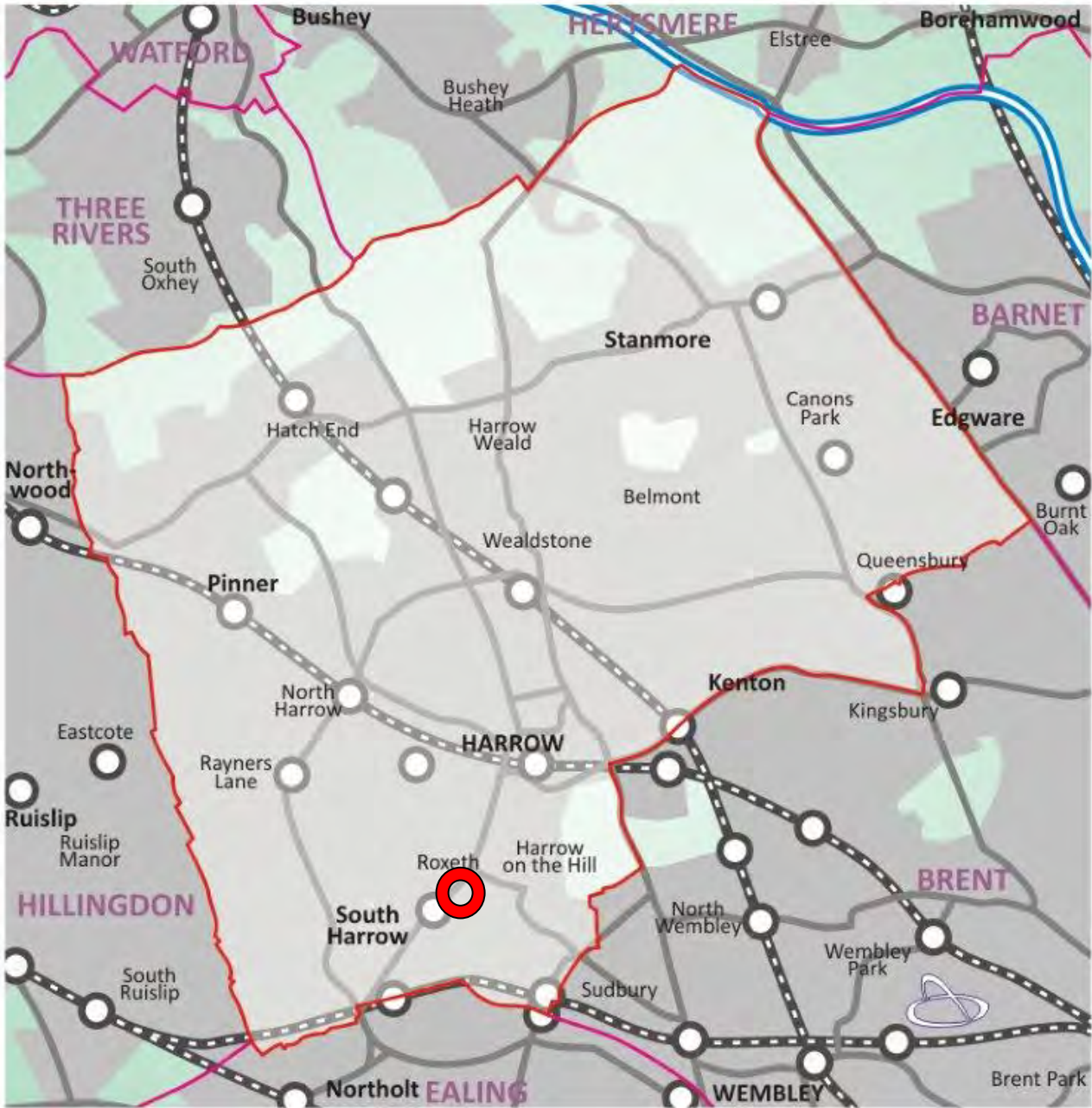
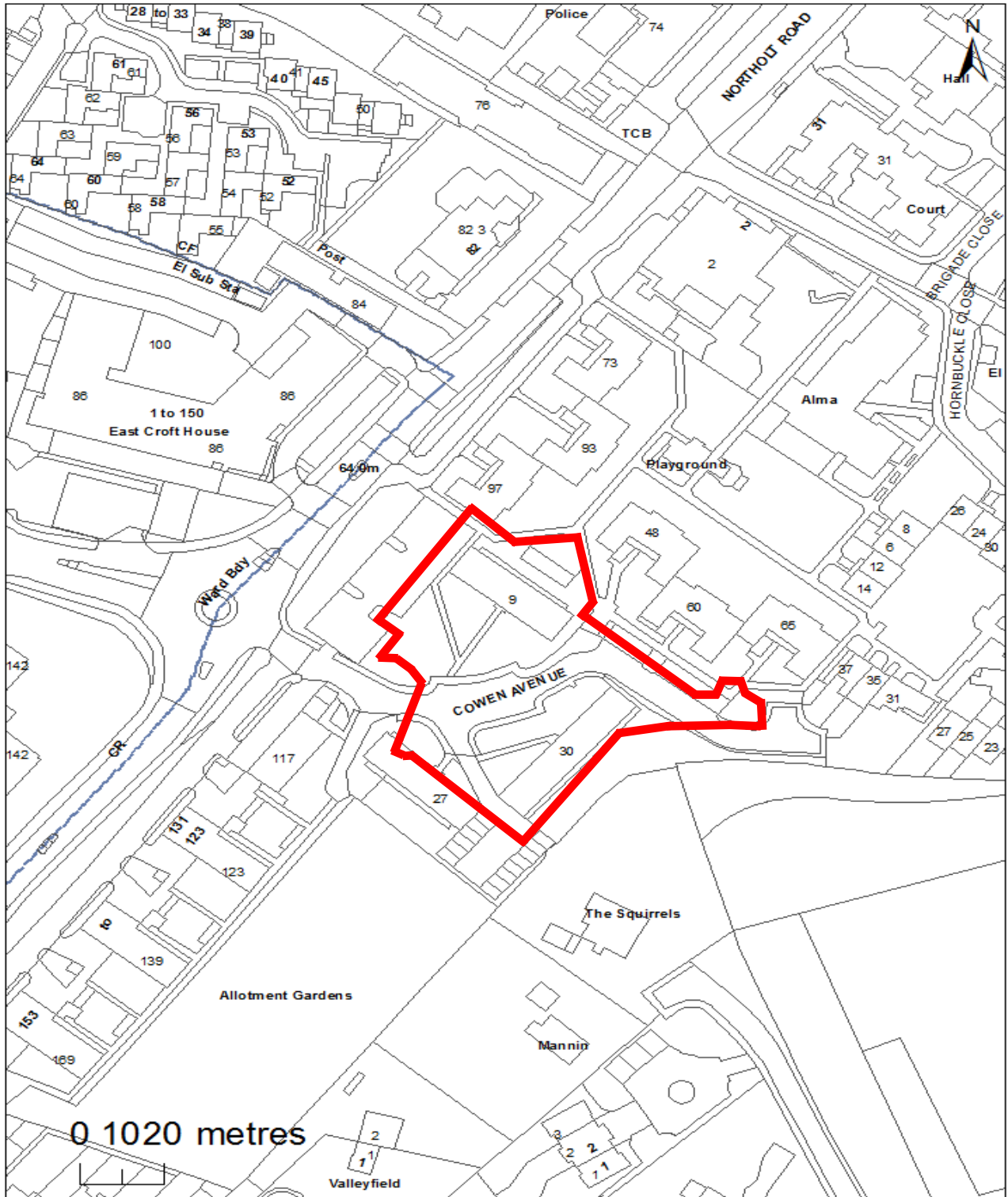


 = application site



1-46 Cowen Avenue, Harrow, HA2 0LU	P/2791/16
------------------------------------	-----------



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. London Borough of Harrow LA.100019206. 2011. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2010)



**1-46 Cowen Avenue, Harrow, HA2 0LU** **P/2791/16**

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

7<sup>th</sup> September 2016

**Application Number:** P/2791/16  
**Validate Date:** 29/06/2016  
**Location:** Flats 1-46 Cowen Avenue, South Harrow  
**Ward:** Harrow on the Hill  
**Postcode:** HA2 0LU  
**Applicant:** Harrow Council  
**Agent:** Harrow Council  
**Case Officer:** Catriona Cooke  
**Expiry Date:** 22/08/2016

### PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to The Planning Committee regarding an application for planning permission relating to the following proposal.

External alterations to include replacement roof tiles; replacement of steel balcony and walkway railings; replacement of external communal doors and external wall insulation

### RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out this report; and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of this report

### REASON FOR THE RECOMMENDATIONS

The development would refurbish the existing blocks of flats. There is no addition to the built form and it is considered that the proposal would not impinge on neighbouring amenities. Accordingly, the development would accord with development plan policies and is recommended for grant.

### INFORMATION

The application is reported to the Planning Committee as the subject site is owned by the Council and is over 100sqm in area. As such, it falls outside the scope of the exception criteria set out at Part 1(h) of the Scheme of Delegation dated 29th May 2013.

Statutory Return Type: E18- Minor Dwellings  
Council Interest: Council Owned  
GLA Community Infrastructure Levy: N/A

(CIL) Contribution (provisional):

Local CIL requirement: N/A

### **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

### **EQUALITIES**

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

### **S17 CRIME & DISORDER ACT**

Policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

### **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework 2012
- London Plan 2016
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

### **LIST OF ENCLOSURES / APPENDICES:**

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

## OFFICER REPORT

### PART 1 : Planning Application Fact Sheet

The Site	
Address	Flats 29 To 46 Cowen Avenue, South Harrow
Applicant	Harrow Council
Ward	Harrow on the Hill
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A

### PART 2 : Assessment

#### 1.0 SITE DESCRIPTION

1.1 The application site comprises blocks 1-14, 15-28 and 29-46 Cowen Avenue.

#### 2.0 PROPOSED DETAILS

2.1 The application proposes external alterations to include replacement roof tiles; replacement of steel balcony and walkway railings and replacement of external communal doors and external wall insulation.

#### 3.0 HISTORY

3.1 N/A

#### 4.0 CONSULTATION

4.1 A Site Notice was erected on 07/07/2016 expiring on 28/07/2016

4.2 A total of 77 consultation letters were sent to neighbouring properties and the residents of the subject flats regarding this application. The public consultation period expired on 20/07/2016.

#### 4.3 Adjoining Properties

Number of Letters Sent	77
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 No objections were received from adjoining residents.

4.5 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

<b>Consultee</b>	<b>Summary of contents</b>	<b>Officer Comments</b>
Pebwatch	No comments received.	Noted
Harrow Hill Trust	No comments received.	Noted

## **5.0 POLICIES**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2015 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

## **6.0 APPRAISAL**

6.1 The main issues are:-  
Principle of the Development  
Regeneration

### **6.2 Character and Appearance of the Area**

6.2.1 The NPPF makes it very clear that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making better places for people.

6.2.2 The London Plan (2016) policies 7.48 and 7.68 set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan (2016) policy 7.48 states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. The London Plan (2016) policy 7.68 states, inter alia, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion composition, scale and orientation.

6.2.3 Core Policy CS(8) states that 'All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.'

6.2.4 Policy OM 1 of the Harrow Development Management Policies Local Plan (2013) reinforces the principles set out under The London Plan (2016) policies 7.48 and 7.68 and seeks a high standard of design and layout in all development proposals. It goes on to state, amongst other things, that developments should contribute to the creation of a positive identity through the quality of building layout and design, should be designed to complement their surroundings, and should have a satisfactory relationship with adjoining buildings and spaces.

6.2.5 The proposal relates to the refurbishment of the existing blocks of flats including the replacement of roof tiles, replacement of steel balcony and walkway railings, replacement of external communal doors and external wall insulation. There will be no extensions to the properties. The external wall insulation would have a thickness of 90mm and the window cills and door frames would be extended to suit. This additional thickness is considered to be minor and would not have an undue impact on the appearance of the flats. The existing balcony and walkway guardrails are in a poor condition and would be replaced with aluminium guardrails and toughened glazing which is considered would improve the overall appearance of the flats. As such, the proposal is considered to comply with The National Planning Policy Framework (2012), policies 7.48, 7.68 and 7.8 C and D of The London Plan (2016) core policy CS1 B and D of the Harrow Core Strategy (2012) and policies DM1 and DM7 of the Harrow Development Management Policies Local Plan (2013).

### 6.3 Regeneration

6.3.1 The proposal would regenerate the existing Council Housing Stock improving the standard of living of the accommodation for Harrow Residents.

## 7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed refurbishment of the blocks of flats would improve the appearance of this estate improving the living conditions of the residents and would not have an undue impact on the character of the area or the residential amenities of neighbouring occupiers.

## **APPENDIX 1: CONDITIONS AND INFORMATIVES**

### **Conditions**

1 Timing

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 and Country Planning Act 1990.

2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 160115 RDG Z01 XX EL B 0001; 160115 RDG Z02 XX EL B 0002; 160115 RDG Z03 XX EL B 0003; 160115 RDG XX XX SE 8 0004; 160115 RDG XX XX PL B 0005; 160115 RDG XX XX PL B 0006; 160115 RDG XX XX PL B 0007; 160115 RDG XX XX SE B 0008; 160115 RDG XX XX PL B 0009; 160115 RDG XX XX PL B 0010; 160115 RDG XX XX PL B 0011; 160115 RDG XX ST PL B 0013; 160115 RDG Z01 XX EL B 0014; 160115 RDG Z02 XX EL B 0015; 160115 RDG Z03 XX EL B 0016; Design And Access Statement

Reason: For the avoidance of doubt and in the interests of proper planning.

### **Informatives**

1 Policies

The following policies are relevant to this

decision: National Planning Policy Framework

(2012) NPPF)

The London Plan (2016):

3.5 -Quality and Design of Housing Developments

7.4-Local Character

7.6- Architecture

Harrow Core Strategy 2012

Core Policy CS 1 – Overarching Policy Objectives

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 - Achieving a High Standard of Development

Relevant Supplementary Documents

Supplementary Planning Document-Residential Design Guide (2010)



2 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015.

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3 Considerate Contractor Code of Practice

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 Party Wall Act:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code:02 BR 00862 when ordering

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

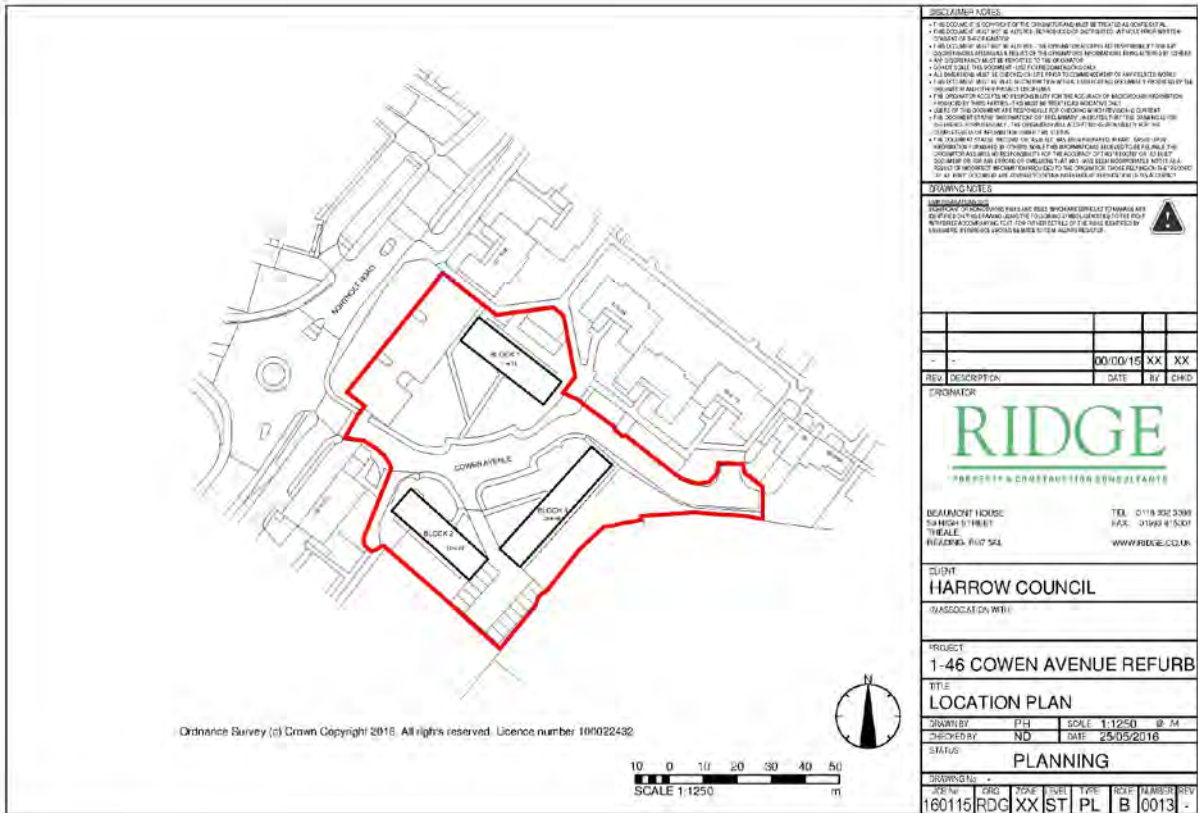
Tel:0870 1226 236 Fax: 0870 1226 237

Textphone:0870 1207 405

E-mail:

[communities@twoten.com](mailto:communities@twoten.com)

# APPENDIX 2: SITE PLAN



**DISCLAIMER NOTES**

- THESE PLANS ARE A SUMMARY OF THE INFORMATION AND SHOULD NOT BE USED AS A SUBSTITUTE FOR THE ORIGINAL INFORMATION PROVIDED BY THE CLIENT.
- THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.
- THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.
- THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.
- THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.
- THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.
- THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.
- THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.
- THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.
- THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.

**BOUNDARY NOTES**

THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.

REV	DESCRIPTION	DATE	BY	CHKD
-	-	00/00/15	XX	XX

FROM: **RIDGE**  
PROPERTY & CONSTRUCTION CONSULTANTS

DEPARTMENT: HOUSE  
THORNTON STREET  
WILSONS, FULFORD  
TEL: 0118 925 3399  
FAX: 0118 925 3399  
WWW.RIDGE.CO.UK

CLIENT: **HARROW COUNCIL**

ASSOCIATION WITH:

PROJECT: **1-46 COWEN AVENUE REFURB**

TITLE: **LOCATION PLAN**

DRAWN BY: PH SCALE: 1:1250 @ A4  
CHECKED BY: ND DATE: 25/05/2016

STATUS: **PLANNING**

DRAWING NO.	REV	DATE	TYPE	SCALE	NUMBER	REV
160115	RDC	XX	ST	PL	B	0013

**APPENDIX 3: SITE PHOTOGRAPHS  
BLOCK 1-14**





**BLOCK 15-28**





**BLOCK 29-46**



# APPENDIX 4: PLANS AND ELEVATIONS EXISTING ELEVATIONS – 1-14 COWEN AVENUE

Architectural drawings for 1-14 Cowen Avenue showing existing elevations. The drawings include:

- NORTH EAST ELEVATION:** A long, multi-story building facade with a central entrance and multiple windows.
- NORTH WEST ELEVATION:** A side view of the building showing a gabled roof and a staircase on the left side.
- SOUTH WEST ELEVATION:** A long, multi-story building facade with a central entrance and multiple windows.
- SOUTH EAST ELEVATION:** A side view of the building showing a gabled roof and a staircase on the right side.

Technical specifications and project information on the right side of the drawing set:

**PROJECT INFORMATION**

1-14 COWEN AVENUE  
REFURBISHMENT

**EXISTING ELEVATIONS**  
1-14 COWEN AVENUE

**TENDER**

160115/RDG/201/XX/EL/B/0001

# EXISTING ELEVATIONS – 15-28 COWEN AVENUE

Architectural drawings for 15-28 Cowen Avenue showing existing elevations. The drawings include:

- SOUTH WEST ELEVATION:** A long, multi-story building facade with a central entrance and multiple windows.
- NORTH EAST ELEVATION:** A side view of the building showing a gabled roof and a staircase on the right side.
- NORTH WEST ELEVATION:** A long, multi-story building facade with a central entrance and multiple windows.
- NORTH EAST ELEVATION:** A side view of the building showing a gabled roof and a staircase on the left side.

Technical specifications and project information on the right side of the drawing set:

**PROJECT INFORMATION**

15-28 COWEN AVENUE  
REFURBISHMENT

**EXISTING ELEVATIONS**  
15-28 COWEN AVENUE

**TENDER**

160115/RDG/201/XX/EL/B/0002



# EXISTING ELEVATIONS – 29-46 COWEN AVENUE

SOUTH EAST ELEVATION

NORTH EAST ELEVATION

NORTH WEST ELEVATION

SOUTH WEST ELEVATION

**RIDGE**  
PROPERTY & CONSTRUCTION CONSULTANTS LTD

**Harrow COUNCIL**  
LONDON

1-46 COWEN AVENUE  
REFURBISHMENT

EXISTING ELEVATIONS  
29-46 COWEN AVENUE

TENDER

160115|RDG|201|XX|EL|B|0003|

# PROPOSED ELEVATIONS – 1-14 COWEN AVENUE

NORTH EAST ELEVATION

NORTH WEST ELEVATION

SOUTH WEST ELEVATION

SOUTH EAST ELEVATION

**RIDGE**  
PROPERTY & CONSTRUCTION CONSULTANTS LTD

**Harrow COUNCIL**  
LONDON

1-46 COWEN AVENUE  
REFURBISHMENT

PROPOSED ELEVATIONS  
1-14 COWEN AVENUE

PLANNING

160115|RDG|201|XX|EL|B|0014|

# PROPOSED ELEVATIONS – 15-28 COWEN AVENUE

**SOUTH WEST ELEVATION**

**SOUTH EAST ELEVATION**

**NORTH EAST ELEVATION**

**NORTH WEST ELEVATION**

**RIDGE**  
PROPERTY & CONSTRUCTION CONSULTANTS

**Harrow LUMGIL**  
LONDON

**1-46 COWEN AVENUE REFURBISHMENT**

**PROPOSED ELEVATIONS 15-28 COWEN AVENUE**

DATE:	15	2016	BY:	PL
SCALE:	1:50	1:100	1:200	1:500
PROJECT:	15-28 COWEN AVENUE REFURBISHMENT			
NO:	160115/RDG/202/XX			
TYPE:	PLANNING			

160115/RDG/202/XX | EL | B | 0015 |

# PROPOSED ELEVATIONS – 29-46 COWEN AVENUE

**SOUTH EAST ELEVATION**

**NORTH EAST ELEVATION**

**NORTH WEST ELEVATION**

**SOUTH WEST ELEVATION**

**RIDGE**  
PROPERTY & CONSTRUCTION CONSULTANTS

**Harrow LUMGIL**  
LONDON

**1-46 COWEN AVENUE REFURBISHMENT**

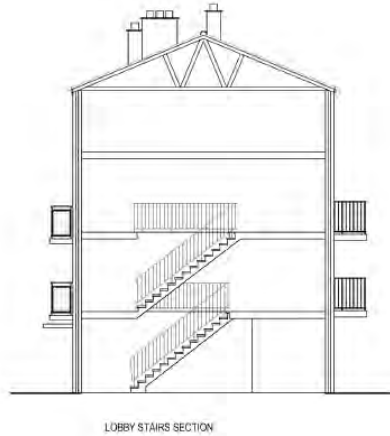
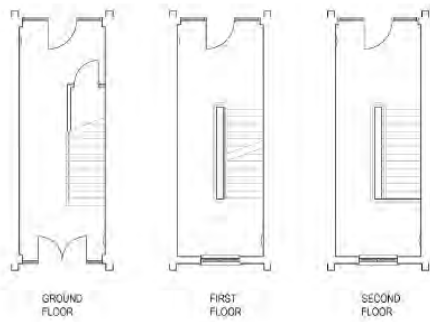
**PROPOSED ELEVATIONS 29-46 COWEN AVENUE**

DATE:	16	2016	BY:	PL
SCALE:	1:50	1:100	1:200	1:500
PROJECT:	1-46 COWEN AVENUE REFURBISHMENT			
NO:	160115/RDG/202/XX			
TYPE:	PLANNING			

160115/RDG/202/XX | EL | B | 0016 |



# EXISTING LOBBY AREA PLANS AND SECTION



1.46 COWEN AVENUE REFURBISHMENT  
 EXISTING LOBBY AREA PLANS & SECTION  
 1-14, 15-28 & 29-45

**RIDGE**  
 ARCHITECTS & CONSULTANTS CONSULTANTS

**Harrow COUNCIL**  
 LONDON

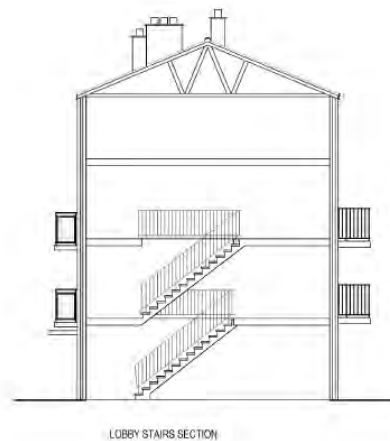
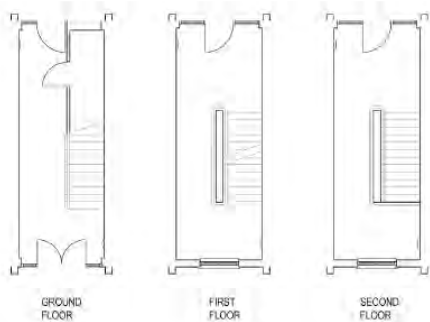
1.46 COWEN AVENUE REFURBISHMENT

EXISTING LOBBY AREA PLANS & SECTION  
 1-14, 15-28 & 29-45

TENDER

160115|RDG|XX|XX|SE|B|0004

# PROPOSED LOBBY AREA PLANS AND SECTION



1.46 COWEN AVENUE REFURBISHMENT  
 PROPOSED LOBBY AREA PLANS & SECTION  
 1-14, 15-28 & 29-45

**RIDGE**  
 ARCHITECTS & CONSULTANTS CONSULTANTS

**Harrow COUNCIL**  
 LONDON

1.46 COWEN AVENUE REFURBISHMENT

PROPOSED LOBBY AREA PLANS & SECTION  
 1-14, 15-28 & 29-45

TENDER

160115|RDG|XX|XX|SE|B|0008