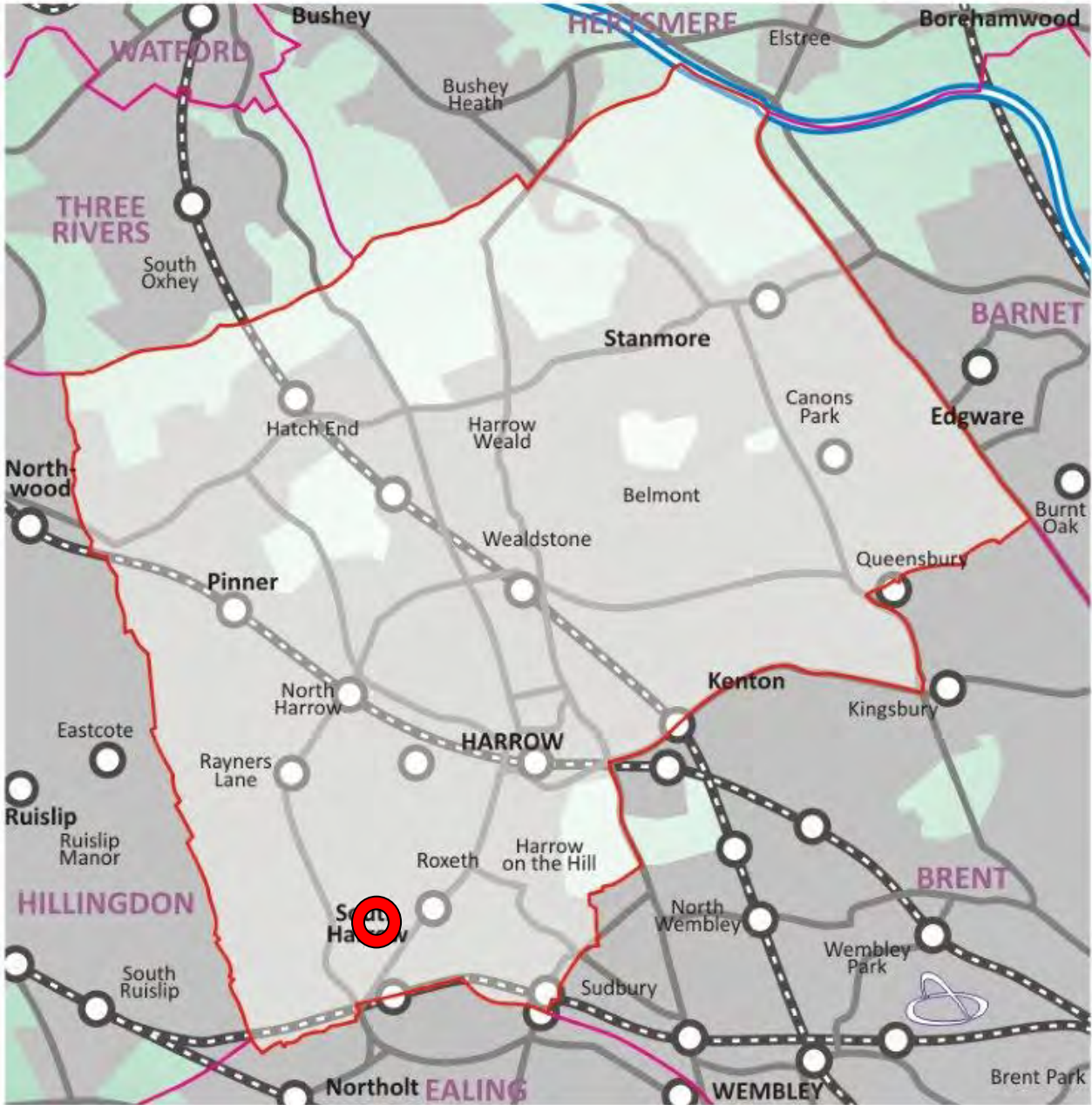
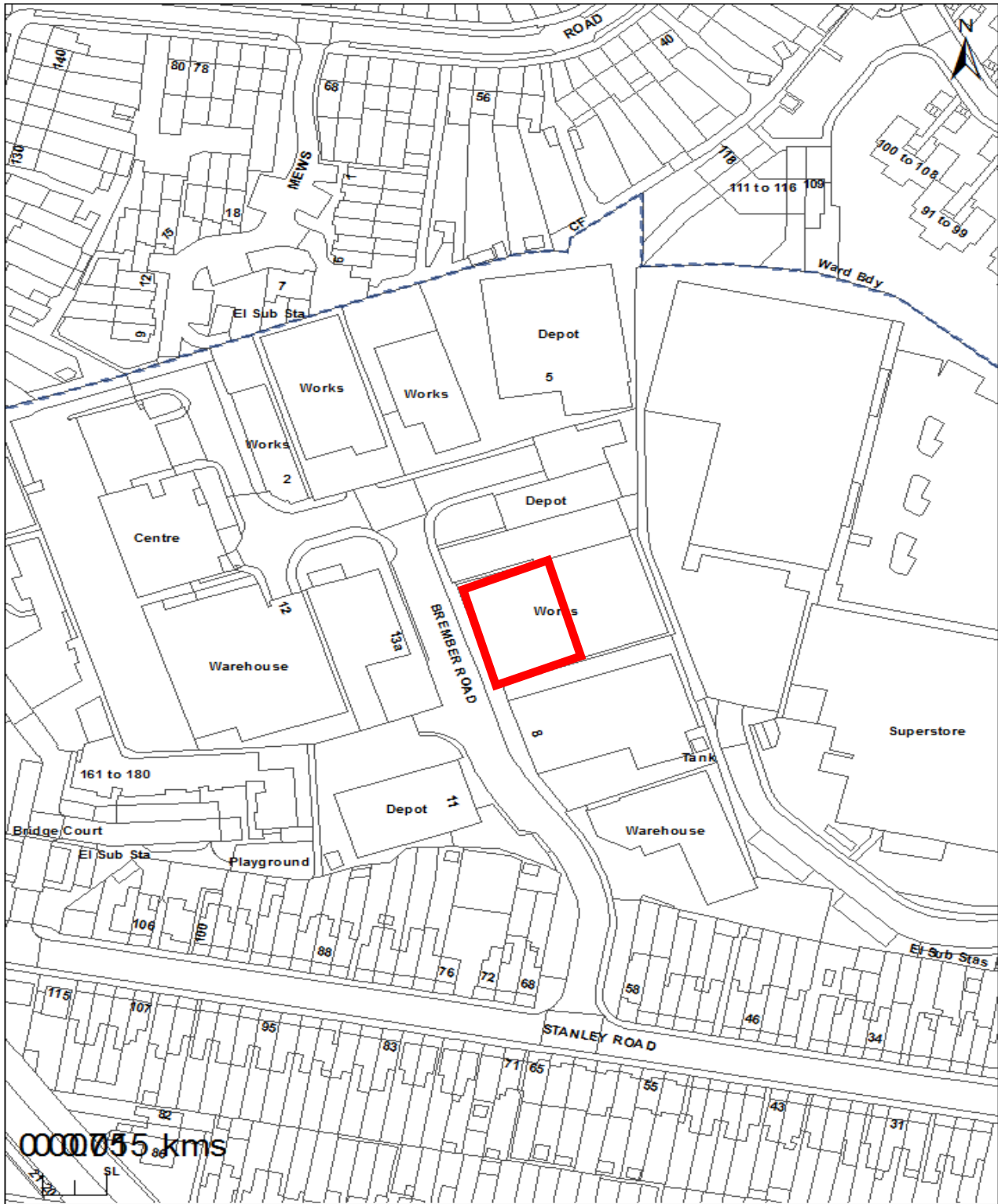


 = application site



<b>Premier House, Brember Road, South Harrow</b>	<b>P/4737/16</b>
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<b>Premier House, Brember Road, South Harrow</b>	<b>PI/4737/16</b>
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## **LONDON BOROUGH OF HARROW**

### **PLANNING COMMITTEE**

**22<sup>nd</sup> March 2017**

APPLICATION NUMBER: P/4737/16  
VALIDATE DATE: 20/12/2016  
LOCATION: PREMIER HOUSE, ARCHDALE BUSINESS CENTRE,  
BREMBER ROAD, SOUTH HARROW  
WARD: ROXETH  
POSTCODE: HA2 8DJ  
APPLICANT: MR HARIS SANGHRAJKA  
AGENT: DELTA PLUS ENGINEERING SOLUTIONS  
CASE OFFICER: GRAHAM MANSFIELD  
EXPIRY DATE: 31/01/2017

#### **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.

First floor extension for use as storage, addition of second floor for use as retail showroom and ancillary offices.

The Planning Committee is asked to:

#### **RECOMMENDATION A**

The Planning Committee is asked to:

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

#### **REASON FOR THE RECOMMENDATIONS**

The proposed extensions to the existing industrial building would provide additional floorspace for a local business which would maintain the vitality of the area and would have a satisfactory impact upon the surrounding area in terms of character, residential amenity and highways.

#### **INFORMATION**

This application is reported to Planning Committee as the proposal includes over 400sqm of additional floorspace for a commercial premises and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor/Other
Council Interest:	N/A
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£18,725.00
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
- London Plan
- 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	Premier House, Archdale Business Centre, Brember Road, South Harrow, HA2 8DJ
Applicant	Mr Haris Sanghrajka
Ward	Roxeth
Local Plan allocation	Industrial Land
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

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Tile Storage and Show Room
	Existing Use Class(es) sqm	Use Class B2/B8
Proposed Use(s)	Proposed Use / Operator	Tile Storage and Show Room (additional floor space)
	Proposed Use Class(es) sqm	Use Class B2/B8
Employment	Existing number of jobs	Unknown
	Proposed number of jobs	4

Transportation		
Car parking	No. Existing Car Parking spaces	8
	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	n/a
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	None – secured by condition
	Cycle Parking Ratio	n/a
Public Transport	PTAL Rating	4
	Closest Rail Station /	South Harrow (Piccadilly)

	Distance (m)	Line) 480m
	Bus Routes	Northolt Road 480m Bus Routes: 114, 140, 258, 395, 398, 487, H9, H12
Parking Controls	Controlled Parking Zone?	N/A
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	Pay & Display Bays
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	No Change

## **PART 2 : Assessment**

### **1.0 SITE DESCRIPTION**

- 1.1 The application site is located on east side of Brember Road.
- 1.2 The application property is a two storey 1960's style industrial unit known as Premier House which is currently used as tile warehouse and showroom.
- 1.3 The neighbouring premises are of a similar design and are used as industrial/commercial units.
- 1.4 The application site and neighbouring units make up the Archdale Business Centre which is designated as industrial and business use.
- 1.5 Brember Road is accessed via Stanley Road to the south which consists of predominately Victorian terraced properties.
- 1.6 The eastern boundary of the premises adjoins the common boundary with retail units which are accessed from Northolt Road.

### **2.0 PROPOSAL**

- 2.1 The proposal seeks to extend the existing first floor and attach a second floor to the existing building
- 2.2 The proposed first floor extension would be attached to the existing east elevation and would be 6.8m in depth and 27m in width.
- 2.3 The proposed second floor would be 14.2m in depth and 27m in width. The addition of the second floor would result in the building being a maximum height of 8.7m from ground level.
- 2.4 The proposed design of the extension would be flat roofed and would consist of brick work and fenestration which would match the existing building.
- 2.5 The proposed extensions would provide an additional 554sqm of floor space which would be used as offices and storage with an extended showroom area.

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 A summary of the relevant planning application history is set out in the table below:

<b>Ref no.</b>	<b>Description</b>	<b>Status and date of decision</b>
LBH/8952	Erection of Single Storey Factory with Ancillary Offices and	Granted: 25/04/1973

	Parking	
LBH/15982	Erection of Two Storey Office Block with Single Storey Workshop Building to Rear and Parking to the Front	Granted: 06/12/1979
LBH/20328	Motor Vehicle Workshop and Store	Granted; 07/01/1982
WEST/44408/92/FUL	Provision of Mezzanine Floor and New Roof and Extension to Industrial Building to Provide Storage Space	Granted: 24/06/1992

#### **4.0 CONSULTATION**

4.1 A total of 20 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on the 14<sup>th</sup> February 2017.

#### **4.3 Adjoining Properties**

Number of letters Sent	20
Number of Responses Received	0
Number in Support	N/A
Number of Objections	N/A
Number of other Representations (neither objecting or supporting)	N/A

4.4 No Objections were received in response to the public consultation.

#### **4.5 Statutory and Non Statutory Consultation**

4.6 The following consultations have been undertaken:

LBH Drainage  
LBH Highways  
LBH Policy



#### 4.7 Internal & External Consultation

4.8 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 Comments</b>	<b>Officer Comments</b>
LBH Policy	The principle would be acceptable	Noted
LBH Highways	No Objections, subject to condition for cycle spaces	Noted – Condition attached.
LBH Drainage	No Objections	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 2016 [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].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

### **6.0 ASSESSMENT**

6.1 The main issues are;  
Principle of the Development  
Regeneration  
Character  
Residential Amenity and Accessibility  
Traffic and Parking

## 6.2 Principle of Development

- 6.2.1 The proposal is for an intensification of an existing commercial unit within the Archdale Business Centre which is designated as industrial land.
- 6.2.2 As the site is designated within an industrial and business use area policy DM31: Supporting Economic Activity and Development applies. Part (A) of that policy indicates that the Council will support the intensification, renewal and modernisation of existing industrial and business floorspace, provided the development complies with other relevant policy considerations (i.e. car parking, design quality and impact upon amenity of adjoining uses) and the new floorspace allows for future flexibility, including future subdivision and / or amalgamation.
- 6.2.3 The proposal represents an intensification of an existing business use, as it involves a first floor extension (for use as storage) and addition of second floor for use as a retail showroom and ancillary uses. It is arguable that the retail showroom should be located in a town centre, being more akin to A1 retail use, but given the bulky nature of goods being displayed (tiles) and the broad range of uses envisaged within an 'Industrial and Business Use Area) and the fact it is an extension / intensification of an existing use, the proposal accords with the intention of Policy DM31.
- 6.2.4 The current units on the ground and first floors are accessed off an internal foyer / internal stairs with lockable doors to each unit (i.e. can function as separate units); whereas the proposed second floor plans indicate that the additional floorspace on that level will be directly accessed off the internal stairs, with no internal / lockable doors to that level. Should it be proposed to subdivide this second floor, this will require internal works to do so but these should be achievable in a practical sense, thereby meeting the policy requirement regarding flexibility.
- 6.2.5 Given the above, the proposal would accord with policy DM31 and would therefore be acceptable in principle. The impacts in terms of character, residential amenity and parking are explored further in the report below.

## 6.3 Regeneration

- 6.3.1 The proposal would be acceptable in principle and would allow the expansion of a local business, which would be in an accessible and sustainable location to allow the function of a use that would benefit the business and the vitality of the area. The proposal will create an additional four jobs during the operational phase and some temporary jobs during the construction phase.

## 6.4 Character of the Area

- 6.4.1 Policy DM1 of the DMP requires all new development to provide a high standard of design and layout, respecting the context, siting and scale of the surrounding environment. This policy broadly reflect policies 7.4.B and 7.6.B of The London Plan (2016) and gives effect to policy CS1.B of the Harrow Core Strategy 2012,

policies which seek to ensure that development respects local character and provide architecture of proportion, composition and scale that enhances the public realm.

- 6.4.2 The character of the surrounding area, due to the land use, is made up of typical commercial units of various sizes and styles. The application property is a two storey flat roofed building with a ground floor projection on the western side of the building.
- 6.4.3 Due to the nature of the building, the proposed extensions sought are considered to be both appropriate and proportionate to the host building. Furthermore, it is considered that the proposed extensions would not appear unduly bulky within the streetscene. As such, the proposal is considered to have a satisfactory impact on the surrounding Archdale Business Park or adjacent retail park which adjoins the western boundary of the site.
- 6.4.4 In terms of architecture, the host building is a typical 1960's style commercial unit. The proposed extensions would reflect the style of the building and as such would provide a harmonious extension. A condition is attached to the permission requiring the external materials to match the existing finishes of the building.
- 6.4.5 Subject to the condition mentioned above, it is considered that the resultant development would be appropriate in its context and would comply with policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1(B) of the Harrow Core Strategy, policy DM1 of the Council's Development Management Policies Local Plan and the Council's adopted Supplementary Planning Document – Residential Design Guide (2010), which require a high standard of design and layout in all development proposals.

## 6.5 Residential Amenity

- 6.5.1 The application site is within a designated industrial land and as such does not adjoin any residential properties. Due to the nature of the neighbouring buildings it is considered there would be minimal impact in terms of overshadowing, daylight and outlook.
- 6.5.2 The nearest residential properties are located approximately 76.0m to the south on Stanley Road. It is considered that the separation distances between the application property and properties on Stanley Road would sufficiently mitigate impacts in terms of residential amenity.
- 6.5.3 Furthermore, the application site is sufficiently screened by other industrial units located to the south of the application site and to the north of properties on Stanley Road.
- 6.5.4 Accordingly, it is considered that the proposed development would not unacceptably harm the amenities of surrounding occupiers through a loss of light, privacy, overlooking or perception of overlooking and would therefore would accord with the aims and objectives of policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1B of the Harrow Core Strategy (2012), policy DM1

of the Harrow Development Management Policies Plan (2013), and the adopted SPD: Residential Design Guide (2010).

## 6.6 Traffic and Parking

- 6.6.1 It is considered that the proposal would not result in a substantial increase in the intensity of use of the property resulting in any harmful impacts on local traffic conditions or highway safety.
- 6.6.2 The Council's Highways officers have commented on the application and have stated that the proposed increase in floorspace is not likely to significantly increase the numbers visiting the store due to the nature of the business not being directly comparable to large retail units.
- 6.6.3 However, it is noted that there would be an increase in staff numbers in conjunction with the proposed alterations to the building. As such a condition has been attached requiring the provision of cycle parking in line with London Plan policies.
- 6.6.3 Taking into account the above, it is considered that the proposal, subject to conditions in relation to cycle provision and a construction logistics would have an acceptable impact in terms of highways and parking.

## 7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1.1 The proposed extensions to the building would provide extra floorspace for an expanding local business. Furthermore, the proposed change of use of the unit would not unduly impact on the character, residential amenity or surrounding highway network.
- 7.1.2 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.

## **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 Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Design & Access Statement; 5.31 PL-001 Rev 03; 5.31 PL002 Rev 01, 5.31 PL-003 Rev 03; 5.31 PL-004 Rev 03; 5.31 PL-005 Rev 03; 5.31 PL-006 Rev 03; 5.31 PL-006a Rev 03; 5.31 PL-007 Rev 04; 5.31 PL-008 Rev 04; 5.31 PL-009 Rev 04; 5.31 PL-010 Rev 04

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

#### 3 Cycle Parking

Notwithstanding the details on the approved plans, the development hereby permitted shall not be commenced until there has been submitted to, and approved in writing by, the local planning authority, details for two secure cycle spaces. The development shall be completed in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

#### 4 Construction Method Statement

Notwithstanding the information submitted, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) measures to control the emission of dust and dirt during construction
- v) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To ensure that the construction of the development does not unduly impact on the amenities of the existing occupiers of the properties on the site.

## 5 Materials to Match Existing

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons: To safeguard the character and appearance of the area.

## **Informatives**

### 1 Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:  
National Planning Policy Framework (2012)

The London Plan (2016):

7.4 Local Character

7.6 Architecture

Local Development Framework  
Harrow Core Strategy 2012  
CS1 Overarching Policy

Development Management Policies Local Plan 2013  
DM1 Achieving a High Standard of Development  
Policy DM 31; Supporting Economic Activity and Development  
Policy DM42 Parking Standards

### 2 Pre-application engagement

Statement under Article 31 (1)(cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)  
This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

### 3 Compliance with Planning Conditions

Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are

acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

4 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.

5 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)

6 Sustainable Urban Drainage

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. Support for the SUDS approach

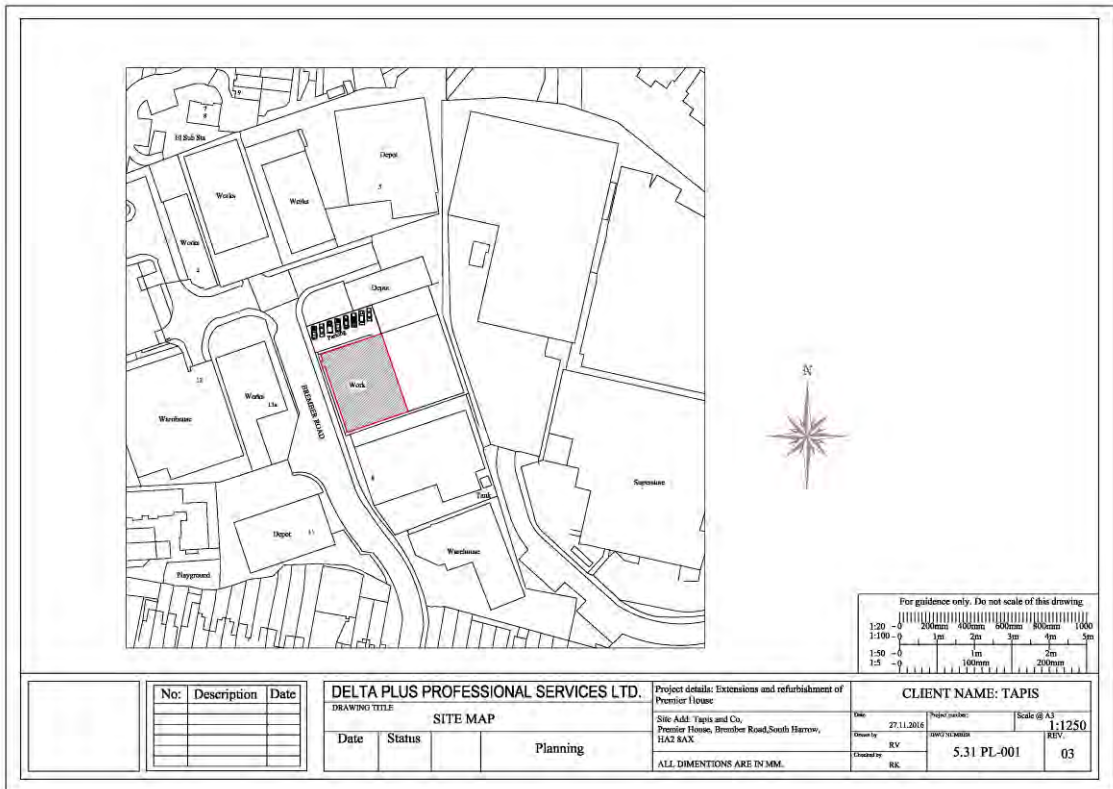
to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2012) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles. The applicant can contact Harrow Drainage Section for further information.

#### 7 Liability For Damage To Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to [nrswa@harrow.gov.uk](mailto:nrswa@harrow.gov.uk) or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicant's expense. Failure to report any damage could result in a charge being levied against the property.



# APPENDIX 2: SITE PLAN



No:	Description	Date

<b>DELTA PLUS PROFESSIONAL SERVICES LTD.</b>		
DRAWING TITLE: <b>SITE MAP</b>		
Date	Status	Planning

Project details: Extensions and refurbishment of Premier House.  
 Site: Add. Tapis and Co, Premier House, Brember Road, South Harrow, HA2 8AX

<b>CLIENT NAME: TAPIS</b>	
Date: 27.11.2016	Scale @ A3: 1:1250
Drawn by: RV	REV:
Checked by: BK	5.31 PL-001 03

ALL DIMENSIONS ARE IN MM.

**APPENDIX 3: SITE PHOTOGRAPHS**



Aerial View



Front (west) elevation facing Brember Road



Front Entrance



Looking towards north elevation



Existing North Elevation



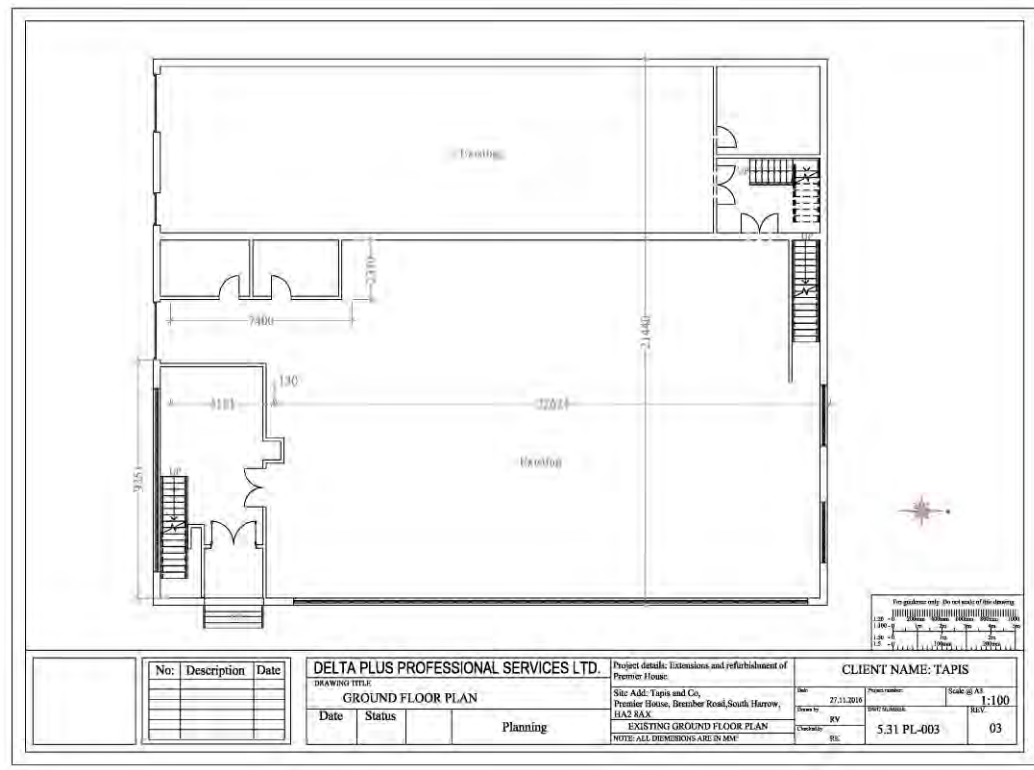
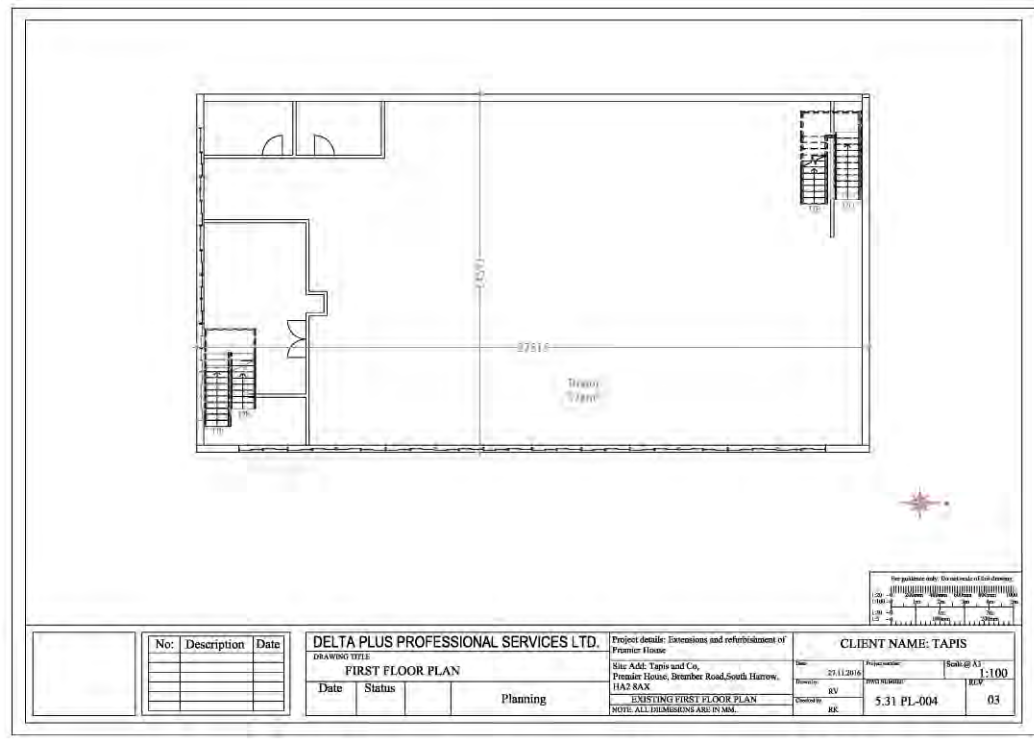
Neighbouring buildings to the north

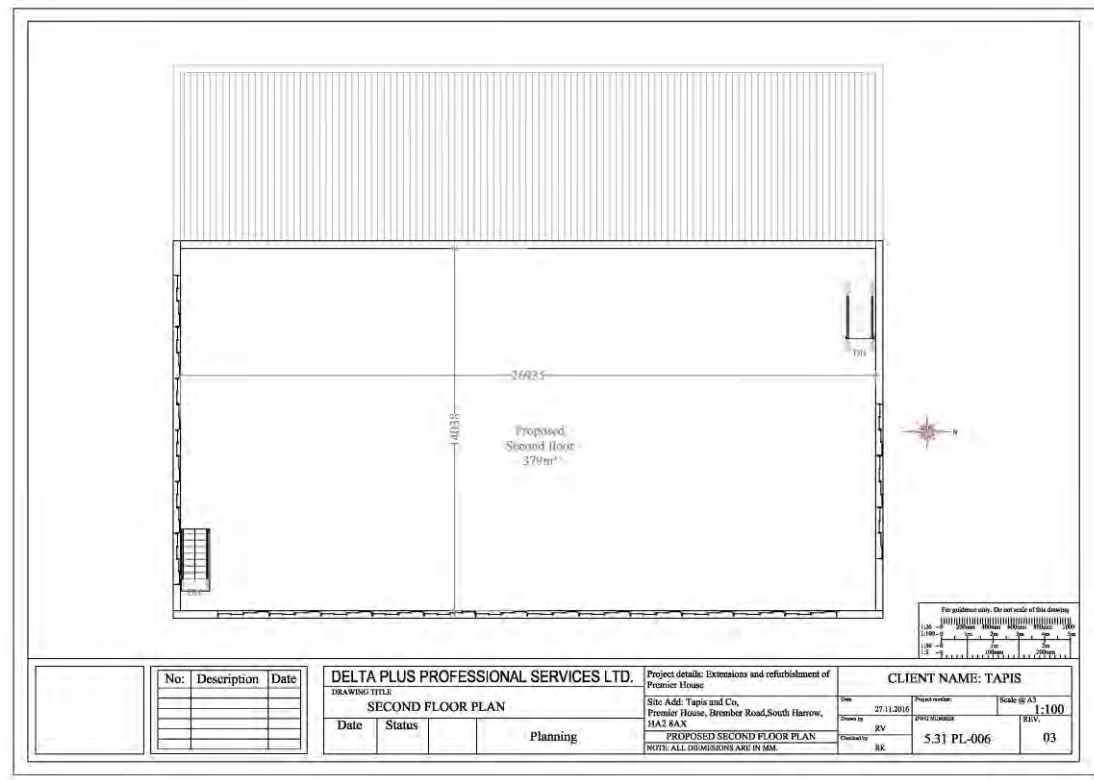
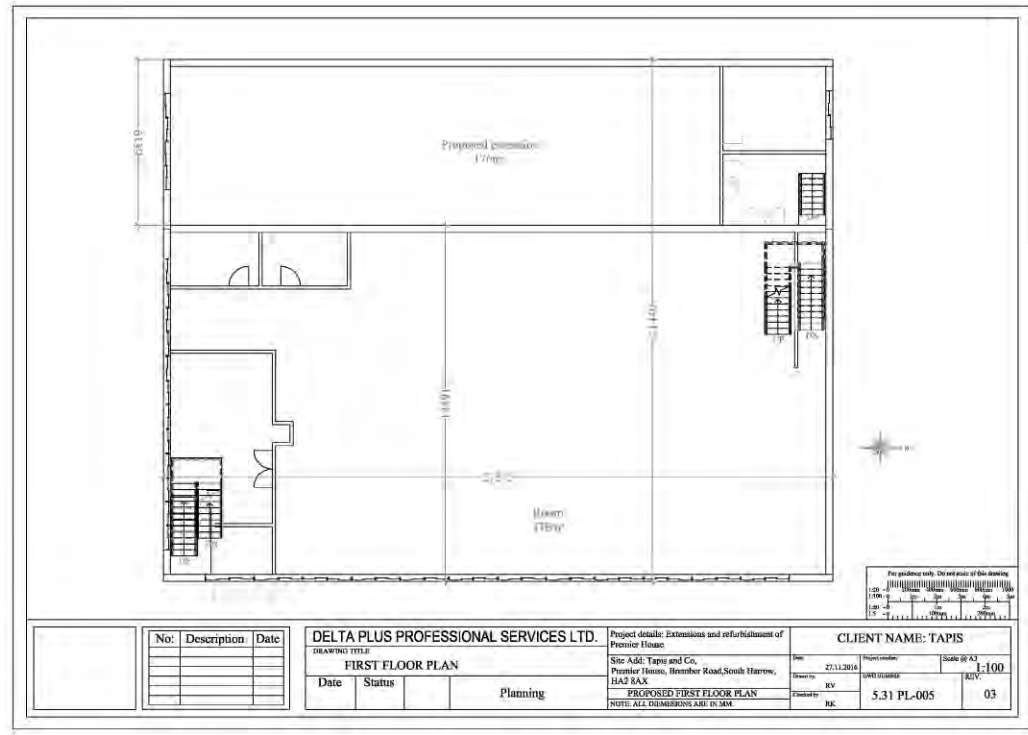


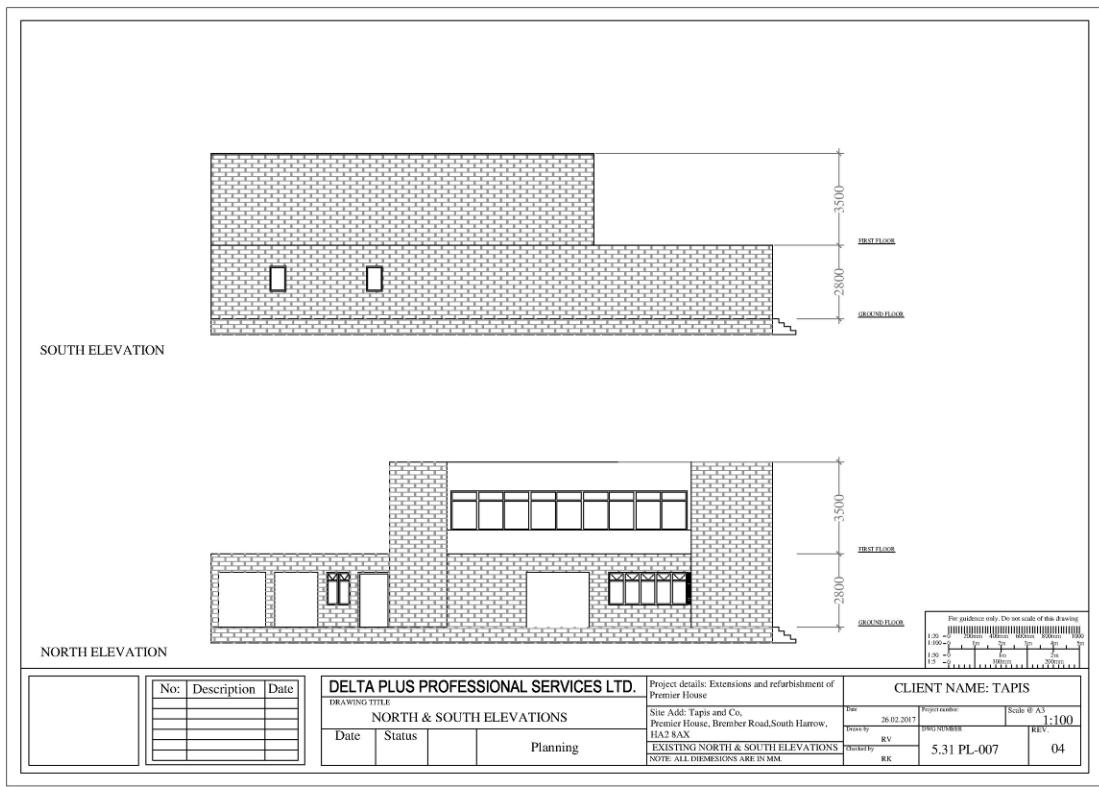
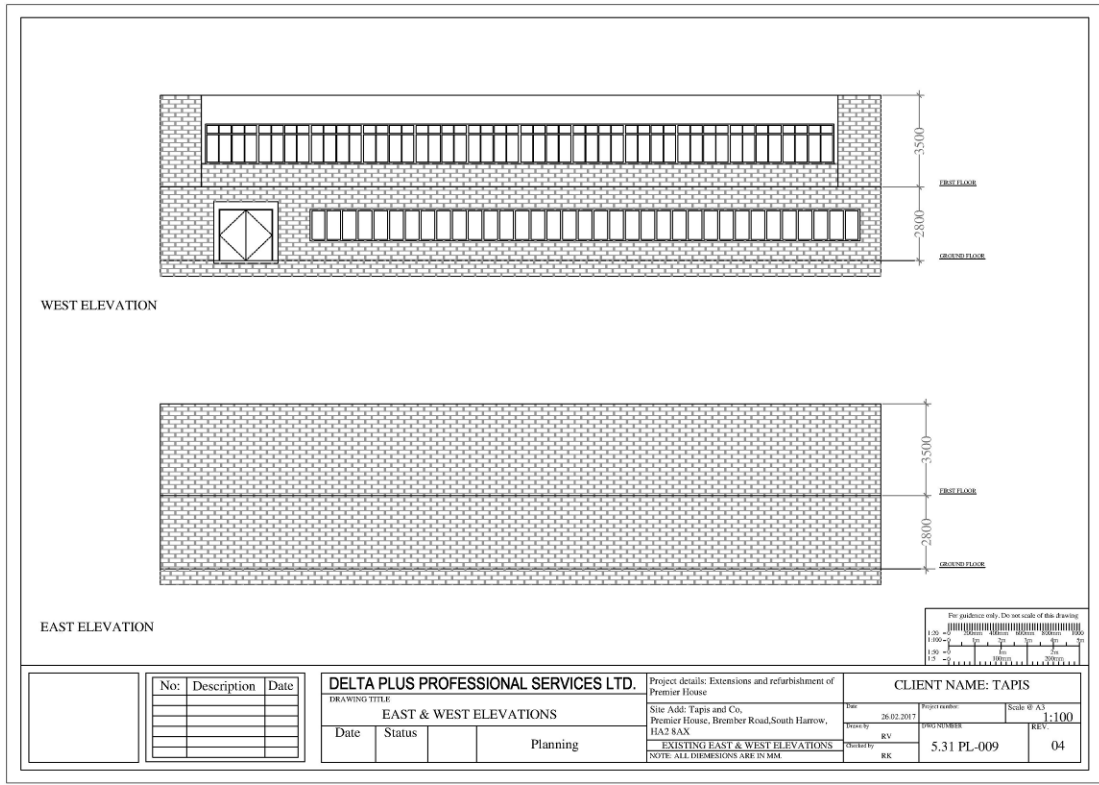
Looking towards south and west elevations



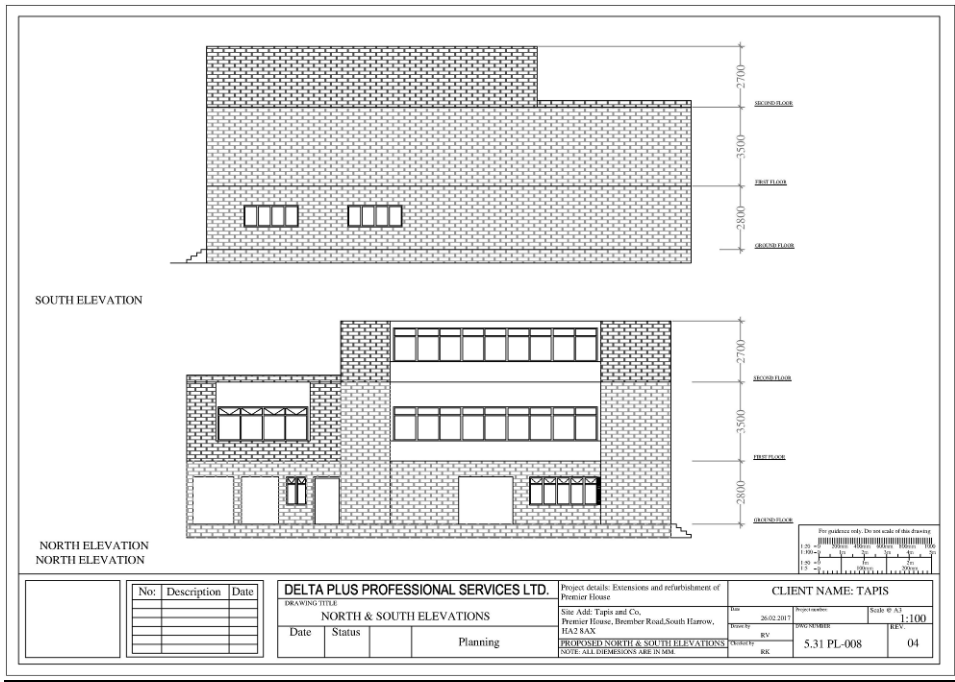
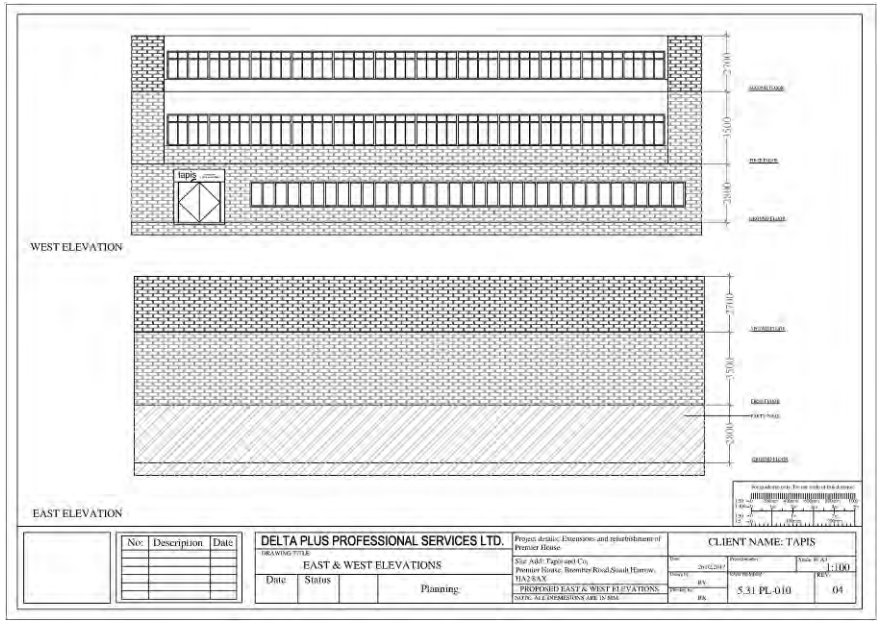
# APPENDIX 4: PLANS AND ELEVATIONS











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