

**REPORT FOR: MAJOR DEVELOPMENTS PANEL**

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<b>Date of Meeting:</b>	9 <sup>th</sup> July 2014
<b>Subject:</b>	Strategic Development Sites: Update
<b>Key Decision:</b>	No
<b>Responsible Officer:</b>	Caroline Bruce, Corporate Director for Environment & Enterprise
<b>Portfolio Holder:</b>	Councillor Keith Ferry, Portfolio Holder for Business, Planning & Regeneration.
<b>Exempt:</b>	No
<b>Decision subject to Call-in:</b>	No
<b>Wards affected:</b>	All
<b>Enclosures:</b>	Appendix A - Prior Approval Applications for Office to Residential Conversion

## **Section 1 – Summary and Recommendations**

This report provides an overview of progress on the delivery of key strategic development sites across Harrow and the latest position on prior approvals for the conversion of offices to residential units within Harrow.

**Recommendations:**

It is recommended that the Panel:

**Note** the progress being made on the delivery of development proposals on key strategic sites set out in the Council's Local Plan.

**Note** the number and distribution of offices across Harrow that applied for, and have been granted, prior approval for conversion to residential units.

**Reason: (For recommendation)**

To update the Panel on the progress made in the delivery of key strategic site allocations within the Local Plan, as part of the Council's commitment within the Regeneration Strategy to meeting its housing and jobs targets and supporting growth.

## **Section 2 – Report**

### **1.0 Introduction**

1.1 Progress continues to be made on getting development underway on a number of key sites across the Borough. Officers have been working proactively with the developers of granted schemes to help them resolve pre-commencement issues, necessary to ensure the final schemes are deliverable. This report provides a summary of the progress being made on individual sites, and also seeks to draw member's attention to the number of prior approval applications the Council has received, the potential number of residential units that may be created, and the resulting quantum of office floor space lost.

### **Progress Update**

#### **2.0 Strategic Sites**

2.1 Bradstowe House – construction continues and looks on track for the scheme to complete in April 2015. The windows are currently being fitted enabling the internal fit out works to commence.

2.2 Kodak – planning permission was granted in June 2014 to vary the existing application, providing for the relocation of the primary school from a part of the site still being occupied by the Kodak factory to the area beside the Magistrates Court, which is owned by Land Securities. Provision of the primary school is a precursor to enabling development of any housing on the site. Reserve matters applications are due to come in shortly.

2.3 Lyon House & Equitable House site - Redrow Homes have just signed a PPA for their s73 application - to alter the car parking layout (basement level) and to change the floor-to-ceiling heights - and to cover the discharge of pre-commencement conditions. The current timetable we are working to is submission by 21<sup>st</sup> July and determination by Planning Committee at its

meeting of 29<sup>th</sup> October. Construction on site is to commence before the end of the year.

2.4 ColArt – following grant of the detailed matters application in April, discussions are underway with officers regarding the discharge of pre-commencement conditions including materials and drainage.

2.5 RNOH – The Planning Dept continue to discuss options for the discharge of a number of conditions associated with the grant of permission, including a detailed phasing plan. An application is due in shortly for the Princess Eugenie House development, which now forms part of the phase 1 works.

2.6 Wood Farm – Development of the 10 homes is almost complete. As mentioned in the previous report to the Panel, the majority of the landscaping works associated with the extension to the country park have already been undertaken and the management plan has been drafted. Further minor seeding and the installation of signage are still required. The developer has agreed to continue to maintain the area until such time as they have completed the housing development, likely to be at the end of July, when it will officially be handed over to the Council and the formally opened up to the public.

2.7 Bentley Priory – Build out of the residential homes and units continues at pace with significant tracks of the landscaping works also now well established. Completion of all 110 residential dwellings is on programme.

2.8 Stanmore Place (Former Government Offices, Honeygot Lane) – Following the completion of all affordable housing units in 2011, development of the market housing continues, with construction to commence on the final two housing plots by the end of the year. The next phase is also to commence on the Stanmore Business Innovation Centre.

2.9 51 College Road (Dandara site) – Officers have drafted a PPA with Hyde Housing Group to bring forward a comprehensive redevelopment of this site. Pre-application discussions are to commence in the coming months.

2.10 Amner Lodge – following grant of planning permission in March, the s106 is due to be signed-off by 31<sup>st</sup> August.

2.11 Edgware town Football Club – Weston Homes have commenced works on this 189 unit scheme, with blocks 5-8 coming out of the ground now.

2.12 Gayton Road Car Park – Planning is in the process of drafting a PPA with Fairview homes for a revised planning application, likely to be submitted later this year.

### **3.0 Housing delivery**

3.1 The recent survey of residential completions shows that for the 2013 – 2014 monitoring period, housing completions will be in the order of 280 units.

This is down on Harrow's target of 360 p.a. and down on previous years (736 2012/13; 445 in 2011/12; 434 in 2010/11; & 460 in 2009/10). The down turn in completions is certainly due to the recession and the general slowing of development rates as a result of impacts on borrowing.

3.2 Despite the dip in completions last year, over the Plan period the Borough's cumulative completions of 2,355 since 2009 continue to exceed the cumulative housing target of 1,850 over the same period. As highlighted above, there is now more activity around granted schemes as a result of the recovering housing market locally and in London. As such, officers expect a further poor year of returns for 2014/15 before completions on a number of these significant developments come on stream and figures return to the 400+ homes p.a.

#### **4.0 Office to Residential**

4.1 There have been 47 applications to date submitted for change of use from Class B1(a) office to Class C3 residential taking advantage of the change to Permitted Development rights introduced in March 2013 for a three year time limited period.

4.2 In determining these applications, the local planning authority's discretion is limited to only:

- transport and highways impacts of the development;
- contamination risks on the site; and
- flooding risks on the site

4.3 As at the end of May 2014, 39 of these applications have had a decision and of these 31 were granted, for two applications prior approval was not required and six have either been refused or withdrawn. Eight applications still await a decision. **Appendix A** provides a full list of the prior approval applications received, the number of units proposed and the current status of each.

4.4 The 31 granted applications plus the two where prior approval was not required would result in 598 new dwellings in the borough if they were all implemented and would result in a loss of 40,564 m<sup>2</sup> of Class B1(a) office floorspace.

4.5 At the time Prior Approval is granted, it is necessary for the Council to determine whether the applicable floorspace has been in occupation for at least six months of the past 36 months, for the purposes of determining CIL liabilities. Of the 31 granted applications, 22 were for occupied office floorspace. The level of occupied office floorspace amounts to circa 28,400m<sup>2</sup> or the equivalent of circa 1,420 jobs.

4.6 Although introduced as a means of providing residential dwellings through conversion of redundant and surplus office floorspace, in Harrow, the reality is the loss of often occupied and prime Class B1(a) office space primarily in town centres and replacement with low quality housing with very few amenities and foregone opportunities in terms of jobs and housing

capacity.

## **5.0 Retail to Residential**

5.1 Despite strong opposition, the Permitted Development Order was amended on 6<sup>th</sup> April 2014 to allow for a temporary period (3 years) for the conversion of small retail units (less than 150sqm) to residential homes via prior approval.

5.2 However, unlike office to residential, the prior approval process for retail to residential allows the local planning authority to consider the design of the proposal, in respect of materials and outlook, as well as the impact on local character and the potential impact of the loss of the retail use on the economic health of the town centre including the need to maintain adequate levels of essential local services. In this respect, at least some account can be made to the policies of the Local Plan.

5.3 Despite earlier consultation indicating that the new changes would apply only to empty shop units, like the office to residential, the amendments to the Permitted Development Order make no reference to long-term vacancy being a requirement. However, the additional considerations available to the Council should enable prior approval applications of occupied or recently vacated retail units to be resisted on the grounds of economic impact. As a result, officers consider that the only prior approval applications that will find favour are those where the Council would have been inclined to grant a change of use through the normal planning application process.

## **6.0 Conclusions**

6.1 As house prices continue to rise across the borough we expect to see significant construction commence on a number of our strategic housing sites within the year. Such development is crucial if the Council is to maintain its strong position with respect to housing delivery and pipeline of supply over the coming years, and to deliver upon the new housing target proposed by the further alterations to the London Plan, which will come into effect in 2015.

6.2 Monitoring of prior approvals will continue but it may be some time until we fully understand the impact of these permissions on the local economy, office provision, and local employment numbers. Such monitoring will also need to be expanded to take account of PD for conversion of retail to residential and the cumulative impact of both these changes on town centre vitality, particularly for Harrow Metropolitan Town Centre.

## **Financial Implications**

7.1 The development consented over the past two years, has the capacity to deliver almost £1bn of investment into the borough in the years ahead, contributing to meeting the housing and job targets and supporting growth. The resources to manage these developments are derived from planning fees and the Council's budgeted staff and operational costs, spread across not just Environment and Enterprise, but the whole Council. Revenue income is supplemented by capitalisation of staffing costs where appropriate and grant

based programmes (including schemes such as the Outer London Fund). The changes to planning legislation mean that the service has seen an increase in application numbers but fee income has been significantly reduced, which has impacted upon available resources and on the planning income budget. Had these units been submitted as planning applications, this would have resulted in around £220K in planning fees income. The service is seeking financial contributions through planning performance agreements and discretionary pre-application charges where appropriate to help offset these losses.

## Risk Management Implications

8.1 Each strategic proposal is managed dynamically having regard to project specific risks. There are no material risk implications from this report.

## Equalities implications

Was an Equality Impact Assessment carried out? No

9.1 Individual planning decisions are carefully considered against policies which have been robustly assessed for their impact upon the protected characteristics.

## Council Priorities

The Council's vision:

### Working Together to Make a Difference for Harrow

The report updates the Panel members on the delivery of key development sites across the Borough which are crucial to the provision of new housing, including affordable housing, and to the regeneration of areas, especially town centres and redundant industrial land ensuring provision is made to retain opportunities for local employment and services.

## Section 3 - Statutory Officer Clearance

Name: Jessie Man	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 25 <sup>th</sup> July 2014		
Name: Abiodu Kolawole	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 26 <sup>th</sup> July 2014		

**Ward Councillors notified:**

**NO.**

## **Section 4 - Contact Details and Background Papers**

**Contact:** Matthew Paterson, Senior Professional LDF Team, 6082

**Background Papers:** None

## Appendix A – Prior Approval Applications for Office to Residential Conversion

Address	Status	Date	Units	Opportunity Area
Trinity House, 326 Station Road Harrow HA1 2DX	Grant	18/07/2013	5	Yes
Floors 1 to 6 Congress House, Lyon Road, Harrow, HA1 2EN	Grant	21/08/2013	54	Yes
Grosvenor House High Street Edgware HA8 7TA	Grant	21/08/2013	25	
Brent House 214 Kenton Road Harrow HA3 8BT	Grant	22/08/2013	25	
First National House 53 - 61 College Road Harrow HA1 1FB	Grant	21/08/2013	54	Yes
First National House 53 - 61 College Road Harrow HA1 1FB	Grant	02/09/2013	24	Yes
Sherbourne House 23 - 25 Northolt Road Harrow HA2 0LH	Grant	06/09/2013	16	
Cooper House 25 Belmont Circle Kenton Lane Harrow HA3 8RF	Grant	24/09/2013	5	
16 Peterborough Road Harrow HA1 2BQ	Grant	24/09/2013	4	Yes
Intershop House 43 - 51 Lowlands Road Harrow	Grant	04/10/2013	28	Yes
4 - 6 Peterborough Road Harrow HA1 2BQ	Grant	24/10/2013	2	Yes
Bovis House 142 Northolt Road Harrow HA2 0EG	Grant	09/10/2013	101	
198 - 200 Northolt Road South Harrow Middlesex HA2 0EN	Grant	16/10/2013	4	
Orion House 171 - 177 High Street Wealdstone Harrow HA3 5EA	Grant	29/10/2013	22	Yes
The Old Fire Station High Street Harrow HA1 3LP	Grant	22/11/2013	3	
Trinomnis House 125 - 129 High Street Edgware	Grant	12/12/2013	10	
1 Admiral House Cardinal Way Harrow HA3 5TE	Grant	23/12/2013	3	Yes
Interphone House 12 - 22 Herga Road Harrow HA3 5AS	Grant	23/12/2013	31	Yes
11 - 15 St Anns Road Harrow HA1 1LA	Grant	23/12/2013	2	Yes
Talbot House 204 - 226 Imperial Drive North Harrow Harrow	Grant	23/12/2013	55	
The Old Bakery Grange Court Grange Gardens Pinner HA5 5QB	Grant	23/01/2014	1	
235a Imperial Drive North Harrow Harrow HA2 7HE	Grant	23/01/2014	1	
College House 15 College Road Harrow HA1 1BY	Grant	07/02/2014	26	Yes
10 Peterborough Road Harrow HA1 2BQ	PA not req	10/02/2014	4	Yes
Evans House 107 Marsh Road Pinner	Grant	10/02/2014	28	
853a Honeypot Lane Stanmore HA7 1AR	Grant	13/02/2014	1	
14 Peterborough Road Harrow HA1 2BQ	Grant	26/02/2014	1	Yes
365 Station Road Harrow HA1 2AW	Grant	10/02/2014	1	Yes
12 Peterborough Road Harrow HA1 2BQ	Grant	06/03/2014	2	Yes
Avante House 9 Bridge Street Pinner HA5 3HR	Grant	13/03/2014	2	
Kingsbridge House 130 Marsh Road Pinner HA5 5LX	Grant	18/03/2014	12	
2 Gayton Road Harrow HA1 2XU	Grant	17/03/2014	36	Yes
Fourth Floor Premier House Canning Road Wealdstone HA3 7TS	PA not req	04/10/2013	10	Yes
Avante House 9 Bridge Street Pinner	Refused	29/10/2013	2	
Kingsbridge House 130 Marsh Road Pinner HA5 5LX	Refused	20/12/2013	12	
Bridgen House 10 - 16 Byron Road Wealdstone Harrow HA3 7ST	Withdrawn	30/01/2014	6	Yes



Woodfield House 506 - 508 Honeypot Lane Stanmore HA7 1LA	Withdrawn	23/01/2014	4	
Trinity House, 326 Station Road Harrow HA1 2DX	Withdrawn	18/06/2013	5	Yes
20 St Anns Road, Harrow, HA1 1LG	Withdrawn	02/10/2013	1	Yes
Woodfield House 506 - 508 Honeypot Lane Stanmore HA7 1LA	No Decision		16	
Compass House Pynnales Close Stanmore HA7 4AF	No Decision		8	
Stanmore House 15-19 Church Road Stanmore HA7 4AR	No Decision		3	
16a The Broadway Stanmore HA7 4DW	No Decision		4	
Talbot House 204 - 226 Imperial Drive North Harrow Harrow	No Decision		17	
5 Masons Avenue Harrow HA3 5AH	No Decision		5	Yes
202 Northolt Road Harrow HA2 0EN	No Decision		2	
138 Pinner Road Harrow HA1 4JE	No Decision		3	