitable for this site.

Photovoltaics are typically an expensive option however require little long term maintenance. The applicant has demonstrated that this option is not ideal given the level of power generated from photovoltaics is only 1.6% of the developments needs.

Wind turbines have also been investigated however this type of renewable energy technology the actual energy output is very low. Further there are associated issues with neighbouring amenity regarding noise disturbance and visual amenity.

**Biomass heating and biomass CHP were considered problematic due to the requirements of heavy vehicle movements to deliver wood pellets and the requirements for a large storage area on site.**

Passive design measures will contribute to reducing overall energy usage of the site. Design measures include:

- Energy efficient lighting and fittings;
- Energy efficient appliances & boilers;
- Using sustainably and locally sourced materials;
- Maximising solar gains to utilise daylight and reduce reliance on lighting;
- Passive solar measures on south facing windows to reduce heat in summer months;
- Insulation to exceed building control requirements;
- Low flow taps, dual flush toilets and low flow showers restricting water usage to less than 150 litres per person per day;
- Rainwater harvesting;
- Green roofs.

The layout of the development and positioning of the bin stores would allow for easy collecting for refuse vehicles. It is not clear however whether refuse storage arrangements would comply with Harrow Council's code of practice refuse storage and collection. The plans indicate 3x1100 litre general waste bins and 2x1280 litre recycling bins at ground floor level to the north east corner off Canterbury Road. Three additional bins are proposed to the front of the building off Station Road, however it is not clear what size these are and for what elements of the development that accommodate. It is assumed that these would accommodate the residential element, however it is not clear what provision if any has been made for the nursing home element.

It is considered good practice in the interests of reducing over food waste collection is considered appropriate to require the installation of under sink waste disposal units to all of the 8 residential units as this can reduce the amount of food waste by around 20% per unit. Unfortunately this has not been included as part of the proposal.

The proposed development would achieve high levels of renewable energy measures and effectively reduce carbon emissions and is therefore considered to comply with policies 4A.1, 4A.2, 4A.7, 4A.14, 4A.16 of The London Plan 2004 and EP15, EP20, D4 of the Harrow Unitary Development Plan 2004 and

Supplementary Planning Guidance: Sustainable Design and Construction. The proposal would however fail to provide sufficient bin storage and recycling facilities for the rest home element of the proposal contrary to policies D4 of the HUDP 2004.

**6) Lifetime Homes and Access For All**

The proposed development is considered to comply with the Accessible Homes SPD (April 2006), which requires 100% of all new residential developments to be built to meet the Lifetime Homes Standards. In this case all 8 units would meet the Lifetime Homes Standards.

The community uses of the scheme would aim to accommodate the needs for disabled users through providing 2 disabled car parking spaces, level and ramped access to the ground floor level and lift access to the upper and lower levels.

The proposed development is considered to generally comply with policy 3A.5 of the consolidated London Plan 2008, policies D4, C16, C17 of the HUDP 2004, Accessible Homes Supplementary Planning Document (April 2006) and Access for All Supplementary Planning Documents (April 2006).

**7) Flood Risk**

The applicant has submitted a Flood Risk Assessment Report in support of the application along with a sequential assessment. Having received comments from the Environment Agency on the these documents the Environment Agency has objected to the proposed development in so far that it does not satisfactorily demonstrate that the development would be safe and would not result in the increase in flood risk elsewhere.

The proposal is considered to fail to address the requirements of PPS25 and is therefore contrary policy EP11 of the HUDP 2004.

**8) Housing Provision and Density**

The proposed development would provide an additional 8 units (net gain 5 units) to the boroughs housing stock, which would make a positive contribution with regards to meeting annual housing targets in Harrow. This aspect of the development is therefore supported in principle.

The proposed residential density is 123 habitable rooms per hectare (hrph) which includes the nursing home element. Given the context of the surrounding area this figure is considered appropriate.

**9) S17 Crime & Disorder Act**

At the pre-application stage the LPA advised the applicant to have particular regard to good design that addresses the principles and practices of Safer Places and Secured by Design.

The applicant proposes security measures such as 6 CCTV camera points to areas lacking in natural surveillance and all entrance points, gated entrance to the underground car parking areas, concierge / security office, gated entrance to north eastern corner of site off Canterbury Road and garden wall off Cumberland Road.

In the main the above measures generally follow the basic principles and practices of Secured by Design and Safer Places

**10 Consultation Responses:**

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

- not enough people consulted on application – the LPA has fulfilled its statutory obligations with regards to notifications and consultations.
- funding concerns with regards to developers leaving half finished building – this is 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 refusal.



## SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None.

## SECTION 5 - PRIOR APPROVAL APPLICATIONS

None.