



**STRATEGIC PLANNING
COMMITTEE**

WEDNESDAY 5 NOVEMBER 2008

ADDENDUM

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HARROW COUNCIL

ADDENDUM

STRATEGIC PLANNING COMMITTEE

WEDNESDAY 5TH NOVEMBER 2008

1/01 INFORMATION

Car parking Provided : delete 10, insert 14

Relevant History

P/2025/07/CFU	Demolition of building. Construction of part three, part four storey building for retailing and 14 flats	REFUSED 12-SEP-07
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Reasons for Refusal:

1. The proposal, by reason of siting, excessive height, scale and poor design would be out of character with the listed building. This would have an overbearing appearance contrary to policies SD1, SD2, D4, D5 & D11 of the Harrow Unitary Development Plan (2004).
2. The residential element of the development fails to meet both 'Lifetime Homes' standards and 'Wheelchair Accessible Homes' standards as set out in the Harrow 'Accessible Homes' Supplementary Planning Document (2006). This is contrary to policy H18 of Harrow Unitary Development Plan (2004) and the London Plan (2004).
3. Certain aspects of the development give opportunities for anti social behaviour and crime and have implications for fear of crime. This contrary to polices SD1, D4 & D7.
4. The layout of the development, in particular the location of the disabled parking space, the retail store and the refuse storage is poorly designed in that, when the disabled parking space is in use, the collection of rubbish would be hindered. This contrary to policy D4 & D8.

**APPRAISAL
ADD**

3) Parking

- The whole site (ie both the application site and the other land controlled by the applicant) currently provides 56 parking spaces.
Of these 31 were in use when the site was visited. The development will remove 14 spaces leaving 42 for the office use plus the 14 for the application site. (The office floorspace, including the unauthorised building at 4148 sq m requires a maximum of 1 space per 200 sq m, a total of 21.)
- The two storey office (currently unauthorised since conditions precedent have not been discharged) would have enjoyed 14 spaces now to form part of the residential development. As noted in 8) below the reduction in office parking is welcomed in reducing traffic movements.

5) Renewable Energy

This requirement has to be met by either a report showing a 20% reduction of CO2 emissions using the current Building Regulations as a baseline or can be conditioned as in this case. In accepting applications as valid the Council's requires, since April, that an energy statement be submitted. In this case given this is a revised scheme emerging that withdrawn in May, a condition has been used rather than requiring a statement.

The London Plan policy requires that a saving of 20% be shown or that it be shown as not being feasible in which case the maximum feasible is sought. In addition, condition 17 has been included so that the development may be joined to a combined heat and power system at a later date.

8) Amended plans - delete 14 to 10 spaces and insert 18 to 14.

2/01

ADD

Applicant : HARROW COUNCIL

INFORMATION

DELETE Freehold and **ADD** Owns Site

2/02

DELETE Condition 2 (Renewable Energy)

REPLACE with:

"The proposed measure as set out in the Energy Statement shall be fully implemented prior to the first occupation of the house or block to which they relate".

2/03

INFORMATION

c) **DELETE** first bullet point

INSERT Change of use from motorcycle shop (sui generis) to A3/A5. It is confirmed that a motorcycle shop does not fall within use class A1.

Appraisal

ADD

1) second paragraph. In short policy EM 19 which seeks to protect shops does not apply given the current use. The proposal would no impact on the proportion of the frontage in non retail use since it is already a non retail use.

DELETE third paragraph

2) delete 'close to' and insert '600m from'

AGENDA ITEM 10 There are no requests to make representations on planning applications at the meeting.