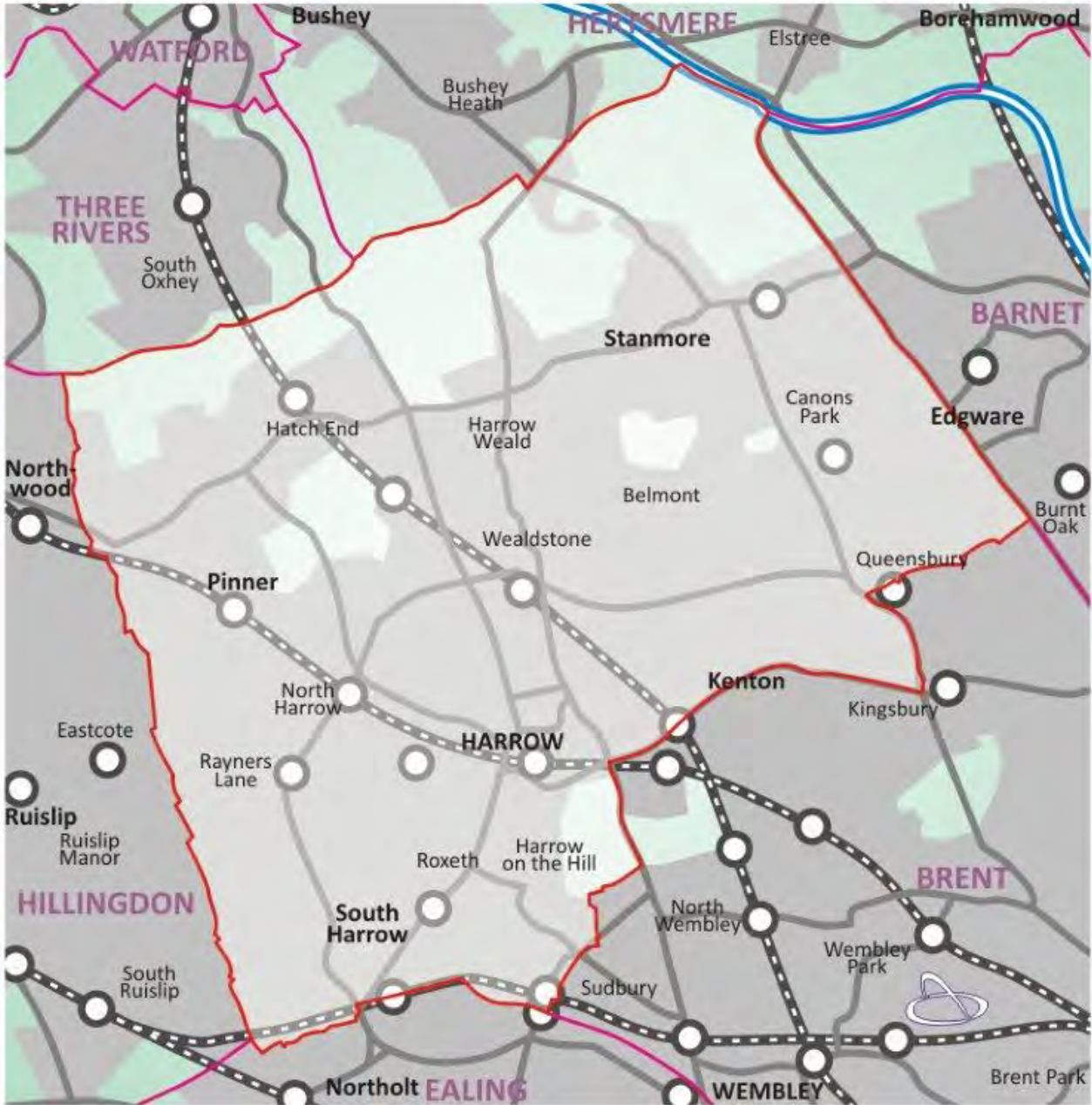
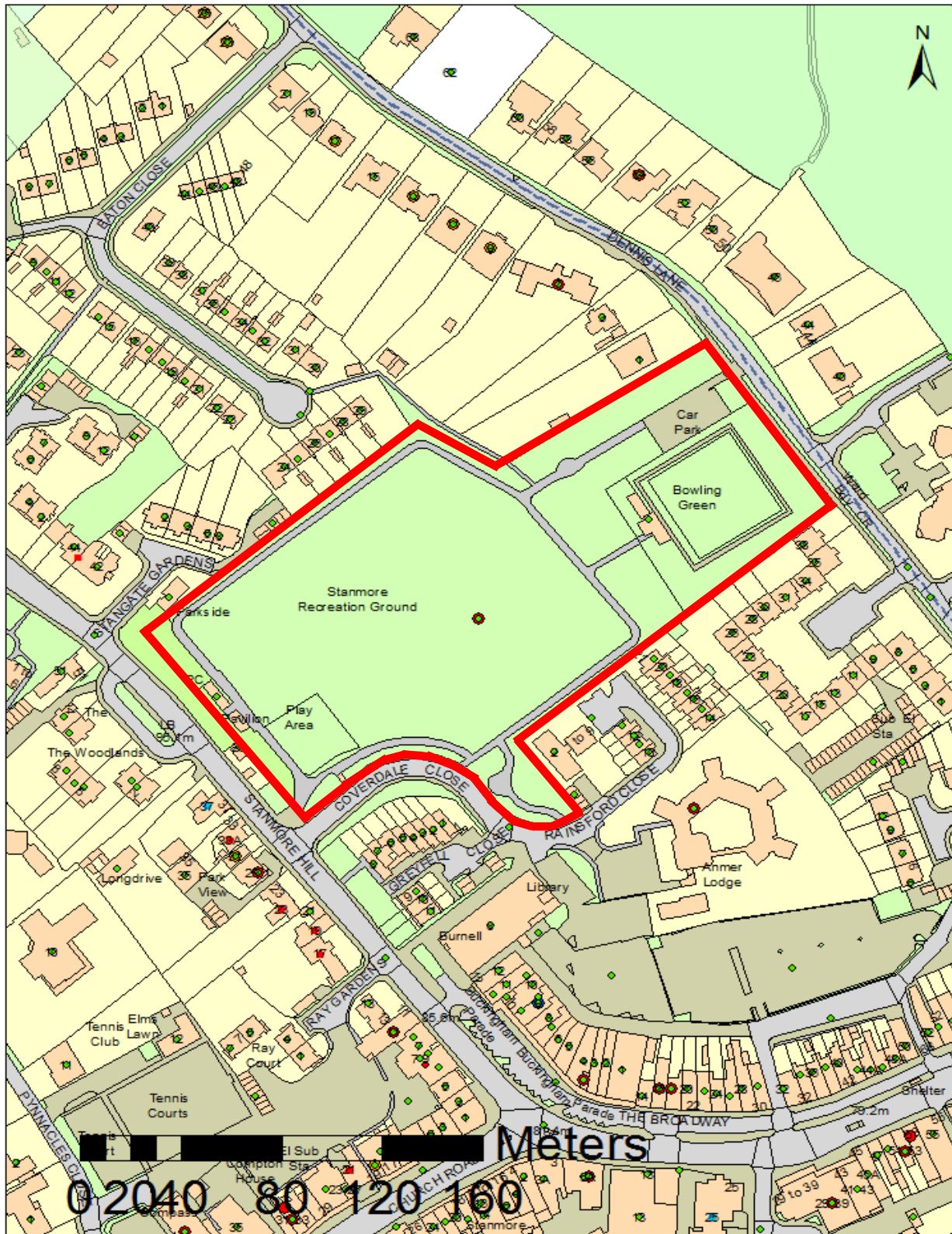


 = application site



Stanmore Recreation Ground, Stanmore Hill, Stanmore	P/5845/16
--	------------------



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)



Stanmore Recreation Ground, Stanmore Hill, Stanmore	P/5845/16
--	------------------

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd March 2017

APPLICATION NUMBER: P/5948/16
VALIDATE DATE: 25TH JANUARY 2017
LOCATION: STANMORE RECREATION GROUND, STANMORE HILL
WARD: STANMORE PARK
POSTCODE: HA7 3BJ
APPLICANT: HARROW COUNCIL
AGENT: HPA ARCHITECTURE LTD
CASE OFFICER: LIAM MCFADDEN
EXPIRY DATE: 24TH MARCH 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.

Redevelopment of single storey building for use as daycare nursery (Use class D1);
Single storey building for use as a cafe (Use class A3) with associated outdoor seating area; External Alterations

The Planning Committee is asked to:

RECOMMENDATION A

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

REASON FOR THE RECOMMENDATIONS

The proposal would provide an ancillary community benefit to the park and would provide a visual improvement over the existing structures.

INFORMATION

This application is reported to Planning Committee as the application would provide in excess of 100sqm of floorspace on a site owned by Harrow Council. It therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type: 18 Minor Development
Council Interest: Applicant/Land owner

GLA Community
Infrastructure Levy (CIL)
Contribution (provisional): £1988.70
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	Stanmore Recreation Ground, Stanmore Hill, HA7 3BJ
Applicant	Harrow Council
Ward	Stanmore Park
Local Plan allocation	N/A
Conservation Area	Stanmore Hill Conservation Area
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A
Designated Open Space	YES
Critical Drainage Area	YES

<u>Non-residential Uses</u>		
Existing Use(s)	Existing Use	Community Use
	Existing Use Class(es) 111.95sqm	Use Class D1
Proposed Use(s)	Proposed Use	Community Use
	Proposed Use Class(es) 297.12sqm	Use Class D1 (Nursery)
	88.56sqm	Café Use Class A3 (Café)

PART 2 : Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is located at the south-western edge of Stanmore Recreation Ground, adjacent to the children's play area. It currently contains two structures which house changing rooms, toilets and storage facilities for the recreation ground. However, these buildings are no longer in use and are intended to be demolished as part of the proposal.
- 1.2 Site levels slope down towards the southeast
- 1.3 The site is located within designated open space, a critical drainage area and is within the Stanmore Hill Conservation Area.
- 1.4 No. 26 Stanmore Hill is a detached residential property sited immediately adjacent to the site

2.0 PROPOSAL

- 2.1 The proposal is for the demolition of the existing buildings on site and a redevelopment to provide a nursery (use class D1) and a café (use class A3) with associated outdoor seating area
- 2.2 The proposed nursery would be contained in a single storey building with a width of 23.38m and a depth of 8.1m. It would have a pitched roof which slopes upwards towards the front of the building. This would have a maximum height of 3.61m and a lower height of 2.69m. It would have a covered outdoor play area on the southeast corner of the building.
- 2.3 The nursery building would have large windows in the front elevation and high level windows in the side and rear elevations. The building would be finished in a mixture of timber-cladding and render.
- 2.4 The nursery building would also contain a new set of self-contained changing rooms and toilet facilities. A bin storage and service area would be located to the rear of the site. This would be screened by a close boarded fence with a maximum height of 2.3m
- 2.5 The proposed café would be contained in a single storey building with a pitched roof sloping up towards the front elevation. The maximum height would be 3.3m and the lower height 2.77m. It would have a width of 10.18m and a depth of 6.28m.
- 2.6 The café would also feature large windows in the front elevation, a large window in the side elevation and high level windows on the rear elevation
- 2.7 The café would also be finished in timber-cladding and render and would feature a bin storage/service area

- 2.8 The outdoor seating area would cut partially into the existing children's playspace and would consist of 23.3sqm of block paving
- 2.9 The railings for the existing children's play park would be relocated to accommodate the seating area. However, the play equipment would not be affected
- 2.10 A concrete path would be provided from the nursery along the southern boundary of the site towards the exit of the park
- 2.11 A concrete children's play area is proposed between the café and the nursery. This would serve the proposed nursery use.

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
LBH/5505	Alterations and extensions to changing rooms	GRANTED – 02/09/1970
P/5845/16	Redevelopment To Provide Single Storey Building For Use As Cafe	Pending decision at time of writing this report

4.0 CONSULTATION

- 4.1 Three Site notices were erected on 19th January expiring on 9th February 2017.
- 4.2 A total of 64 consultation letters were sent to neighbouring properties regarding this application.
- 4.3 Adjoining Properties

Number of letters Sent	64
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.4 To date, no objections have been received in relation to the proposed development.

4.5 Statutory and Non Statutory Consultation

4.6 The following consultations have been undertaken:

LBH Conservation Officer
Stanmore Society

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.

Consultee	Summary of Comments	Officer Comments
LBH Conservation	There would be an increase in building coverage and a loss of greenery. More soft landscaping should be re-provided adjacent to the road to offset this and preserve the character of the conservation area.	Noted
Stanmore Society	No Comments Received	N/A
Conservation Area Advisory Committee	No objections	Noted
Travel Planner	A full Travel Plan will be required	Noted
Landscape Architect	A condition requiring full details of the proposed hard and soft landscaping will be required	Noted
Highways	Attendees will be encouraged to use the car park at Dennis Lane and controlled parking bays exist on Stanmore Hill and Coverdale Close. It is anticipated that this arrangement will be sufficient to cope with parking demand.	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
Character and Appearance of the Conservation Area
Residential Amenity
Highways and Waste Management
Drainage

6.2 Principle of Development

6.2.1 The site is located within a designated open space as shown on the Harrow Policies Map

6.2.2 Policy 7.18 of The London Plan seeks to resist the loss of London’s protected open spaces and Policy CS1F of the Harrow Core Strategy seeks to protect it from inappropriate or insensitive development

6.2.3 Policy DM18 (Protection of Open Space) of the Harrow Development Management Policies acknowledged that open spaces are of great value as placed for people to participate in organised sport, play, informal recreational activity and appreciation of the natural environment.

6.2.4 Part C of the policy states that proposals for ancillary development on land identified as open space on the Harrow Policies Map will be supported where:
a. It is necessary to or would facilitate the proper functioning of the open space;

- b. It is ancillary to the use of the open space;
- c. It would be appropriate in scale;
- d. It would not detract from the open character of the site or surroundings

6.2.5 These points are considered in turn below:

6.2.6 The functioning of the open space

Whilst the proposed buildings would not be necessary for the proper functioning of the open space, they would facilitate it. Buildings of this modest scale and in this location on the edge of the open space, with the layout proposed, could be used by the public, making them compatible with and complimentary to the wider use of Stanmore Recreation Ground.

6.2.7 An ancillary use

6.2.8 The café and nursery buildings would be located next to the existing children's play area and along the existing path within Stanmore Recreation Ground. As such they are likely to be used by members of the public who already use the park for existing leisure activities. As such, the café is considered to be an ancillary use. Similarly the proposed nursery is located relatively close to residential properties and is likely to attract use from nearby residents.

6.2.9 Appropriate scale

6.2.10 The existing structures have a combined footprint of 110sqm. The combined footprint of the proposed structures would be 241sqm. Although larger than the existing structures, it is considered that they would still be modest buildings with a low height and would be considered acceptable in this regard

6.2.11 The open character of the surroundings

6.2.12 The buildings would replace existing buildings and would be sited on the south-western edge of the site, against the high hedge boundary treatment of the park. Closed boarded fencing is proposed to screen the refuse storage areas. However, these would be set back further from the existing path and behind the proposed buildings. Given these circumstances, it is considered that there would be no significant reduction in the open character of the area.

6.2.13 The Development Management Policies Local Plan recognises that the survival of local open space relies on the use and value attributed to them by the community. The Core Strategy recognises that small scale ancillary facilities on open land can enable users of the space to continue to use and enjoy the space.

6.2.14 The Development Management Policies Local Plan also notes that existing ancillary buildings support the use of open spaces but are often in poor condition and need of investment. In this particular instance the existing structures are in a poor state of repair. A redevelopment of these buildings is therefore appropriate in this instance.

It is therefore considered that subject to an appropriately worded planning condition ensuring that the buildings are used only for the uses stated in the planning application form, the proposal would meet the tests of Policy 7.18 (Protecting open space and addressing deficiency) of the London Plan, Policy CS1F of the Harrow Core Strategy and Policy DM18 (Protection of Open Space) and would be acceptable in principle.

6.3 Character and Appearance of the Conservation Area

- 6.3.1 London Plan policies 7.4 (Local character) and 7.6 (Architecture) seek to ensure that the appearance of developments is acceptable and appropriate in its context. Core Strategy Policy CS1B and Development Management Policy DM1 (Achieving a High Standard of Development) reinforce this requirement at a local level.
- 6.3.2 Policy 7.8C of the London Plan (2015) states that 'development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate'. 7.8D of The London Plan (2015) states that 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail'. Policy CS1.D of the adopted Harrow Core Strategy 2012 states that proposals that would harm the significance of heritage assets including their setting will be resisted. Policy DM7 of the Development Management Policies Local Plan states that all proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for sustainable enjoyment of the historic environment, will be approved.
- 6.3.3 The proposal would replace two existing structures which are in poor condition and no longer in active use. At present it is considered that they detract from the character of the park and the local area.
- 6.3.4 The scale and size of the proposed buildings are greater than the buildings they replace. Nonetheless, the proposed replacement buildings would be modest in scale and would be appropriate in the context of the park.
- 6.3.5 The design of the buildings would have a more contemporary appearance than the existing buildings. The contemporary design of the buildings would help to distinguish and identify them within the park setting without appearing stark or out of place. It is considered that in design terms the proposed buildings would offer a visual improvement over the existing structures
- 6.3.6 The proposed materials of the buildings would be a combination of timber cladding and render. A condition requiring the approval of these materials prior to commencement of works has been attached to ensure that the materials are acceptable.
- 6.3.7 The proposed seating area would be comprised of block paving located adjacent to the existing pathway, cutting in partially to the existing children's play area. The block paving would result in additional hardstanding in the area, which would be particularly obvious when the tables and chairs are stored away

and not in use. There would also be additional hardstanding between the two proposed buildings and adjacent to the public footpath. It is considered that the choice of materials of this seating area (block paving) and children's play area (concrete) would appear at odds with the green, open character of the area particularly in this layout. It is possible that a more sympathetic design and choice of materials may be used.

- 6.3.8 Furthermore, there is insufficient detail in the submitted drawings regarding the further proposed hardstanding on the site. The Council's Conservation Officer has also stated that additional soft landscaping should be provided to mitigate the increase in hard standing. It is therefore considered necessary that a revised hard and soft landscaping scheme is submitted to and approved by the Local Planning Authority prior to the implementation of the scheme. This shall require details of the seating area and children's play area to be submitted for consideration.
- 6.3.9 The site is located within a conservation area and therefore all trees are afforded a level of protected status.
- 6.3.10 Policy DM22 of the Harrow Development Management Policies states that the Council requires that trees in conservation areas are to be protected during construction and to be retained or replaced where necessary following the completion of development.
- 6.3.11 It is not clear from the submitted information which trees (if any) are to be removed to facilitate the development. Furthermore, Information relating to the protection of trees throughout development has not been provided. Further information regarding this has been requested from the applicant and will be reported to the planning committee through the addendum.
- 6.4 Residential Amenity
- 6.4.1 London Plan Policy 7.6 (Architecture) seeks to ensure that development does not cause harm to living conditions at neighbouring properties, as does Policy DM1 of the Development Management Policies.
- 6.4.2 The applicants have requested opening hours of 07:00 until 15:00, seven days per week for the café and 06:30 until 17:00 weekdays for the nursery. Having reviewed these times, The Council has considered alterations to these opening times which are more appropriate. The altered opening hours are from 08:00 until 15:00 Mondays to Saturdays and 09:00 until 15:00 on Sundays for the café and 07:00 until 18:00 on Mondays to Fridays for the nursery. These opening hours have been altered in the interests of protecting the residential amenity of neighbouring occupiers.
- 6.4.3 The proposed café would only be open from 08:00 until 15:00 Mondays to Saturdays and 09:00 until 15:00 on Sundays. It would employ just 2 full time employees. Although immediately adjacent to the rear of no. 26 Stanmore Hill, the seating would be provided inside the building and further away into the park. Although closer to the site boundary with no. 26 Stanmore hill than the existing

structures, the cafe would be of a lower height than those existing structures (which have a maximum height of 4.85m) and would feature a roof which slopes upwards away from the shared boundary with that property. Furthermore, it would be sited 3.4m away from that shared boundary. Given the small scale of the development it is considered that it would not cause any undue noise or disturbance to no. 26 Stanmore Hill and would be acceptable in this regard. The proposed cafe would be screened from the neighbouring residential properties by the existing boundary treatment to the park which would further mitigate the impact of the building on nearby residential properties including no. 26 Stanmore Hill.

- 6.4.4 The proposed nursery would also be partially screened from no. 26 Stanmore Hill and other neighbouring occupiers by existing boundary treatment and would be sited in a similar location to the existing structures resulting in a similar relationship. It would employ 7 full time employees and would be open 07:00 until 18:00 on weekdays only. Subject to an appropriate condition restricting opening hours and given the relatively small scale of the development, it is considered that it would not cause any undue noise or disturbance to no. 26 Stanmore Hill or other nearby residential properties.
- 6.4.5 The proposed seating area would be in full use during the day when the café is open to the public. The associated furniture would be stored away when not in use. Although this area would cut into part of the existing children's play area, no play equipment would need to be relocated and it would not significantly impact on the enjoyment of that space and would be acceptable.
- 6.4.6 Given these circumstances, it is considered that the proposal would not result in any harm to the residential amenities of neighbouring occupiers in terms of loss of light, outlook, overshadowing and would not result in significant noise or disturbance. It would therefore be acceptable.
- 6.4.7 The proposed bin storage would be located adjacent to the shared boundary with no. 26 Stanmore Hill. However, this area features several outbuildings build up to the shared boundary on that site. The main amenity space for no. 26 is to the northern side of the house. It is therefore considered that the location of the bin storage is unlikely to cause nuisance to that neighbouring occupier.
- 6.4.8 The development would therefore accord with development plan policies in respect of amenity.

6.5 Highways and Waste Management

- 6.5.1 Policy DM45 of the Development Management Plan states that all proposals will be required to make on site provision for general waste and be located and screened to avoid nuisance to occupiers and adverse visual impact.
- 6.5.2 The submitted drawings indicate that the refuse storage and servicing area would be located in a designated area to the side and rear of the proposed buildings. This area would be screened from view by the proposed timber fence.

In this respect the refuse arrangements would not impede access to the public highway or cause any adverse visual impact.

- 6.5.3 A condition has been suggested requiring details of refuse collections (including the location of a collection point) to be submitted and approved prior to the occupation of the buildings.
- 6.5.4 The addition of a nursery is likely to have some impact on traffic and parking in the area from parents dropping off and picking up children. Although there is no direct road access to the site, there are public parking bays on nearby residential streets. The highways department has commented that the existing parking arrangements at Dennis Lane and Coverdale Close would be sufficient to cope with expected demand. Notwithstanding this, on the advice of the Travel Planner a condition has been added requiring a comprehensive travel plan to be submitted and approved by the council prior to the occupation of the buildings. An additional condition has been attached requiring details of cycle parking to be provided on site.
- 6.5.5 Subject to the aforementioned conditions, it is considered that the proposal would comply with planning policy in regards to waste management and highways impacts.

6.6 Development and Flood Risk

- 6.6.1 Policy DM9 of the Development Management Plan states that proposals for new development will be required to make provision for the installation and management of measures for the efficient use of mains water and for the control and reduction of surface water run-off.
- 6.6.2 The development would result in some additional hard surfacing on the site and would therefore have an impact in terms of surface water flood risk in an area identified as a Critical Drainage Area.
- 6.6.3 The Council's Drainage team have viewed the submitted scheme and based on their advice pre-commencement conditions have been attached requiring further information on sewage disposal, surface water disposal and surface water attenuation.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1.1 The proposed scheme seeks to provide community uses which would benefit the area and would replace existing structures which are run down and no longer in use.
- 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: Heritage Statement Rev: V1, Design and Access Statement Rev: V2, SD501, DD502, SD503, DD503 Rev: A, DD504 Rev: A, DD505

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

3 Refuse and Waste

The refuse and waste bins shall be stored at all times, other than on collection days, within the designated refuse storage areas as shown on the approved plans.

Reason: To maintain the appearance of the development and safeguard the character and appearance of the area.

4 Accessibility

The proposal hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time

5 Surface Water Drainage and Attenuation

The development hereby approved shall not progress beyond damp course proof level until details a scheme for works of the disposal of surface water, sewage water, surface water attenuation and storage works on site have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that adequate drainage facilities are provided.

6 Cycle Parking

The buildings hereby approved shall not be occupied until amended plans have been received and approved in writing by the local authority to show a cycle parking scheme in line with the standards of The London Plan (2016). The works shall be implemented on site and shall thereafter be retained in accordance with these approved plans.

REASON: To ensure sufficient cycle parking is provided for the scheme.

7 Materials

Notwithstanding the details shown on the approved plans, the development hereby permitted shall not proceed above ground floor damp proof course level until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

a: External appearance of the buildings

b: Refuse and cycle storage area

c: Boundary treatment

d: Ground treatment relating to the external nursery space and external seating area

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: To enhance the appearance of the development and safeguard the character and appearance of the conservation area.

8 Restrict Use

The nursery building shall be used as a day nursery and for sport, play and recreation and for no other purpose, including any other uses falling within Use Classes D1 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

REASON: To ensure that the building provides an ancillary function to Stanmore Recreation Ground and in the interests of residential amenity and the safe and free flow of traffic.

9 Waste Management

The buildings hereby permitted shall not be occupied until details of refuse collection and servicing arrangements have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved prior to the first occupation of the building and shall be permanently retained thereafter.

REASON: In the interests of the quality of the development and free flow of traffic.

10 Permeable Paving

Before the hard surfacing hereby permitted is brought into use the surfacing shall EITHER be constructed from porous materials, for example, gravel, permeable block paving or porous asphalt, OR provision shall be made to direct run-off water from the hard surfacing to a permeable or porous area or surface within the curtilage of the site.

Please note: guidance on permeable paving has now been published by the Environment Agency on

<http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

REASON: To ensure that adequate and sustainable drainage facilities are provided, and to prevent any increased risk of flooding

11 Travel Plan

The buildings hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved.

REASON: In the interests of sustainable travel and the safe and free flow of traffic.

12 Opening Hours – Nursery

The nursery use hereby permitted shall not be open to customers outside the following times:-

07:00 hours to 17:00 hours on Mondays to Fridays without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

13 Opening Hours – Café

The cafe use hereby permitted shall not be open to customers outside the following times:-

08:00 hours to 15:00 hours on Mondays to Fridays and 09:00 hours to 15:00 hours on Sundays and bank holidays without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

14 Landscaping

The development hereby permitted shall not commence until there has been submitted to, and approved in writing by, the local planning authority, a scheme of hard and soft landscape works for the entire site. The hard and soft

landscaping scheme shall include: Revised details (including materials) for the outdoor seating area and external nursery space. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

15 Site Levels

No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority. The development shall be carried out in accordance with the approved details

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

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):

5.12 Flood Risk Management

5.13 Sustainable Drainage

7.3 Designing Out Crime

7.4 Local Character

7.5 Public Realm

7.6 Architecture

7.8 Heritage Assets and Archaeology

7.18 Protecting Open Space and Addressing Deficiency

Local Development Framework

Harrow Core Strategy 2012

CS1 Overarching Policy

Development Management Policies Local Plan 2013

DM1 Achieving a High Standard of Development

DM9 Managing Flood Risk

DM10 On Site Water Management and Surface Water Attenuation

DM18 Protection of Open Space

DM22 Protected Trees

DM45 Waste Management

DM46 New Community, Sport and Education Facilities

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 Mayoral CIL

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £35/sqm £1988.70

This amount however does not include indexation, which will be included when a formal Liability Notice is issued. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the planningportal website where you can download the appropriate document templates.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

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

6 Compliance With Planning Conditions

IMPORTANT: 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.

7 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.

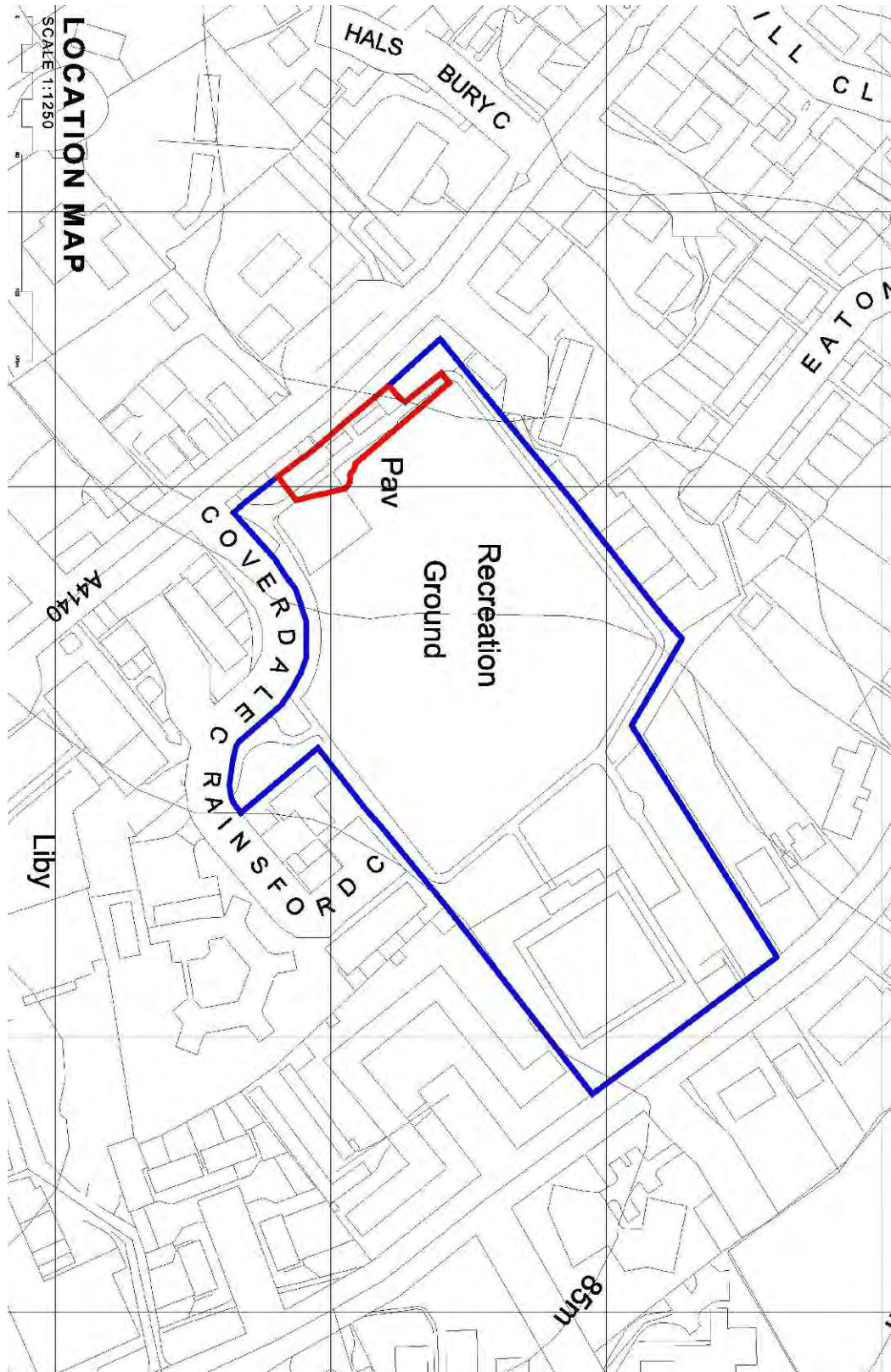
8 Request To Remove Site Notice

A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

9 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 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



APPENDIX 3: SITE PHOTOGRAPHS



Existing children's play park on right, site located on left



Existing structure (to be demolished)



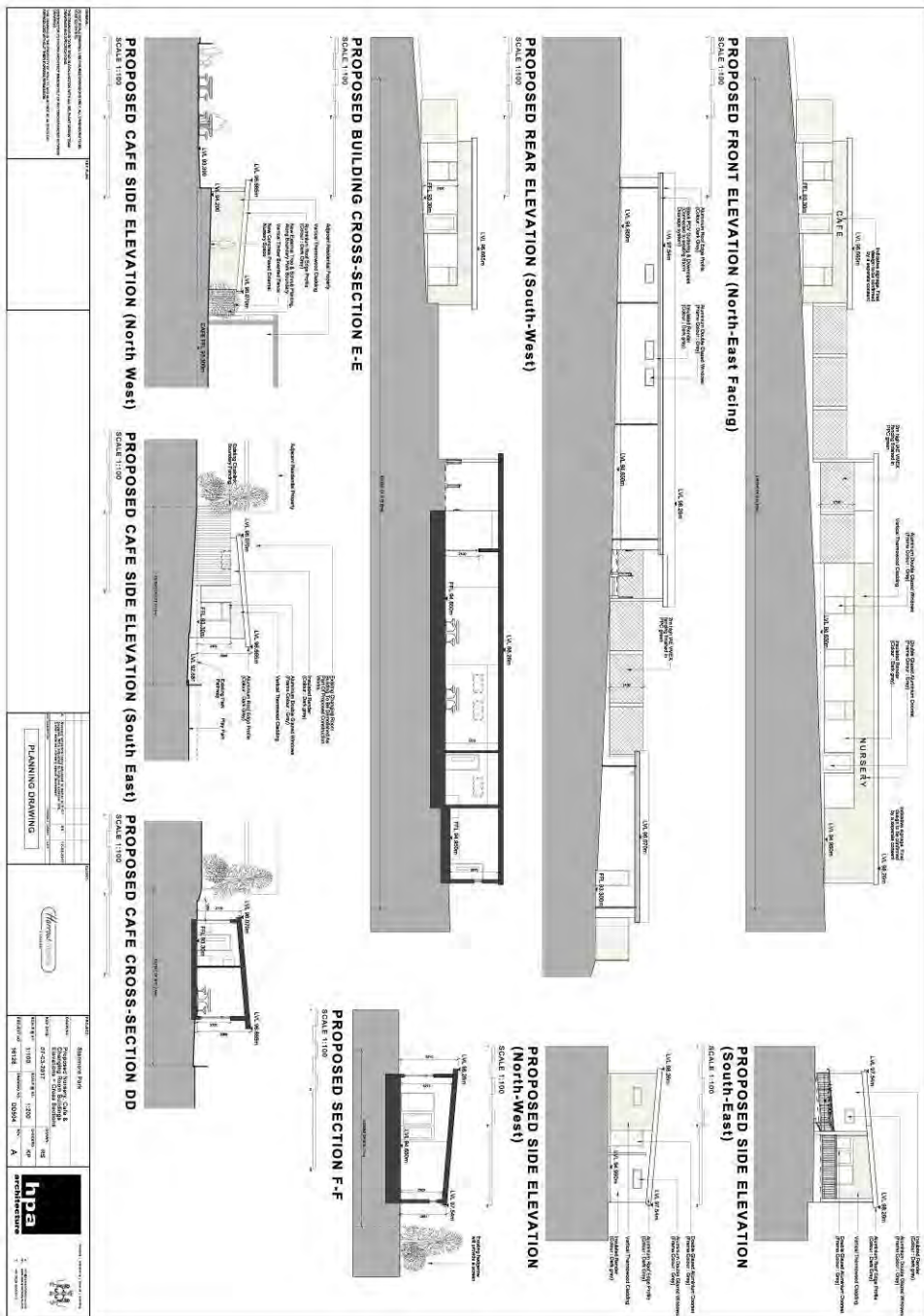
Reverse angle of first photo, site on right, Play Park on left



Aerial View

APPENDIX 4: PLANS AND ELEVATIONS





<p>PLANNING DRAWING</p>	
<p>Project Name: Stanmore Recreation Ground</p> <p>Project No: 2016/0001</p> <p>Scale: 1:150</p> <p>Date: 13/03/2017</p> <p>Drawn: HPA</p> <p>Checked: HPA</p>	<p>Client: Stanmore Recreation Ground</p> <p>Address: Stanmore Recreation Ground, Stanmore Hill, Stanmore, Middlesex, HA9 7JH</p> <p>Project No: 2016/0001</p> <p>Scale: 1:150</p> <p>Date: 13/03/2017</p> <p>Drawn: HPA</p> <p>Checked: HPA</p>
<p>HPA</p> <p>HERNDON PLANNING AND ARCHITECTURAL SERVICES</p> <p>HERNDON, MIDDLESEX, HA9 7JH</p> <p>TEL: 0181 606 0000</p> <p>WWW.HPA-ARCHITECTS.CO.UK</p>	

This page has been left intentionally blank