



## **PLANNING COMMITTEE**

**WEDNESDAY 22 JULY 2009**

# **ADDENDUM**

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**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 22<sup>nd</sup> July 2009**

<p><b>1/01</b></p>	<p>Under ‘policies relevant to this decision’ <b>ADD</b> the following after the London Plan 2008 section:</p> <p><b>Harrow Unitary Development Plan 2004:</b>  S1 – The form of development and pattern of land use  SEM2 – Hierarchy of town centres  EP11 – Development within floodplains  EP15 – Water conservation  EP20 – Use of previously developed land  EP25 – Noise  D4 – The standard of design and layout  D5 – New residential development – amenity space and privacy  D9 – Streetside greenness and forecourt greenery  D10 – Trees and new development  D29 – Street furniture  D30 – Public Art and design  T6 – The transport impact of development proposals  T13 – Parking standards  H11 – Presumption against the loss of residential land and buildings  H14 – Residential institutions  EM5 – New large-scale retail and leisure and other developments  R13 – Leisure facilities  C2 – Provision of social and community facilities  C10 – Community buildings and places of worship  C11 – Ethnic communities  C16 – Access to buildings and public spaces  C17 – Access to leisure, recreation, community and retail facilities</p> <p>Notifications  <b>AMEND</b> number of replies to 486</p> <p>Summary of Responses  <b>AMEND</b> change number of those against to 282</p>
<p><b>1/02</b></p>	<p><b>REPLACE</b> Plan Nos: B3271 P000, P003 Rev A, B3271 P004 Rev A, B3271 P005 Rev A with B3271 P000 Rev A, D003 Rev A, B3271 D004 Rev A, B3271 D005 Rev A</p>

## BACKGROUND

The Greater London Authority is a statutory consultee to the application due to the Green Belt location in combination with the proposed building footprint. While the Stage 1 report will be presented to the Mayor at 2pm on the 22<sup>nd</sup> July 2009, with the formal resolution communicated to the Council prior to the Planning Committee, the GLA case officer has advised of the draft recommendations that will be presented to the Mayor.

The GLA is in general support of the proposal, subject to clarification from the applicant of the case for development within the Green Belt. *The applicant has now provided this detail to the GLA.*

A detailed energy strategy is required to address London Plan energy policies, demonstrating energy efficiency measures, consideration of CHP use and inclusion of renewable energy generation. *In this case, it is considered that this can be addressed by a suitably worded condition.*

The GLA also require clarification of the compliance of the ramped access through the site with accessibility guidance. *A condition already accompanies the recommendation regarding site levels and an additional condition is recommended to ensure compliance with accessibility guidance.*

The GLA has also expressed concern regarding the design treatment of the building in the vicinity of the entrance. *It is considered that this aspect can be adequately addressed through the materials condition that already accompanies the recommendation.*

*Accordingly, it is proposed to amend the recommendation to reflect the requirement to refer the scheme back to the GLA as a Stage 2 referral before approval and through the addition of the following two conditions to address the GLA concerns with the scheme.*

## RECOMMENDATION

**INSERT** the following above the existing two paragraphs listed under the Recommendation:

**INFORM** the applicant that:

1. That the application is considered acceptable subject to the direction of the Mayor of London.
2. A formal decision notice to GRANT permission for the development described in the application and submitted plans, subject to planning conditions will be issued only upon the resolution of the aforementioned direction of the Mayor of London.

## REASON:

(This is the heading to sit above the existing two paragraphs listed below the recommendation)

## CONCLUSION:

### **DELETE:**

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, subject to the following conditions:

**INSERT:**

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, subject to the following conditions; and direction from the Major of London:

**CONCLUSION:**

**DELETE**

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, subject to the following conditions:

**INSERT**

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, subject to the following conditions; and direction from the Major of London:

**CONDITIONS**

**DELETE** Condition 20 and **REPLACE** with the following condition:

20. No development shall take place on the site until a revised and fully detailed energy strategy has been submitted to and approved in writing by the local planning authority, in conjunction with the Greater London Authority. The approved strategy shall subsequently be implemented in full, prior to first occupation of any part of the development hereby permitted.

Reason: In the interests of sustainability and climate change mitigation, in accordance with London Plan policies 4A.1, 4A.2, 4A.3, 4A.4, 4A.5, 4A.6 and 4A.7.

**INSERT**

21. Prior to the commencement of development on the site, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating suitable disabled access throughout the site, including the specific location of wheel chair car parking spaces within the car parking area. Development shall proceed in accordance with the details as approved, and specific measures shall be retained thereafter.

Reason: To ensure the provision of adequate access for all persons within the development in accordance with HUDP policy C16 and Supplementary Planning Document Access for All.

**INSERT**

22. Prior to the commencement of development on the site, an arboricultural method statement detailing the removal of the existing road along the eastern site boundary and the protection of the protected trees on the subject site and the adjoining woodland shall be submitted to and approved in writing by the Local Planning Authority. The removal of the road should be carried out in accordance with the approved method statement.

REASON: To protect the character and appearance of the site, the surrounding area, the ecological value of the site and the existing trees and woodland in accordance with

	policies EP28, D9 and D10 and London Plan Policy 3D.14.
1/03	<p><b>REPLACE</b> Point i) of first page of report with:</p> <p>i) <b>Affordable Housing:</b> 100% Affordable Housing provision of which 18 units are to be intermediate housing and the remaining 28 units are to be social rented and to be managed by a nominated Registered Social Landlord, subject to a nomination agreement.</p>
1/04	<p><b>REMOVE</b> of Condition 6 and <b>REPLACE</b> with the following Condition:</p> <p>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 relates.  REASON: To ensure the proposed development does not give rise to noise nuisance to neighbouring residents.</p> <p><b>REMOVE</b> Recommendation and <b>REPLACE</b> with:</p> <p><b>RECOMMENDATION</b></p> <p>INFORM the applicant that:</p> <p>1. The proposal is acceptable subject to the completion of a legal agreement within six months of the date of the Planning Committee [22 July 2009], to include the following:</p> <p>i) <b><u>Use of 36-38 Station Road</u></b></p> <p>Within one month of the completion and beneficiary occupation of the new development [unless otherwise approved in writing by the Director of Planning] to cease use of 36-38 Station Road as an operational Mosque.</p> <p>ii) <b><u>Removal of extensions to 36-38 Station Road</u></b></p> <p>Within one month of the date of the permission [unless otherwise approved in writing by the Director of Planning] to remove the single-storey rear projection / structure to the rear of the single-storey rear extension at 36-38 Station Road, and shall not be used for any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 [with Amendments].</p> <p>iii) <b><u>Affordable housing</u></b></p> <p>Within one month of the date of the permission [unless otherwise approved in writing by the Director of Planning] that 36-38 Station Road shall be brought into use for affordable housing as defined in the London Plan 2008 and Harrow's Unitary Development Plan 2004 whether by conversion or redevelopment [to be approved through the submission of a planning application], to be managed by a Registered Social Landlord, subject to a nomination agreement with Harrow Council.</p> <p>iv) <b><u>Hours of operation</u></b></p> <p>The premises shall not be used for any other function or assembly before 0730hrs</p>

	<p>and after 2200hrs except:</p> <ul style="list-style-type: none"> <li>a) in line with a religious calendar submitted to and approved in writing by the Director of Planning on an annual basis prior to the commencement of that religious calendar. Any changes to the submitted and approved religious calendar would require the further written agreement of the Director of Planning.</li> <li>b) with the prior written approval of the Director of Planning where the applicant has given not less than two months notice of an event occurring after 22.00 hrs</li> </ul> <p><b>v) <u>Car parking</u></b> A contribution of up to £15,000 towards the cost of the survey, public consultation and, if required, the implementation of a CPZ in Rosslyn Crescent;</p> <ul style="list-style-type: none"> <li>vi) Legal fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.</li> <li>vii) Planning administration fee: Payment of £750.00 administration fee for the monitoring of and compliance with this agreement.</li> </ul>
<p><b>2/04</b></p>	<p>Under Conditions: <b>ADD</b> 6. The roof area of the ground floor extension shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority. REASON: To safeguard the amenity of neighbouring residents.</p>
<p><b>2/05</b></p>	<p><b>Consultation</b></p> <p>Hatch End Association received 16/07/09</p> <p>Additional observations: The unit has been used as a café for more than a month Little evidence of retail use and no window displays No bakery and in excess of 30 seats inside the unit Enclosed terrace that could accommodate 40-50 customers outside, this area is within a flood plain and should be part of a new application</p> <p>Response As identified in the report seating to the front would be outside the application site and would require licensing form the council. Seating on the return elevation to Grimsdyke Road is shown as being within the application site accordingly, a condition is recommended that seating within this area is restricted to use between 0930 hours and 1900 hours.</p> <p>Objection letters have identified that, subsequent to the site visit that the A3 use of the unit has commenced and that an enclosure has been erected around the front and side terrace areas, this shelter does not benefit from planning permission and does not form part of this application. The applicant has been made aware that a further application for this is required.</p> <p>Conditions</p>

	<p><b>INSERT</b> the following condition</p> <p>6. The outdoor seating area shall not be open to customers outside the following times: 0930 to 1900 hours Monday to Sunday inclusive, without prior written consent of the Local Planning Authority.</p> <p>REASON: To safeguard the amenity of neighbouring residents, in accordance with policies D4 and EP25 of the Harrow Unitary Development Plan.</p>
2/08	<p>Under Residential Amenity:</p> <p><b>ADD:</b></p> <p>The proposed dwellinghouse would comply with Lifetime Homes standards, as required by UDP policy C16 and Supplementary Planning Document, Accessible Homes.</p>
2/09	<p>Under Main Considerations and Policies: (p112)</p> <p>Numbered item 1 should read: Character and Appearance of the Area and Amenity</p>
2/10	<p>Under Appraisal Section, Part 1 – Character and Appearance of the Area; Listed Buildings:</p> <p><b>DELETE</b> final two paragraphs and <b>SUBSTITUTE</b> with:</p> <p>The applicants have supplied samples of Ibstock Arcadian Antique brick slips and 20/20 Sandtoft Tuscan clay roof tiles. They have also supplied details of Powder coated aluminium windows, (evolution by Smart Systems), Cedar panel details and mortar specifications. These samples are considered acceptable. Therefore, a condition specifying the materials to be used has been added to this permission.</p> <p>Under Conditions:</p> <p><b>DELETE</b> Conditions 2 and 3.</p> <p><b>INSERT</b> new Condition 2:</p> <p>Notwithstanding the details on the submitted plans, the walls of the proposed development shall be clad with Ibstock Arcadian Antique brick slips, laid in a Flemish bond with natural mortar to match the adjoining Rayners Building and with Cedar rainscreen panels only, and the roof finished with 20/20 Sandtoft Tuscan clay roof tiles. The windows shall be Smart System powder coated aluminium evolution, with the timber fascia and door finished in black.</p> <p>REASON: To protect the special architectural or historic interest of the listed building.</p>
2/11	<p>Under Appraisal Section, Part 1 – Character and Appearance of the Area; Listed Buildings:</p> <p><b>DELETE</b> final two paragraphs and <b>SUBSTITUTE</b> with:</p> <p>The applicants have supplied samples of Ibstock Arcadian Antique brick slips and 20/20 Sandtoft Tuscan clay roof tiles. They have also supplied details of Powder coated aluminium windows, (evolution by Smart Systems), Cedar panel details and mortar specifications. These samples are considered acceptable. Therefore, a condition specifying the materials to be used has been added to this permission.</p> <p>Under Conditions:</p> <p><b>DELETE</b> Conditions 2 and 3.</p> <p><b>INSERT</b> new Condition 2:</p> <p>Notwithstanding the details on the submitted plans, the walls of the proposed development shall be clad with Ibstock Arcadian Antique brick slips, laid in a Flemish bond with natural mortar to match the adjoining Rayners Building and with Cedar rainscreen panels only, and the roof finished with 20/20 Sandtoft Tuscan clay roof tiles. The windows shall be Smart System powder coated aluminium evolution, with the timber fascia and door finished in black.</p>



	REASON: To protect the special architectural or historic interest of the listed building.
<b>2/16</b>	<b>REPLACE</b> plan No.D1.11B with D1.11
<b>3/01</b>	<p><b>f) Applicants Submissions</b></p> <p>An additional submission has been received from the applicant in response to the committee report published on the website and is appended in its entirety.</p> <p><b>g) Consultations</b></p> <p>A response has been received from The Stanmore Society and is summarised as follows:</p> <p>‘While the Society has strong views that Green Belt land in this area should not be sold for private development, in this case the land has already been sold. Thus our comments on this proposal are that although the new house is very large it is very good on energy efficiency and sustainability, and care seems to be apparent on topography and tree retention. The design seems creative, indeed almost unique and may well earn interest from other architects.</p> <p>We understand that English Heritage have been consulted on the application and have approved it – our comment is that the ground includes the same clay that was used by the Roman pottery originally on this site, and we believe that access to this clay should be preserved.</p> <p>The demolition of most of the old (locally listed?) buildings at the current entrance is a pity but their condition probably renders no other alternative.’</p>

**PLANNING COMMITTEE – 22 JULY 2009**

**AGENDA ITEM 10**

**ADVANCE WARNING GIVEN OF REQUESTS TO MAKE REPRESENTATIONS ON  
PLANNING APPLICATIONS**

Application	Objector	Applicant/Applicant's Representative (who has advised that they would wish to reply)
1/04 Harrow Central Mosque, 24-34 Station Road, Harrow	Helen Webster Philippa Cooper	Nigel Moor
2/04 13 Harrow View, Harrow	Yvonne Nour  * If the Committee wish for the speaker to make a representation, in accordance with Committee Procedure Rule 27.1, Committee Procedure Rule 18 must be suspended as the objector did not give notice until after the 5pm deadline.	
2/05 294 Uxbridge Road, Hatch End	Peter Jacques Ismail Cetinkaya	
2/09 90 Kingsfield Avenue, Harrow	Shambhu Gupta	