



STRATEGIC PLANNING COMMITTEE

WEDNESDAY 5 NOVEMBER 2008

PLANNING APPLICATIONS RECEIVED

STRATEGIC PLANNING COMMITTEE

APPLICATIONS

WEDNESDAY 5TH NOVEMBER 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

WEDNESDAY 5TH NOVEMBER 2008

INDEX

						Page No.
1/01	415 BURNT OAK BROADWAY & R/O 369 & 415 BURNT OAK BROADWAY, EDGWARE	P/2238/08/DT2	EDGWARE	GRANT	1	
	DEMOLITION OF EXISTING. CONSTRUCTION OF 564 SQ.M RETAIL, 10 X 2 BED FLATS, 4 X 1 BED FLATS IN 4 STOREY BUILDING, PARKING & ANCILLARY DEVELOPMENT					
2/01	NORBURY FIRST AND MIDDLE SCHOOL, 100 WELLDON CRESCENT, HARROW.	P/3177/08/DC3	GREENHILL	GRANT	15	
	EXTENSION TO SCHOOL TO PROVIDE PERFORMING ARTS STUDIO					
2/02	FORMER GOVERNMENT OFFICES, HONEYPOT LANE, STANMORE	P/0980/08/DC3 P/1110/07/DC3 P/2752/08/DC3 P/3280/08/DC3	CANONS	APPROVE	20	
	DETAILS OF LANDSCAPING, MATERIALS, RENEWABLE ENERGY AND FINISHED FLOOR LEVELS REQUIRED BY CONDITIONS 9, 15, 23 & 27 OF PLANNING PERMISSION REF: P/2317/06/CFU, ALLOWED ON APPEAL					
2/03	551 PINNER ROAD, HARROW	P/1503/08/GL	HEADSTONE NORTH	GRANT	25	
	CHANGE OF USE OF GROUND FLOOR MOTORCYCLE SHOP (SUI GENERIS) TO					

RESTAURANT/TAKEAWAY
(A3/A5); SINGLE-STOREY
REAR EXTENSION;
EXTERNAL ALTERATIONS

5/01	'FERRARI HOUSE', 102 COLLEGE ROAD, HARROW PRIOR APPROVAL FOR SITING AND APPEARANCE: THREE SECTORED ANTENNAE, ONE 300MM DIAMETER DISH TOGETHER WITH FOUR EQUIPMENT CABINETS ON THE ROOFTOP	P/3181/08/GL	GREENHILL	PERMISSION REQD	34
-------------	--	---------------------	------------------	----------------------------	-----------

SECTION 1 – MAJOR APPLICATIONS

Item: 1/01

**415 BURNT OAK BROADWAY & R/O 369 P/2238/08/DT2
& 415 BURNT OAK BROADWAY,
EDGWARE**

Ward EDGWARE

DEMOLITION OF EXISTING. CONSTRUCTION OF 564 SQ.M RETAIL, 10 X 2 BED FLATS, 4 X 1 BED FLATS IN 4 STOREY BUILDING, PARKING & ANCILLARY DEVELOPMENT

Applicant: Homeguard Properties Ltd

Agent: Dalton Warner Davis LLP - Ms Gill Eaton

Statutory Expiry Date: | 26-SEP-08

RECOMMENDATION

Plan Nos: 07195/201 rev B 07195 202 rev A 07195 203 07195 204 07195 205
rev A 07195 301 rev C 07195 302 rev B 07195 303 rev B 07195 304
rev B 07195 305 rev B 07195 306 rev B 07195 307 rev B

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

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

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

2 No 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.

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

(a) the frontage.

(b) the boundary.

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

REASON: In the interests of amenity and highway safety.

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

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

5 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.

6 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 use shall not be commenced 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.

7 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.

8 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.

9 The development hereby permitted shall not commence until details of the provision for attenuation against externally generated noise and vibration 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 shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

10 The development as detailed in the approved drawings shall be built to Lifetime Homes Standards and Wheelchair Standards and thereafter retained to those standards.

REASON: To ensure provision of Lifetime/Home/Wheelchair Standard housing in accordance with the policies of the London Plan.

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

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

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

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

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 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.

16 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.

17 The development hereby permitted shall not commence until details of measures to be implemented to ensure the scheme is capable of connection to a future district heating system have been submitted to, and approved in writing by, the local planning authority.

REASON: To ensure consistency with London Plan policies 4A.5 and 4A.6.

18 The retail use hereby permitted shall not be open to customers outside the following times:-

- a: 08.30 hours to 20:30 hours, Monday to Saturday inclusive,
- b: 09.30 hours to 18.30 hours, Sundays or Bank Holidays.

19 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 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 from the residential element and to ensure a satisfactory form of development.

20 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.

21 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

22 No site works or development shall commence until details of the proposed renewable energy generation measures on site to address 20% of the total energy demand of the development of the development have been submitted to, and approved by, the local planning authority.

REASON: To ensure a sustainable form of development that would achieve a reduction in carbon dioxide emissions in accordance with Policy 4A.7 of London Plan Consolidated with Alterations since 2004 (2008)

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:

Government Guidance:

PPS1, PPG2, PPS3, PPS9, PPG13, PPG15, PPG16, PPG17, PPG22, PPG23, PPS 24, PPS25 Circular 11/2005 The Town and Country Planning (Green Belt) Direction 2005

London Plan 2008 Policies:

2A.1 Sustainability Criteria

2A. 2 The Spatial strategy for Development

2a.9 The Suburbs: Supporting Sustainable Communities

3A.1 Increasing London's Supply of Housing

3A2 Borough Housing Targets

3A.5 Housing Choice

3A.9 Affordable Housing Targets

3A,10 Negotiating Affordable Housing in Individual Private Residential and Mixed Use Schemes

3C1 The Spatial Strategy for Development
4A.4 Energy Assessment
4A.7 Renewable Energy
4A.11 Living Roofs and Walls
4A.14 Sustainable Drainage
4A.18 Water and Sewerage Infrastructure
4B.1 Design Principles For a Compact City
4B.2 Promoting World Class Architecture and Design
Sustainable Design & Construction: The London Plan Supplementary Planning
Guidance (May 2006)

Harrow Unitary Development Plan:
S1 - The Form of Development and Pattern of Land Use
EP15 - Water Conservation
EP20 - Use of Previously-Developed Land
D4 - The Standard of Design & Layout
D9 - Streetside Greenness and Forecourt Greenery
D10 - Trees and New Development
T6 - The Transport Impact of Development Proposals
T13 - Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

The 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.)

4 INFORMATIVE:

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

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:

Any changes that are proposed to the existing shopfront will require an application for planning permission and/or advertisement consent for changes to the fascia.

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:

Government Guidance:

PPS1, PPG2, PPS3, PPS9, PPG13, PPG15, PPG16, PPG17, PPG22, PPG23, PPS 24, PPS25 Circular 11/2005 The Town and Country Planning (Green Belt) Direction 2005

London Plan 2008 Policies:

- 2A.1 Sustainability Criteria
- 2A. 2 The Spatial strategy for Development
- 2a.9 The Suburbs: Supporting Sustainable Communities
- 3A.1 Increasing London's Supply of Housing
- 3A2 Borough Housing Targets
- 3A.5 Housing Choice
- 3A.9 Affordable Housing Targets
- 3A.10 Negotiating Affordable Housing in Individual Private Residential and Mixed Use Schemes
- 3C1 The Spatial Strategy for Development
- 4A.4 Energy Assessment
- 4A.7 Renewable Energy
- 4A.11 Living Roofs and Walls
- 4A.14 Sustainable Drainage
- 4A.18 Water and Sewerage Infrastructure

4B.1 Design Principles For a Compact City
4B.2 Promoting World Class Architecture and Design
Sustainable Design & Construction: The London Plan Supplementary Planning
Guidance (May 2006)

Harrow Unitary Development Plan:
S1 - The Form of Development and Pattern of Land Use
EP15 - Water Conservation
EP20 - Use of Previously-Developed Land
D4 - The Standard of Design & Layout
D9 - Streetside Greenness and Forecourt Greenery
D10 - Trees and New Development
T6 - The Transport Impact of Development Proposals
T13 - Parking Standards

2 INFORMATIVE:

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

3 INFORMATIVE:

The 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.)

4 INFORMATIVE:

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Design, Appearance and Layout (S1, SEP5, EP20, D4, D9, 4A.7, 4A.9, 4 B.1)
- 2) Residential Amenity (D5)
- 3) Parking (T13)
- 4) Affordable Housing (3 A.1)
- 5) Renewable Energy (4A.4, 4A.7, 4A.8, 4A.16, EP15, EP20, D4)
- 6) S17 Crime & Disorder Act (D4)
- 7) Access For All & Accessible Homes (3A.5) (D4)
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	0.1548 ha
Habitable Rooms:	38
Car Parking:	Standard: 19 (Maximum) (Including 4 spaces for customers of the proposed retail use and 1 space for members of staff)
	Justified: 18
	Provided: 10
Council Interest:	None

b) Site Description

- The application site is on the north side of Burnt Oak Broadway near to the junction with Camrose Avenue. It is approximately 500m to the immediate north of Burnt Oak District Centre, which is served by local bus routes and the nearby Burnt Oak London Underground station (Northern Line).
- The site has for many years been the sales and repair centre of Rex Judd Motorcycles. The building has a single storey frontage that extends upwards by roughly by half a storey as land levels rise quite steeply to the southwest.

- The applicant owns the car park to Argonaut House, a modern office building at the rear of the application site. Outline planning permission has been given recently for the redevelopment of the car park for an office (B1 Use Class) development.
- Access to the proposed development would be off Camrose Avenue via the car park of Argonaut House.
- Adjacent to the southern boundary of the application site is Edgware House, a Grade II Listed building of Georgian origin; on the northern boundary is a fairly modern three-storey block of flats known as Albany House.

c) Proposal Details

- Permission is sought for the redevelopment of the site for 14 flats in a four storey building with 564 sqm of retail floor space on the ground floor frontage, parking and ancillary development.

Revisions to Previous Application:

- The previous scheme was withdrawn after it was discovered that the proposed site layout was a misrepresentation of the actual layout of buildings and spaces. It showed a parking layout for the office building adjacent to Argonaut House that bore very little resemblance to the parking layout that was actually given planning permission
- In effect, the layout that was shown for that site, coupled with the proposed parking layout for the Rex Judd site, would have resulted in an overall development that had almost 100% hard standing coverage. This would have three unacceptable consequences; firstly, so much hard standing would have an ugly and unwelcome effect on the local streetscene. Secondly, the over provision of car parking on the site would cause undue noise and disturbance to residents in the adjoining houses along Camrose Avenue and Albany Crescent. Finally, the introduction of so much hard standing would have resulted in the loss of a number of trees in the north west corner of the site, which, though not protected by a TPO, were considered worthy of retention by the Council's Tree Officer because of their amenity value.

d) Relevant History

P/0635/08/CFU	Redevelopment: Part three/part four storey building to provide a ground floor shop (A1 Use Class) vehicular access, car and cycle parking, landscaping and refuse storage	WITHDRAWN 07-MAY-08
P/2025/07/CFU	Demolition of building, construction of part three, part four storey for retailing and fourteen flats.	REFUSE 12-SEP-2007

e) Applicant Statement

- Existing development with a large advertisement hoarding dominating the frontage contributes little to the streetscene.
- The building typology of the locality is mixed, with the height, scale and age of buildings varying. A notable feature however, is the frequency of car showrooms and car-associated services along this section of the A5.
- Proposal has been revised following lengthy discussions with Council Officers and it is felt that the objections to car parking provision, amenity space and affordable housing that characterised earlier schemes have been overcome.

f) Consultations:

- Engineering Services: Standard conditions are recommended for disposal of sewage, disposal of surface water and surface water attenuation and storage are recommended.
- Waste Management: Advice is given on numbers and capacity of bin storage for the scheme.
- English Heritage: Site is within an Archaeological Priority Area but the application is not considered to have any effect on significant archaeological remains. The requirement for an Archaeological Assessment of the site is therefore waived.

g) Advertisement: | 7-JULY-08 | Expiry: 28-JULY-08

Notifications:

Sent:	Replies:	Expiry:
29	None	28-JULY-08

Summary of Response:

N/A

APPRAISAL

1) Design, Appearance and Layout

- The design of the proposed development is not contentious and is broadly similar to the previous schemes that were submitted. However the layout of the scheme was unacceptable. The only amenity space that has been provided was on either side of the proposed flats at first floor level and at the rear of second floor level in the form of a roof terrace, this was in lieu of a communal garden.
- Flat 1 on the first floor frontage would have had no amenity space and flat 2 would have had a negligible area of roughly 7.3 sqm. On the 2nd floor, flats 7, 8 and 11 would have had to rely for their amenity space on a communal area, which is a distance of over 18m to the rear of the landing. The three flats in the roof space would also have been reliant on this limited and inaccessible space for their amenity.

- Finally, the amenity space for flat 6 would have been enclosed by the northern flank wall of Edgware House and would therefore receive limited sunshine and poor outlook.
- The deficiency of amenity space, its poor layout and the disproportionate relationship between buildings and spaces were unacceptable and contrary to HUDP Policy D5. It says that residential development should maintain adequate separation between buildings and distance to site boundaries in order to protect the privacy and amenity of occupiers of existing and proposed adjoining dwellings. It stresses that proposals should provide space around buildings to reflect the setting of neighbouring buildings.
- The applicants were advised to submit revised plans to overcome these deficiencies.

2) Residential Amenity

- Similarly, the proposal would have resulted in unsatisfactory living conditions for both neighbouring residents and future occupiers
- On the eastern side of the proposed development rooms to proposed flats 6 (on the first floor) and flats 10 and 11 on the second floor, would have limited outlook because they would face the northern flank wall of Edgware House at a distance of only 4.5m (flats 6 and 11 are single aspect dwellings).
- In these two respects the proposal would have been in conflict with HUDP Policy D5. It emphasises that new residential development should ensure that the amenity and privacy of occupiers of existing and proposed dwellings is safeguarded.

3) Parking

- The scheme provides a one for one off street parking ratio, however the Highway Engineer has advised that the location of the site in an area of good public transport conditions provides an opportunity for the UDP parking standard to be relaxed.
- Furthermore, the engineer is concerned that existing traffic flows along Camrose Avenue would worsen if more traffic movements at such a busy junction were to take place.
- HUDP Policy T13, in tandem with National Guidance as set out in PPS 13, encourages a restraint-based approach, where, if good local public transport conditions exist, the maximum parking provision need not be met. Furthermore, it stresses that in such situations, non-car based modes of transport, such as cycling and car clubs should also be pursued.
- The locality has a PTAL (Public Transport Accessibility Level) of 4, which is relatively high. The site is on the A5 road, with its numerous bus services and the London Underground station at Burnt Oak is a short distance away to the south east of the site.
- As the proposal does not provide adequate and good quality amenity space, this could be overcome by reducing the number of parking spaces than the maximum of 1 to 1 that is provided for in HUDP Policy T13.
- The applicants were advised to submit an amended site layout that would overcome the conflict with HUDP Policy T13.

4) Affordable Housing

- The applicants submitted an affordable housing toolkit that demonstrated to the satisfaction of the Council's Housing Enabling officer that affordable housing could not be provided as part of the proposal. This was on the basis that the acquisition cost of the site dictated that a negative value would be returned.

5) Renewable Energy

- A Renewable Energy Statement was not submitted as part of the proposal. This is a requirement of London Plan Policy 4A.7 and associated policies in chapter 4 of the Plan. It expects that development should try to achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation.

6) S17 Crime & Disorder Act

- The residential entrance is on the main road frontage of Burnt Oak Broadway and would be overlooked by windows of habitable rooms in the proposed residential development and by the shopfront of the retail use. Good natural surveillance would therefore be assured. At the rear of the site the car parking area would be overlooked by windows of rooms at the rear of the proposed development, by rear living room windows of houses in Albany Crescent, to the north east of the site and by the adjacent office buildings.
- No conflict would arise therefore with 'Secured By Design' or 'Safer Places' principles.

7) Access for All

- The proposal does not comply with the Accessible Homes SPD in the following respects: A level entrance has not been provided at the residential entrance to the building. Bathroom/en suite facilities should be designed in accordance with Lifetime Homes standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.

8) Amended Plans

- An amended site layout plan was submitted that reduced the number of car parking spaces from 14 to 10. This achieves three aims with regard to HUDP policies; it provides for a more generous amount of amenity space at the rear of the site and a better quality of environment for future residents, in line with Policy D5. It provides a more sustainable form of development because there would be less dependency on car borne travel, as stressed by HUDP Policy T13 and it helps to alleviate the concerns for traffic generation along Camrose Avenue that were made by the Council's highways Engineer in relation to the scheme.
- The unsatisfactory outlook for flats 6 and 11 that had single aspect windows facing the flank wall of Edgware House has been overcome by reconfiguring the internal floor layout enabling additional windows to be provided in habitable rooms. In this way a better residential amenity will be provided for future occupiers, as required by HUDP Policy D5.

- The shortcomings of the development in relation to Lifetime Homes standards in relation to London Plan Policy 3A.5 and Harrow's SPD and are proposed to be dealt with by an appropriately worded planning condition.
- Renewable Energy provision will be dealt with by an appropriately worded planning condition.
- It is concluded that the amended plans have overcome the objections to the original scheme.

5) Consultation Responses:

- None received

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 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01

NORBURY FIRST AND MIDDLE SCHOOL, P/3177/08/DC3
100 WELLDON CRESCENT, HARROW

Ward GREENHILL

EXTENSION TO SCHOOL TO PROVIDE PERFORMING ARTS STUDIO

Applicant: Mr Allen Gibbons
Agent: Frankham Consultancy Group
Statutory Expiry Date: | 14 November 2008

RECOMMENDATION

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

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

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

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

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

a: the extension / building(s)

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

REASON: To safeguard the appearance of the locality

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

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the 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: 4A.7, 4A.8, 4A.9, 4B.1.

Harrow Unitary Development Plan: C7, C16, D4.

2 INFORMATIVE:

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

3 INFORMATIVE:

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

Access for All: http://www.harrow.gov.uk/downloads/AccessforallSPD_06.pdf

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

4 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (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:

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

6 INFORMATIVE:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

a) Summary

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

b) Site Description

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

c) Proposal Details

- Two-storey extension to create performing arts studio.

d) Revisions to Previous Application

Following the previous decision (P/3186/07/CFU) the following amendments have been made:

- Reduction in built floor area of plant room
- Reduction in height of extension from 9.1m to 8.8m high
- 2 less windows on courtyard frontage
- Flat roof pitch on east elevation

e) Relevant History

EAST/403/96/FUL	Extension to parking area	GRANT 01-AUG-96
EAST/517/02/LA3	Retention of palisade fencing	GRANT 14-JUL-03
P/1481/05/DLA	Two gazebos and pergola in playgrounds	GRANT 04-AUG-05
P/3168/07/CFU	Extension to school to provide performing arts studio	GRANT 23-NOV-07

f) Applicant's Statement

- Extension provides a multi purpose performing arts studio, a facility currently lacking within the school;
- Being a specialist teaching space it does not create any additional places on the school role and consequently will have no impact on the existing local traffic and transportation;
- The stage is not intended for public use and given its restricted size and openings it would not be suitable for external productions;

- Single feature extension which is linked to the existing building by a neutral corridor zone;
- The form of the extension has been determined in part by acoustic consideration of the main performance echoes. This has been emphasised in the external appearance to create a modern iconic statement for the school;
- Extension falls wholly within the existing hard-surfaced play area and the immediate landscaping will remain as tarmac;
- The footprint of the extension is 157m² leaving 1609m² of hard playing surface providing space for two netball courts, one five a side football court and a recreational play area including the existing safety surfaced equipment.
- Soft landscape areas remain unaffected;
- To provide access to the studio the design includes a platform lift to overcome the 450mm change of level;
- The amended corridor access onto the playground has been provided with a level threshold;
- Proposed design seeks to implement sustainable materials & renewable energy into final scheme.

g) Consultations

- N/A

Advertisement General Notification Expiry: 08-NOV-07

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

Summary of Responses: N/A

APPRAISAL

1) Design & Character of Area

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

There are some minor alterations to the design from the approved extension from 2007 which make the bulk and massing of the proposal slightly smaller than the approved extension. These changes are considered to be acceptable in design terms.

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

The proposed extension is considered to comply with policies 4A.1, 4B.1 of The London Plan 2008, policy D4 of the Harrow Unitary Development Plan 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

2) Amenity

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

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

The proposal is considered to comply with policies C7 and D4 of the HUDP 2004 and Supplementary Planning Guidance: Designing New Development (March 2003).

3) Access for All

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

4) S17 Crime & Disorder Act

The proposed development incorporates the basic principles of Safer Places and Secured by Design. It is considered that the proposed development would not result in an increase in crime. The proposal is therefore considered to comply with policy 4B.1 of The London Plan 2008, and policy D4 of the HUDP 2004.

5) 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.

**FORMER GOVERNMENT OFFICES,
HONEYPOT LANE, STANMORE**

**Item: 2/02
P/0980/08/DC3, P/1110/07/DC3,
P/2752/08/DC3 & P/3280/08/DC3
Ward CANONS**

DETAILS OF LANDSCAPING, MATERIALS, RENEWABLE ENERGY AND FINISHED FLOOR LEVELS REQUIRED BY CONDITIONS 9, 15, 23 & 27 OF PLANNING PERMISSION REF: P/2317/06/CFU, ALLOWED ON APPEAL

Applicant: Berkeley Urban Renaissance Ltd

Agent: Turley Associates

Statutory Expiry Date:	P/0980/08 – 10-JUN-08
	P/1110/08 – 13-JUN-08
	P/2752/08 – 07-NOV-08
	P/3280/08 – 31-DEC-08

RECOMMENDATION

Plan Nos: **Landscaping:** D1575L.119 Rev.PL2, D1575L.120 Rev.PL2, D1633L.121 Rev.PL2, D1575L.122 Rev.PL2, D1575L.123 Rev.PL2, D1575L.124 Rev.PL2, D1575L.125 Rev.PL2, D1575L.126 Rev.PL2, D1575L.127 Rev.PL2, D1575L.130 Rev.PL1, D1633L.131 Rev.PL1, D1575L.132 Rev.PL1, D1575L.132 Rev.PL1, D1575L.133 Rev.PL1, D1575L.134 Rev.PL1, D1575L.135 Rev.PL1, D1575L.136 Rev.PL1, D1575L.137 Rev.PL1, D1575L.138 Rev.PL1, Hard and Soft Materials Palette.

Levels: D1575L.600 Rev.PL, D1575L.601 Rev.PL, D1575L.602 Rev.PL, D1575L.603 Rev.PL, D1575L.604 Rev.PL, D1575L.605 Rev.PL

Materials: (PL)110C, (PL)111C, (PL)112C, Materials Strategy document (Revision A: September 2008), Ibstock Staff Slate Blue Smooth brick, Hanson Brindley Buff brick, Garsdale Eternit Fibre Cement, Marley Eternit tile hanging, Trespa High Pressure Laminate – Silver Grey panel cladding, Sto Therm render with Stippled finish, Norstone Stone panels – Charcoal in panels with expressed joints, Velfac 200 Series Composite Aluminium / Timber Window. External – Aluminium Powder Coated RAL 8080 (dark grey. Internal – Painted white or exposed softwood timber, Preservative treated Thermowood battens from European FSC Redwood Timber by rainforests limited timber privacy screens, Thermowood FSC Redwood timber cladding, JB Antislip plus decking, Marshalls Keyblock Burnt Ochre paving, Conservation paving Harvest Buff Coarse & Smooth, Traditional Tegula paving, Charcoal coloured paving, Traditional paving, Charcoal Eco Curb.

Renewable Energy: Energy Strategy.

DISCHARGE of the conditions described in the application subject to the following conditions:

Landscaping

1. The total impermeable area of the site shall not exceed that area used in the Flood Risk Assessment accompanying application P/2317/06/CFU.

REASON: To ensure no increase in flood risk.

Renewable Energy

2. The proposed measures as set out in the Energy Strategy, Rev F, by Fulcrum Consulting shall be fully implemented prior to the first occupation of any house or flat in any block.

REASON: To ensure compliance with condition 23 takes place.

Levels

3. The east boundary to the railway line shall be formed with a retaining wall so that the slope of the land does not exceed 10% (1 in 10).

REASON: To ensure that the land is capable of use by residents

- 1) **Landscaping** - that the proposed hard and soft landscaping would safeguard the appearance and character of the area, and enhance the appearance of the development.
- 2) **Materials** – to ensure that the materials to be used in the development safeguard the appearance of the locality and do not compromise the quality of development on the site.
- 3) **Renewable Energy** – to ensure a sustainable form of development and compliance with London Plan policy.
- 4) **Finished Floor Levels** – 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.

INFORMATION

a) Summary

Statutory Return Type:	Largescale	Major	Other
Site Area	6.2ha		
Habitable Rooms	2325		
Density	128 dpha	381 hrpha	
Car Parking	Standard	1135 (maximum)	
	Justified	740	
	Provided	740 (65%)	
Council Interest:	None		

b) Site Description

- Irregular shaped site previously used as government offices. 6190 sqm of empty offices remain, rest of site is vacant. Main access was from Honeypot Lane and secondary access on foot was to Whitchurch Lane, emerging opposite to Canons Park Station.
- Northern boundary of site abuts end of rear gardens of houses on the south side of Whitchurch Lane. An LUL sub station and the railway embankment form eastern boundary.

- To the south is the Parr Road Employment Area and then to the west Honeypot Lane and common land through which flows Edgware Brook. Beyond the brook are two modest housing areas, Bramble Close and Amber House.
- Part of the site lies within the Environment Agency's designated floodplain for the Edgware Brook.

c) Proposal Details

- Approval is sought for details of hard and soft landscaping required by Condition 9 of the planning permission.
- Approval is sought for details of materials required by Condition 15 of the planning permission.
- Approval is sought for details of on site renewable energy supply required by Condition 23 of the planning permission.
- Approval is sought for details of finished floor levels required by Condition 27 of the planning permission.

d) Relevant History

P/2317/06/CFU	Redevelopment to provide 816 residential units (including 40% affordable housing) 959 sq m Class A1/A2/A3/A4/A5/D1 and D2 floor space, 7,927 sqm of Class B1 9a) (b) and 9c) floor space, including a business incubator centre, creation of a new access onto Whitchurch Lane; and associated flood alleviation, landscaping, car parking and highway works.	REFUSED ALLOWED ON APPEAL 12-NOV-07
---------------	---	--

e) Applicant Statement

- N/A

f) Consultations:

- N/A

f) Advertisement:

- N/A

APPRAISAL

1) Landscaping

The proposed landscaping programme would involve the planting and implementation of a wide range of hard and soft landscaping. The soft landscaping would see the planting of the large number of tree, aquatic and shrub varieties throughout the site. The proposed hard landscaping incorporates paving elements, kerb and edge treatment, street furniture, gravel, timber decking and lighting all of which would safeguard the appearance and character of the area, and enhance the appearance of the development.

The proposed details have been reviewed by the Council landscape architect and are considered to satisfy condition 9.

2) Materials

The proposed materials strategy identifies the materials for each respective phase of the development. The materials palette for the development has been kept relatively small and in keeping with the materials used locally.

Brickwork will form the basis of most buildings with a variety of colours, textures and bonds used to create variation across the site. Render will be used on certain buildings where they drop to three storeys and for internal courtyard elevations. Timber will also be used in a limited number of places to highlight special buildings such as at the entrances to the site.

From the samples submitted and shown in the materials strategy it is considered that the proposed materials would safeguard the character and appearance of the locality and details are considered to be acceptable and satisfy condition 15.

3) Renewable Energy

The energy strategy demonstrates how the development will achieve a 10% reduction in CO2 emissions (as required by the appeal decision) above Part L of the Building Regulations through the use of roof mounted solar thermal panels. Roof mounted solar panels are considered an appropriate form of on-site renewable energy supply for this site. The requirements of condition 23 are considered to have been satisfied.

4) Finished Floor Levels

The details of finished floor levels have been reviewed by Harrow Council engineers and are considered to be acceptable and satisfy condition 27.

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.

CONDITIONS FOR HONEYPOT LANE, STANMORE – P/2317/06/CFU – UPDATED 20/10/08

CONDITIONS	DEL/CO M	TARGET COM.	OFF.	REF. NO.	DATE REC'D	EXPIRY DATE	DEC. DATE	DECN
CONDITION 2 - CONTAMINATION	COM	27/02/08	DT2	P/4015/07	28/11/07	23/01/08	28/2/08	APPR
CONDITION 4 - BOUNDARY TREATMENT	COM	27/02/08	DC3	P/4013/07	28/11/07	23/01/08	28/2/08	APPR
CONDITION 6 - ACCESS ROAD	DEL		DC3	P/3995/07	28/11/07	23/01/08	21/1/08	APPR
CONDITION 7 - TREE SURVEY	COM	06/02/08	DT2	P/4014/07	28/11/07	23/01/08	7/2/08	APPR
CONDITION 22 - PHASING	COM	16/01/08	DT2	P/3930/07	23/11/07	18/01/08	17/1/08	APPR
CONDITION 23 - RENEWABLE ENERGY	COM	04/06/08	DT2	P/4141/07	03/12/07	28/01/08	10/6/08	WITHDRN
CONDITION 26 - SURFACE WATER/ ATTENUATION	COM	16/04/08	DC3	P/4035/07	04/12/07	29/01/08	18/4/08	APPR
CONDITION 28 - SURFACE WATER CONTROL	COM	16/04/08	DC3	P/4036/07	04/12/07	29/01/08	18/4/08	APPR
CONDITION 29 - FLOOD STORAGE WORKS	COM	02/04/08	DC3	P/4037/07	04/12/07	29/01/08	4/4/08	APPR
COND TN 30 - MAINTENANCE REGIME FOR FLOOD STORAGE	COM	02/04/08	DC3	P/4040/07	04/12/07	29/01/08	4/4/08	APPR
CONDITION 20 - REFUSE ARRANGEMENTS	COM	25/06/08	DC3	P/0191/08	15/01/08	11/03/08	4/7/08	APPR
CONDITION 27 - LEVELS	COM	27/02/08	DC3	P/0263/08	18/01/08	14/03/08	28/2/08	APPR
CONDITION 26 - VARIATION OF COND.-SURFACE WATER	COM	27/02/08	DT2	P/0458/08	01/02/08	28/03/08	28/2/08	GRA
CONDITION 2 - VARIATION OF COND. – CONTAMINATION	COM	27/02/08	DT2	P/0459/08	01/02/08	28/03/08	25/3/08	WITHDRN
CONDITION 9 - HARD & SOFT LANDSCAPING	COM		DC3	P/0980/08	11/03/08	06/05/08		
CONDITION 15 - MATERIALS	COM		DT2	P/1110/08	14/03/08	09/05/08		
CONDITION 23 - RENEWABLE ENERGY	COM		DT2	P/2051/08	5/06/08	04/09/08	2/9/08	WITHDRN
CONDITION 26 - VARIATION OF COND.-SURFACE WATER	COM		DT2	P/2396/08	7/07/08	06/10/08	23/9/08	WITHDRN
CONDITION 22 - VARIATION OF COND – PHASING	COM		RP1	P/2400/08	9/07/08	08/10/08	9/10/08	WITHDRN
CONDITION 6 - VARIATION OF CONDITION – ACCESS RD	COM		DC3	P/2526/08	21/07/08	20/10/08	14/10/08	GRA
CONDITION 23 - RENEWABLE ENERGY	COM		DT2	P/2752/08	08/08/08	07/11/08		
CONDITION 17 - VARIATION OF COND. - CAR PARKING	COM		RP1	P/3204/08	23/09/08	23/12/08	14/10/08	GRA
CONDITION 27 - REVISED FINISHED FLOOR LEVELS	COM		DC3	P/3280/08	01/10/08	31/12/08		

551 PINNER ROAD, HARROW

Item: 2/03

P/1503/08/GL

Ward HEADSTONE NORTH

CHANGE OF USE OF GROUND FLOOR MOTORCYCLE SHOP (SUI GENERIS) TO RESTAURANT/TAKEAWAY (A3/A5); SINGLE-STOREY REAR EXTENSION; EXTERNAL ALTERATIONS

Applicant: Lexview Ltd

Agent: ELH Associates

Statutory Expiry Date: | 17-JUN-08

RECOMMENDATION

Plan Nos: Site Plan; 1507-04 Rev B (received 05-Aug-08); 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 use hereby permitted shall not be open to customers outside the following times:-

(a) 10.30 hours to 23.00 hours, Monday to Saturday inclusive,

(b) 10.30 hours to 22.30 hours on Sunday,

without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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

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

4 The development hereby permitted shall not commence until full details of ventilation and fume extraction have been submitted to, and approved in writing by, the local planning authority. The details shall include the external appearance, internal positioning, motor position and mounting and details of any filters to be used. The use shall not commence until those external works have been completed in accordance with the approved details. The works shall thereafter be retained.

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

5 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration, and odour/fume into any neighbouring premises.

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

6 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise and vibration into any neighbouring premises.

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

7 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 use shall not be commenced 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.

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

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

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

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

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:

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

EM19 Change of Use of Shops in Non-Designated Parades

EM25 Food, Drink and Late Night Uses

T13 Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the Council's policy to encourage developers to provide facilities for the separate storage and collection of different colour bottles for the purpose of recycling. The applicant should also note that such collections are carried out free of charge by the Council. Storage arrangements should be agreed with the Council's Cleansing and Transport Services Manager.

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

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

5 INFORMATIVE:

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

6 INFORMATIVE:

The applicant is requested to liaise with the Council's Highways Enforcement Section with regard to the provision of a litterbin, or appropriate alternative, outside the premises. The applicant is asked to ensure that this is emptied at regular intervals and that the Public Highway outside the premises is kept litter-free.

7 INFORMATIVE:

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. They further recommend, in line with best practice for the disposal of Fats, Oils & Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewerage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321.

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 or when challenged by a disabled person from October 2004.

The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

9 INFORMATIVE:

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

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (London Plan & 2004 UDP)

- 1) Change of Use of Shops in Non-Designated Parades (D4, EM19 & T13)
- 2) Residential Amenity, Food, Drink and Late Night Uses (D4, EM25)
- 3) S17 Crime & Disorder Act (D4)
- 4) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type: **Change of Use**

Car Parking: None

Council Interest: None

b) Site Description

- Three storey mid terrace property. Ground floor is currently a vacant motorcycle sales and repair shop (sui generis) in a non-designated parade in North Harrow District Centre
- Neighbouring properties are both shops (a tile shop and convenience store)
- Upper floors of the parade are currently residential
- Access to the rear of the shops is via the alley way adjacent to no. 557 Pinner Road

c) Proposal Details

- Change of use from A1 to A5/A3
- The establishment will accommodate 12 seats and 3 tables
- Single-storey rear extension, 6.5m deep at boundary with No. 549 Pinner Road and 4.5m wide. Alterations to escape stair for first floor flat

- New Shopfront
- Extract flue from kitchen at rear of proposed restaurant would be a 'balanced flue' system at ground floor level on the rear elevation

Revisions to Previous Application:

Following the previous decision (P/3614/07/DFU) the following amendments have been made:

- Single-storey rear extension proposed
- 'Balanced' extract flue at ground floor rear of building as opposed to external flue at rear of building extending above roof eaves

d) Relevant History

P/3614/07/DFU	Change of use of retail shop (class a1) to restaurant/takeaway (class a3/class a5) new shop front; extraction flue on rear elevation	WITHDRAWN 18-MAR-2008
---------------	--	--------------------------

e) Pre-Application Discussion

- None

f) Applicant Statement

- Design would increase sales and storage area; amended first floor escape access would be made secure

g) Consultations

Environmental Health: Extract system appears sufficient. Access to mechanical parts must be ensured to allow proper maintenance.

Waste Management: Developer should allow for the provision of three 1100 litre bins, one for recycling, one for residual waste and one for food waste

Highways Engineers: No Objection

Site Notice: | General Notification | Expiry: 06-JUN-08

Notifications:

Sent: 48

Replies: 36

Expiry: 30-MAY-08

Summary of Responses:

Loss of retail; excessive number of food outlets; inadequate parking; noise and disturbance; increased litter; pervasive odours

APPRAISAL

1) Change of Use of Shops in Non-Designated Parades

Policy EM19 states that, in non-designated parades in district centres, Council would normally permit Change of Use from any retail (A1) to non-retail use provided the use is appropriate to a town centre and the premises can be adequately serviced.

Notwithstanding this, the current authorised use of the ground floor of the property is as for motorcycle sales and repair, which is classified as a sui generis and not a retail use.

The proposal would have no impact on the proportion of the frontage in non-retail use and that change of use in this instance to a restaurant/take-away (Use Classes A3/A5) would be in accordance with policy EM19. It is considered that a restaurant/take-away use in this location would be appropriate in the town centre.

Access to the rear of the premises for servicing and deliveries is via the access road adjacent to 557 Pinner Road. The premises can be adequately serviced without causing harm to highway safety and convenience. The highways engineers have expressed no objection to the proposal and the change of use is not expected to cause any disruption to the free flow of traffic.

2) Residential Amenity, Food, Drink and Late Night Uses

Policy EM25 seeks to ensure that proposals for food & drink and late night uses do not have a harmful effect on residential amenity and in assessing applications regard will be had, inter alia, to the location of the premises, the proximity of residential property, the type of use proposed, soundproofing, parking/servicing and fume extraction. The premises are located on a London Distributor road, are close to North Harrow underground station and are served by local buses. A high proportion of customers are therefore expected to be pedestrians. In such a location the degree of ambient noise and general disturbance may be expected to be greater than surrounding residential areas both during the daytime and, albeit to a lesser degree, also during evenings and weekends. Consideration must also be given to the living conditions of the occupiers of flats/maisonettes above ground floor level in this parade and the houses. It is however, considered that the increased activity as a result of this proposal would not be such that would justify withholding planning permission. The condition attached to this permission limits the hours of use to 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays which is deemed acceptable for this location.

The Environmental Health Department has been consulted and have recommended that full details of the proposed extraction system are submitted and approved prior to the commencement of the use to ensure that the development would not have a detrimental impact on the residential amenities of neighbouring occupiers.

The plans show adequate storage space for three 1100 litre refuse/recycling bins at the rear of the property, although conditions are attached requiring details of refuse storage to be approved.

3) S17 Crime & Disorder Act

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

4) Consultation Responses

Street litter – not a material planning consideration

Other issues addressed in appraisal

CONCLUSION

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

this application is recommended for grant.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None.

SECTION 5 - PRIOR APPROVAL APPLICATIONS

'FERRARI HOUSE', 102 COLLEGE ROAD, HARROW **Item: 5/01**
P/3181/08/GL

Ward GREENHILL

PRIOR APPROVAL FOR SITING AND APPEARANCE: THREE SECTORED ANTENNAE, ONE 300MM DIAMETER DISH TOGETHER WITH FOUR EQUIPMENT CABINETS ON THE ROOFTOP

Applicant: Orange PCS LTD
Agent: PHA Communications LTD
Statutory Expiry Date: | 14-NOV-08

RECOMMENDATION

Plan Nos: R/101 Issue 1; R/102 Issue 2; R/103 Issue 3; Supporting Statement, Supporting Information, Technical Justification & Plots, ICNIRP Certificate

PRIOR APPROVAL of details of siting and appearance for the development described in the application and submitted plans is granted, subject to the following informatives:

INFORMATIVES

1 INFORMATIVE:

The applicant is advised that this decision relates only to the planning requirements imposed by the Town and Country Planning (General Permitted Development) Order 1995.

2 INFORMATIVE:

The applicant is advised that a notification to the local highway authority will be required under the New Roads and Street Works Act 1991 for opening the highway (footway) for installation and any associated ductwork.

3 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP
- 2) Character of Area and Visual/Residential Amenity (D4)
- 3) Telecommunications Development (D24)
- 4) S17 Crime & Disorder Act (D4)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Not Categorised

Council Interest: None

b) Site Description

- Application site is a four-storey commercial building in a terrace of similar properties on the northern side of College Road.
- Existing building is 12.2m high with a plant room on the roof.
- Plant room has a maximum height of 3.5m above roof level and is set approximately 9.5m behind front elevation.
- The site is on a non-designated frontage within Harrow Metropolitan Centre. The immediate area is characterised by office development, with Harrow Bus Station nearby on the opposite side of College Road

c) Proposal Details

- Pole-mounted antenna at front of building near boundary with No. 100 College Road (to east). Top of antenna would be 4m above roof height.
- Three equipment cabinets, with maximum height of 2.075m on roof. Cabinets would be 4.69m from front of building
- Pole mounted antenna on roof of plant room. Top of antenna would be 6.3m above roof height of main building. Antenna would be 13.5m from front of building
- 1m high electrical feed pillar on front elevation of building at ground floor level

d) Relevant History

- None

e) Pre-Application Discussion

- None

f) Applicant Statement

- The proposed structure has been selected as there are no rooftop sites available and there is sufficient space on the pavement for the cabinets without causing a hindrance to pedestrians.
- There is currently a deficiency in the network in the residential and commercial areas around the proposed site.
- No alternative sites were considered, as this is a replacement of an existing site.
- It can be confirmed that should the structure become redundant, the proposed development (including cabinets) should be removed.
- Confirmation of ICNIRP guidelines.

g) Consultations

Harrow Hill Trust: Response awaited

Site Notice: |

| Expiry: 15-OCT-08

Notifications:

Sent: 16

Replies: Awaited

Expiry: 15-OCT-2008

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines.

2) Character of Area and Visual/Residential Amenity

The only parts of the proposed installation that would be visible from the street would be the electrical feed pillar on the front elevation of the building and antenna projecting 4m above the roof of the building at the rear. The roof top equipment cabinets and the antenna on the roof of the plant room would not be visible from College Road, although they could be seen from the car park to the rear of the site.

Although the antenna at the front of the building would be visible from the street, the immediate area is characterised by commercial buildings, is outside the main shopping area of the Metropolitan Centre and does not experience high pedestrian flows. It is considered that the antenna at the front of the building would not be detrimental to the character or appearance of the area.

The electrical feeder pillar would be a typical form of street furniture and is considered acceptable.

The equipment cabinets would not be visible either from the street or the car park at the rear of the application site, and no objection is raised to this part of the proposal.

The antenna on the plant room would only be visible from the car park at the rear of the site. It is considered that this antenna would not be detrimental to the character or appearance of the area.

There are no residential properties in the vicinity, and the proposal would therefore have no impact on residential amenity.

Overall, it is considered that due to the existing character of the proposed location, the installation of the proposal would not be to the detriment of the visual amenity and appearance of the area.

3) Telecommunications Development

Policy D24 of the Harrow UDP outlines that proposals for telecommunications development will be considered favourably subject to six criteria.

The applicant has provided a list of alternative sites and has outlined why none of the alternative sites is suitable.

It is considered that the proposal has been sited and designed to minimise visual impact due to its location, and would have no impact on residential amenity. In terms of any potential health hazards, the applicant has also provided an ICNIRP declaration confirming compliance with the public exposure guidelines.

It is considered that the requirements of Policy D24 have been met, and that prior approval of the siting and design of the equipment should be granted.

4) S17 Crime & Disorder Act

This proposal is not considered to have any impact with respect to crime and disorder in the locality.

5) Consultation Responses

- None

CONCLUSION

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