

LONDON BOROUGH OF HARROW

STRATEGIC PLANNING ADVISORY PANEL

WEDNESDAY 13 JULY 2005

Housing in Wealdstone: **Reference from the Wealdstone Regeneration Advisory Panel Meeting** **held on 8 June 2005**

1. Officers presented an update report on Key Worker Housing in Wealdstone.
2. A Member of the Panel expressed the view that applications to convert family houses into flats were usually approved by the Council's Development Control Committee, but this often produced small units with reduced amenity space and parking that was insufficient for multiple residences. Small units resulted in a transient population and did not encourage families to settle in the area, and this had a knock-on effect for other services such as schools and doctors' surgeries.
3. The Panel agreed that Wealdstone suffered from limited parking and that the creation of more smaller units requiring additional parking would be detrimental to the area. A Member noted that many properties in Wealdstone did not have large gardens to convert to parking, which exacerbated the problem. Possible strategies to limit the number of conversions were discussed by the Panel, such as the benefit of introducing a policy which stated a maximum percentage of houses in a street that could be converted from family homes to smaller units. A Member noted that currently the Unitary Development Plan did not contain a policy restricting the number of conversions permitted.
4. The officer noted that family homes were being built in Wealdstone, but these had not been included in the report.
5. The Panel RESOLVED, inter alia, that the Strategic Planning Advisory Panel be requested to consider the Panel's concerns regarding the number of family homes being converted into smaller units in the Wealdstone area, the associated parking problems that arose from such conversions, and to consider whether the Local Development Scheme could prioritise the review of the Council's policy on conversions, with a view to limiting the percentage of conversions permitted.

FOR CONSIDERATION

Background Papers

1. Minutes of Wealdstone Regeneration Advisory Panel meeting held on 8 June 2005

Contact: Kate Boulter, Democratic Services.

Tel: (Direct Line) 020 8424 1269. email: kate.boulter@harrow.gov.uk