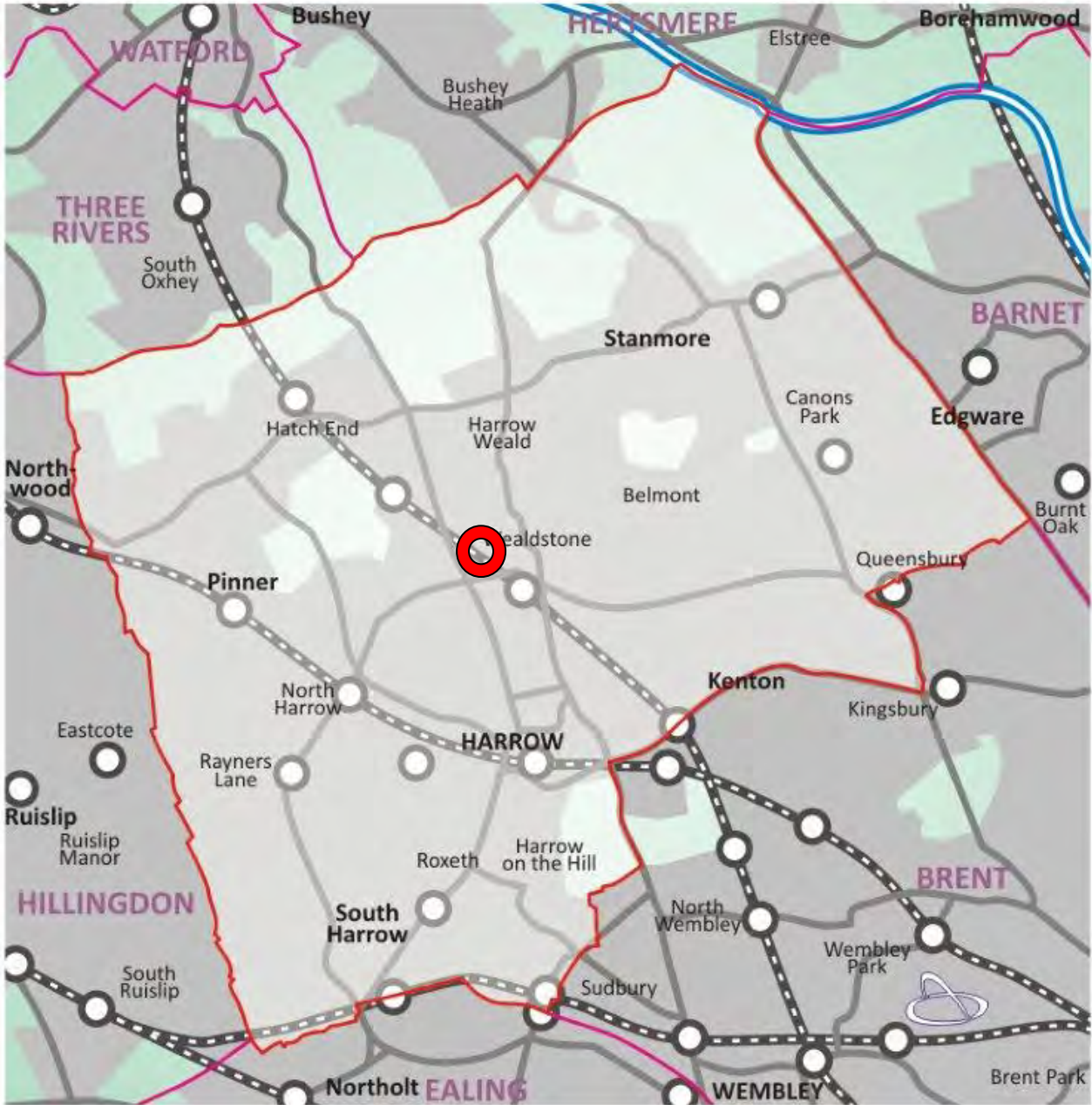
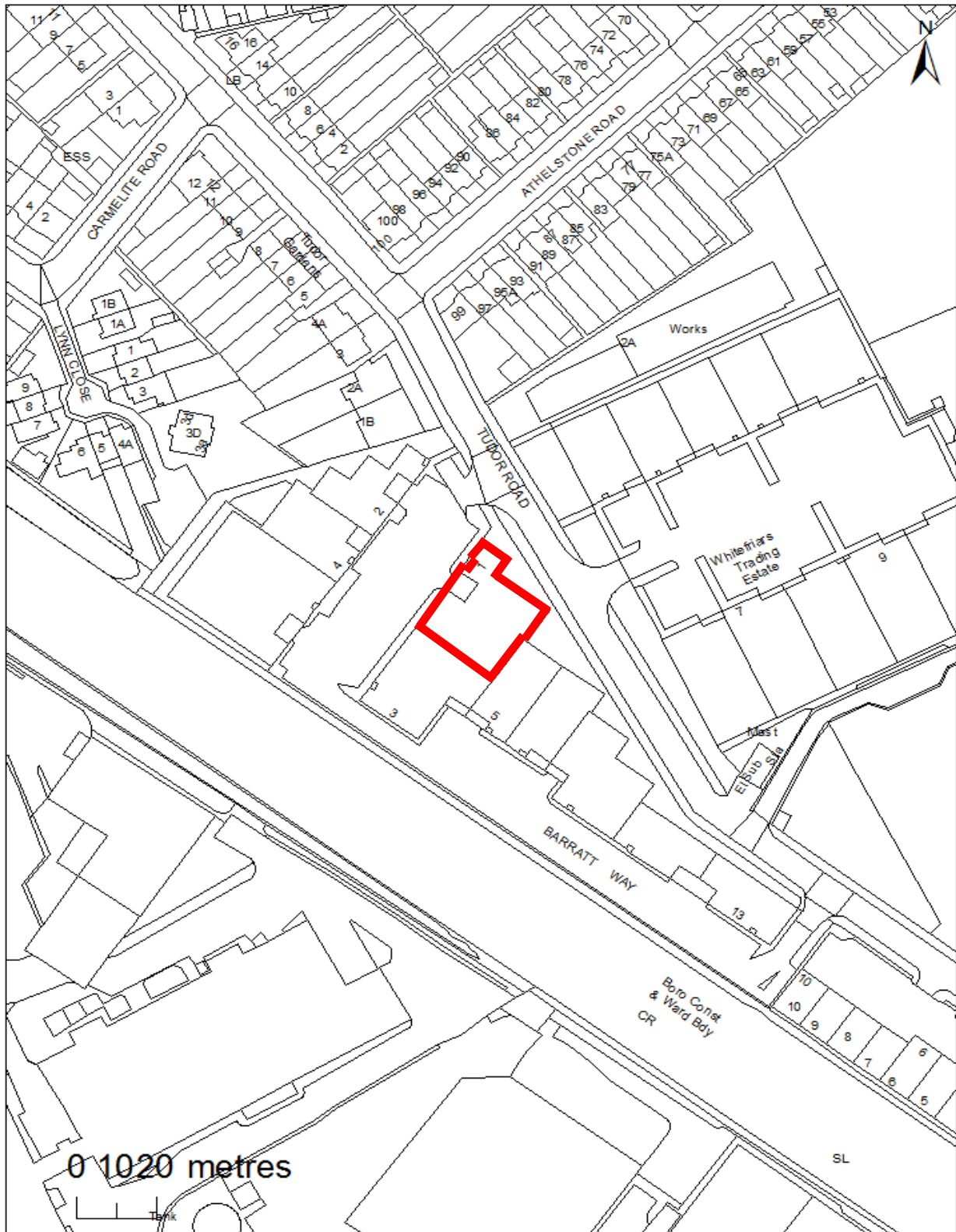


 = application site



Unit 1 Barratt Way, Wealdstone	P/0626/17
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Unit 1 Barratt Way, Wealdstone	P/0626/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

26th April 2017

APPLICATION NUMBER: P/0626/17
VALIDATE DATE: 27/02/2017
LOCATION: UNIT 1, BARRATT WAY, WEALDSTONE
WARD: WEALDSTONE
POSTCODE: HA3 5UU
APPLICANT: CATS PROTECTION
AGENT: ASP
CASE OFFICER: SHANE O'DONNELL
EXPIRY DATE: 29/04/2017

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.

Change of use from Business (Class B8/B1) to Cat homing centre (Sui Generis);
External alterations

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant temporary planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

- The proposed change of use to a sui generis use from a current vacant storage use would provide an employment within the Borough and the nature of the proposed use and internal alterations would not inhibit the future use of the unit as a business/industrial premises
- From the information available, the operations of the proposed Cat Homing Centre would not generate environmental hazards for neighbouring occupiers or disrupt travel or parking in the surrounding area. .
- The planning permission is recommended to be granted for 2 years only, after which the applicant will need to reapply, therefore the siting of this atypical use in close

proximity to neighbouring light industrial uses will be open to review as a sustainable long term land use.

INFORMATION

This application is reported to Planning Committee as it is a change of use more than 400m² and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	18. Minor Development
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	Exempt as a Registered Charity
Local CIL requirement:	Exempt as a Registered Charity

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
- National 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	Unit 1, Barratt Way, Wealdstone, HA3 8UU
Applicant	Cat's Protection
Ward	Wealdstone
Local Plan allocation	Opportunity Area
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Vacant
	Existing Use Class(es) sqm	461 m ² (B8) 99.6m ² =(Ancillary B1)
Proposed Use(s)	Proposed Use / Operator	Cats Protection
	Proposed Use Class(es) sqm	566 m ² (Sui Generis)
Employment	Existing number of jobs	0
	Proposed number of jobs	5

Transportation		
Car parking	No. Existing Car Parking spaces	9
	No. Proposed Car Parking spaces	9
	Proposed Parking Ratio	
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	0
	Cycle Parking Ratio	
Public Transport	PTAL Rating	2
	Closest Rail Station / Distance (m)	Harrow and Wealdstone Station
	Bus Routes	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	Once a week

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The application site is located within the Barratt Industrial Estate which is a strip of land between Tudor Road and the railway line between Headstone Lane station and Harrow and Wealdstone station. The site has a PTAL rating of 2, is not in a conservation area or a listed building but is within a Critical Drainage Area.
- 1.2 The application site is with an Industrial and Business Use Area, a designated Opportunity Area and falls under the Harrow and Wealdstone Area Action Plan.
- 1.3 The application site contains an industrial warehouse building with 461 m² of storage floorspace and 99.6 m² of ancillary office space with a row of parking spaces to the front of the building. The existing use of the building is for storage (B8) with ancillary office space (B1). The property is currently vacant.
- 1.3 The application building adjoins No. 3 and No. 5 Barratt Way. No. 3 Barratt Way is currently occupied by a Catering Suppliers Company and No. 5 Barratt Way is currently occupied by a food importer. The application building fronts Barratt Way with the opposite row of buildings containing a buildings materials depot. The nearest residential property is approximately 30 metres to the north along Tudor Road.

2.0 PROPOSAL

- 2.1 The application proposes a change of use from the existing warehouse (Class Use B1/B2) to a Cats Homing Centre (Class Use Sui Generis) and makes alterations to the fenestration and openings on the front elevation of the unit.
- 2.2 The proposed Cat Homing Centre would create a base from which to re-house cats in the North London Area. The existing building will be refurbished, removing the mezzanine floor and installed 20 modular pens and 5 other rooms for food preparation, cat car, tray wash, laundry area and store rooms. The unit has the potential to home 50 cats a month and rehome 500 cats per annum. The front of the unit will contain a reception /waiting room with associated toilets and office space.
- 2.3 The proposal would include installation of three ground floor windows and a door in the front elevation replacing two ground floor shutters.
- 2.4 The proposed centre will employ 5 full time staff supported by part time staff and a number of volunteers. The proposal includes the retention of 9 parking spaces to the front of the site. The proposed operating hours are 08:00 – 17:00 Monday to Sunday. The Centre is open to visitors 5 days a week with average visitor levels based on a similar centre in Mitcham are expected to be between 2-4 people per day.

3.0 RELEVANT PLANNING HISTORY

3.1 Pre-App Discussions- P/4953/16/PREAPP – Reply Issued 17/01/2017.

3.2 Extracts from Pre-App Response

“From the information currently available to us, it is not clear that the proposed use as Cat Homing Centre would be compatible with neighbouring commercial uses. Given the atypical use proposed i.e. a cat homing centre, any future proposal would need to demonstrate that the operations of the proposed cat homing centre would not inhibit surrounding commercial uses. It is suggested that detailed comparisons studies are made with similar cat homing centres in commercial surroundings.”

“While the loss of existing B1 use on site is not the desirable in itself, from the information provided, it is understood that proposed cat homing centre would employ result 10-15 individuals, an amount of employment comparable to the existing use on site. This is welcomed in this location.

“Based on the information submitted, it is considered that although the loss of B1 (storage) use is not desirable, the proposal may be acceptable in this location. However there are concerns about whether the proposed use would be compatible with current and future surrounding commercial/industrial uses.”

4.0 CONSULTATION

4.1 A total of 10 consultation letters were sent to neighbouring properties regarding this application.

4.2 The overall public consultation period expired on 20/03/2017

4.3 Adjoining Properties

Number of letters Sent	10
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.9 Statutory and Non Statutory Consultation

4.10 The following consultations have been undertaken*:

LBH Environmental Health
LBH Highways
LBH Planning Policy
LBH Economic Development

4.12 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
<i>LBH Environmental Health</i>	Initial concerns raised regarding waste collections, sealed units/odour control/animal welfare <u>Further Responses:</u> Additional information satisfactorily addresses concerns regarding waste collection and odour. No concerns regarding noise.	Further Information provided following initial responses: <u>Additional info:</u> <i>Bin Collection: weekly basis via a commercial contractor</i> <i>Odour: designated areas in relation to the different processes of the operation (laundry washing/food prep/cat care (including washing)) this provides an</i>

	<p>However an informative/condition is recommended to be attached to any approval advising that licenses regarding animal welfare and the safe removal and storage of controlled waste.</p>	<p><i>opportunity to carefully manage any odours associated with each of these processes in a relevant manner. The charity's aim is to manage odour internally and as such across all their other sites there is no odour externally</i></p>
<p><i>LBH Highways</i></p>	<p>I would not anticipate this change of use significantly increasing traffic or parking demand. The industrial nature of the estate means that vehicles would be coming and going throughout the day in any case. Ideally the London Plan standards for parking should be met meaning that cycle parking (1 long term and 1 short term), electric vehicle charging points (1 space) and disabled parking (1 space) all need to be provided.</p> <p>I would anticipate a higher rate of trips would be generated than that indicated in the information provided on the Mitcham branch but this location should be able to support this activity as there is sufficient parking proposed.</p>	<p>9 parking spaces are to be provided hence space would appear to be available to meet to cycle parking, disabled parking, electric vehicle charging capacity and could therefore be conditioned.</p>
<p><i>LBH Planning Policy</i></p>	<p>Informal Discussion:</p> <p>Maintenance of an employment use likely to make proposal acceptable</p>	

<p><i>LBH Economic Development</i></p>	<p>From Pre-app Stage:</p> <p>We do have concerns regarding the loss of B1/B2 type accommodation for more conventional employment uses and whether the presence of cats in industrial estate would hinder other businesses to function normally - e.g. would the new use try to restrict the type and functioning of the other units because of e.g. noise/dust issues affecting the cats?</p> <p>From an economic development viewpoint, our main concern is however the number and quality of jobs that the new use would provide. Do you have any information on the type and number of jobs that would be provided by the new development – especially compared to the previous/current use of the building?</p>	<p>Information has been provided about the number and quality of jobs to be created. The nature of neighbouring uses has been more thoroughly assessed. The welfare of the animals in the centre would fall under animal welfare licensing.</p>
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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
Impact on the Character and Appearance of the Area.
Residential Amenity
Traffic, Parking and Waste

6.2 Principle of Development

- 6.2.1 Policy 2.7(i) of the London Plan (2016) states that

“the economic growth of outer London so that it can rise above its long term economic trends by:... ensuring that strategic and local marketing of outer London’s visitor attractions are effectively co-ordinated and that account is taken of its capacity to accommodate large scale commercial leisure attractions, especially in the north, east and south sectors”.

- 6.2.2 The site is also within the Harrow and Wealdstone Area Action Plan. Policy AAP15 (Supporting the Business Sector in Wealdstone) of the Harrow and Wealdstone Area Action Plan (2013) states that:

“Proposals for economic development and uses, including appropriate supporting ancillary uses, will be permitted on existing designated business and industrial use land except where the proposal:

- a. Involves development or uses that should be located within a town centre;*
- b. Would adversely impact upon the amenity of surrounding uses or the character of the area;*
- c. Would prejudice the proper functioning of any neighbouring economic activity;*
- d. Is detrimental to highway safety considerations;*
and
- e. Involves inadequate arrangements for servicing, parking and inclusive access*

- 6.2.3 Policy CS2(E) of Harrow’s Core Strategy (2012) states that:

“The Council will consider, through the Area Action Plan for the Harrow & Wealdstone Intensification Area, the consolidation of the Wealdstone Strategic Industrial Location and the local industrial and business use areas (specifically the function and boundary of these designations), taking account of the assessments of industrial land demand and the strategic objectives for the Intensification Area.”

- 6.2.4 The site is located in within a business and industrial use area and in within the Barratt Industrial Estate. The property is currently vacant but the established use is B8/B2 (storage with ancillary office space) which looking at similar adjoining uses would have capacity to provide employment in the range between 5 -15 employees. The proposed use would maintain an employment use on site of 5 full time staff along with part time additional staff and volunteers which would be comparable to the employment capable of being provided by the current use.
- 6.2.5 Policy 31 ‘Policy DM 31 ‘Supporting Economic Activity and Development ‘ of Harrow’s Development Management Policies Local Plan (2013) states that *“Proposals for the intensification, renewal and modernisation of existing industrial and business floorspace will be supported where the development complies with other relevant policy considerations and the new industrial or business floorspace allows for future flexibility, including future subdivision and/or amalgamation to provide for a range of accommodation, particularly for small businesses”*.
- 6.2.6 The proposed alterations to the existing building would be internal with the removal of the mezzanine level and the installation of modular pens within the main storage area with 5 small rooms created along the side walls of the unit. It is considered that proposed internal changes would be reversible and would maintain the openness of a storage facility and would maintain a ‘future flexibility’ in order to be compatible with future storage and other appropriate business uses on site.
- 6.2.7 Paragraph 4.122 of the Harrow and Wealdstone Area Action Plan (2013) states that: *“The Council is committed to facilitating continued business and industrial formation and growth. Whilst seeking to promote a greater diversity of economic development on existing employment land, the Council recognises that the nature, scale and location of some individual proposals may give rise to site specific impacts that are unacceptable. Areas designated for industrial and business use on the Harrow Policies Map reflect the suitability of these locations for activities which, elsewhere, may be inappropriate or inconsistent with the area’s character in terms of the nature and scale of activity. The introduction of sensitive new uses can create conflicts that lead ultimately to pressure for the extinguishment of incompatible industrial and other economic uses”*.
- 6.2.8 While promoting greater flexibility of employment uses within its industrial base, the Council recognises that some alternative uses may conflict with existing and future industrial uses surrounding the site. The surrounding uses on site could be characterised as light industrial: wholesalers, distribution, storage. Traffic

within the Barratt Industrial Estate would be frequent but HGV vehicles are not common.

6.2.9 The applicant has submitted information regarding a similar facility (The Mitcham Cat Homing Centre) in a similar employment/industrial location. This comparison is useful in helping evaluate the current proposal but is not conclusive in assessing the impact of the facilities presence on existing and future industrial businesses in this particular location. There remains a concern that the presence of this facility in the location would be out of character with the industrial uses of the immediate area and would inhibit the relocation of industrial users to adjoining properties. Therefore it is recommended that any grant of planning permission would be limited to two years in order to allow further assessment of the proposed land use and its relationship of neighbouring uses.

6.2.10 Conclusion

The proposed use would maintain an employment use on site comparable in scope to the existing use and would maintain the flexibility of the premises as business/industrial unit. However, it has not been conclusively demonstrated that the presence of proposed use in this location would not inhibit surrounding industrial/employment uses and therefore if planning permission is granted, it is recommended that it would be initially granted for two years followed by an opportunity to review of the facilities impact on its surroundings.

6.3 Impact on the Character and Appearance of the Area.

6.3.1 Policy 7.4B of the London Plan (2016) sets out the design principles that all boroughs should seek to ensure for all development proposals. Policy 7.4B of the London Plan (2016) states, 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.

6.3.2 Core Policy CS1.B of the Harrow Core Strategy (2012) 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.

6.3.3 The proposed windows would be 1.1 metres above ground level and along with the proposed door would be sited below the line of the brick façade. The proposed external installations to the front elevation would not be out keeping with the character of the host building or the surrounding area and are therefore considered acceptable in terms of policies 7.4 B and 7.6 B of The London Plan (2016), core policy CS1 (B) of the Harrow Core Strategy (2012), policies DM 1 of the Harrow Development Management Policies Local Plan (2013) and the Council's Supplementary Planning Document - Residential Design Guide (2010).

6.4 Residential Amenity

- 6.4.1 Policy 7.6B of the London Plan (2016) states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing. Policy DM1 (sub-sections C and D) of the Development Management Policies Local Plan (2013) requires all development to achieve a high standard of privacy and amenity. The adopted SPD 'Residential Design Guide' elaborates upon policy DM1 with detailed guidance aimed at balancing the right of a landowner to develop their property with the need to protect adjoining occupiers from development that would unduly harm their residential amenities.
- 6.4.2 The proposed development does not extend the footprint of the building and the closest residential neighbour would be the upper floor flats approximately 30 metres away at No. 1 Tudor Road, It is therefore considered that the proposed development would not harm the outlook, daylight/sunlight received, or otherwise amenities of neighbouring residential occupiers.

6.5 Traffic, Parking, and Waste.

- 6.5.1 Policy DM 43 C of Harrow's Development Management Policies Local Plan (2013) states "*Proposals that fail to satisfactorily mitigate the transport impacts of development will be resisted*". Policy DM42 of Harrow's Development Management Policies Local Plan (2013) requires that proposals that result in inappropriate on-site parking on-site parking provisions, which lead to significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclist will be resisted.
- 6.5.2 Based on the analysis of a similar facility in Mitcham, the estimated traffic from visitors by members of the public to the facility by private vehicle is approximately 2-4 per day. Given the existing traffic from users along Barratt Way, the Council's Highway Team consider that the proposal would not have a significant impact on traffic in the area
- 6.5.3 The application site has a PTAL rating of 2 and is located 1km north of Harrow and Wealdstone Town Centre. The proposal includes provision of 9 parking spaces to the front of the facility. This would appear adequate capacity for staff, volunteers, and visitors. However, details regarding cycle parking (1 long term and 1 short term), electric vehicle charging points (1 space) and parking for the disabled (1 space) have not been provided. Therefore, should the proposal be recommended for approval, it is recommended that a condition should be attached requesting details of the cycle parking, electric vehicle charging point, and parking for the disabled to be submitted to the Council prior to the occupation of the unit.
- 6.5.4 Policy DM 43 A (a) of Harrow's Development Management Policies Local Plan (2013) states: "*The on-site provision must: provide satisfactory storage volume to meet the general, recycling and organic waste material arising from the site*". It is proposed that waste collection will take place once a week via a

commercial contractor. It is the applicant's aim to manage all odour internally. The internal arrangement has been designed to compartmentalise different processes of the operation. From the information currently available, the Council's Environmental Health Team are satisfied that the proposed centre would have adequate waste management capacity and odours and noises would be contained within the site.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 From the information available, the operations of the proposed Cat Homing Centre would not generate environmental hazards or impair travel or parking in the area. The proposed change of use to a sui generis use from a current vacant storage use would also provide an employment within the Borough and the nature of the proposed use and internal alterations would not inhibit the future use of the unit as a business/industrial premises.
- 7.1.2 However, the siting of this proposed use in close proximity to neighbouring light industrial uses may be an unsuitable long term land use in this location therefore the planning permission is recommended to be granted for 2 years only after which the applicant will need to reapply.

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

The use hereby permitted shall be discontinued and the land restored to its former condition within 2 year(s) of the date of this permission.

REASON: The nature of the proposed use is only acceptable for a temporary period.

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site Plan (received on 15/02/2017), Proposed Ground Floor Layout (received on the 15/02/2017), Existing Ground Floor Layout (received on the 15/02/2017), Proposed First Floor Layout (received on the 15/02/2017), Existing First Floor Layout (received on the 15/02/2017), Planning Statement (received on the 15/02/2017), Existing Roof Plan (received on the 15/02/2017), Front Existing and Proposed Elevations (received on the 15/02/2017). Email from Christine Dadswell: Bin Collection_Odour (received on the 10/04/2017)

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

3 Parking

Details of the proposed cycle parking, parking for disabled persons, and the electric charging points for vehicles, shall be submitted to and approved by the Local Planning Authority prior to occupation of the site.

REASON: In the interest of sustainable travel and parking within the Borough.

Informatives

1 The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016)

2.7 Outer London: Economy

3.1 Ensuring Equal Life Chances For All

5.3 Sustainable Design and Construction

6.13 Parking

7.1 Building London's Neighbourhoods and Communities

7.4 Local Character

7.6 Architecture

The Harrow Core Strategy (2012)

Core Policy CS1 Overarching Policy

Core Policy CS2 Harrow and Wealdstone

Harrow Development Management Policies Local Plan (2013)

Policy DM 1 Achieving a High Standard of Development

Policy DM 2 Achieving Lifetime Neighbourhoods

Policy DM 12 Sustainable Design and Layout

Policy DM 31 Supporting Economic Activity and Development

Policy DM 42 Parking Standards

Policy DM 43 Waste Management

Harrow and Wealdstone Area Action Plan (2013)

Harrow Supplementary Planning Document: Residential Design Guide (2010)

2 Granted with Pre-App

3 Prior to operation of the proposed facility, the applicant is recommended to have the relevant licenses in place for animal welfare and a contract in place for the safe removal and storage of controlled waste

APPENDIX 3: Photographs



View from Tudor Road



View of site entry, unit No.1 on right.



View of Car parking



View of No. 1



View of neighbouring uses



View of neighbouring uses



Mezzanine level

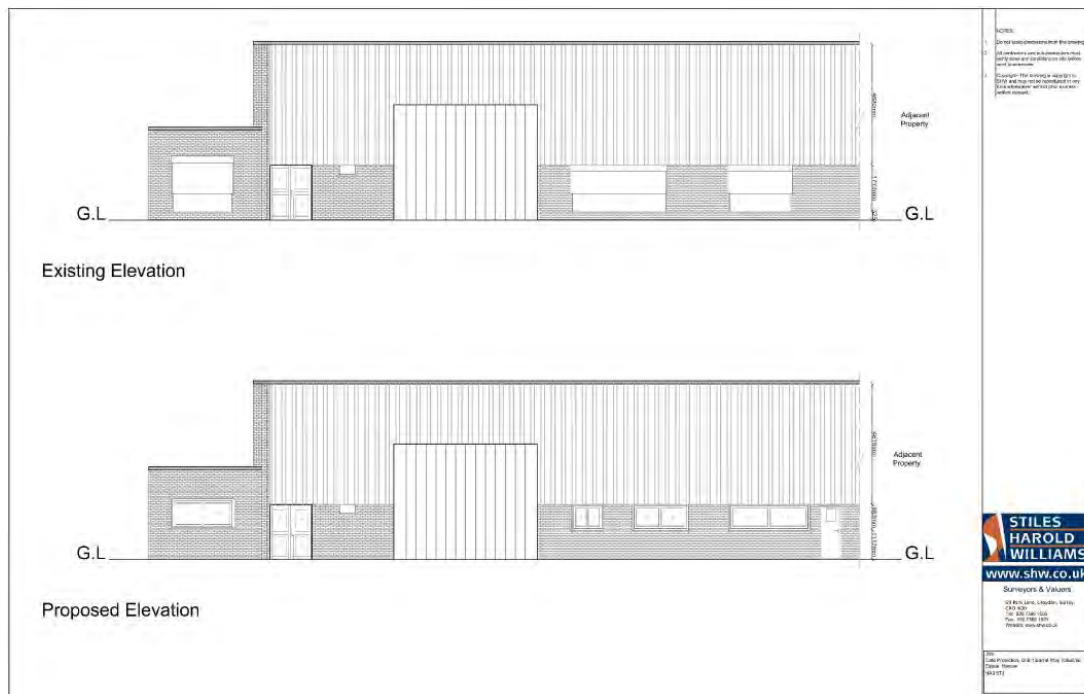


Ground floor

APPENDIX 4: PLANS AND ELEVATIONS



Proposed Ground Floorplan



Existing and Proposed Front Elevation

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