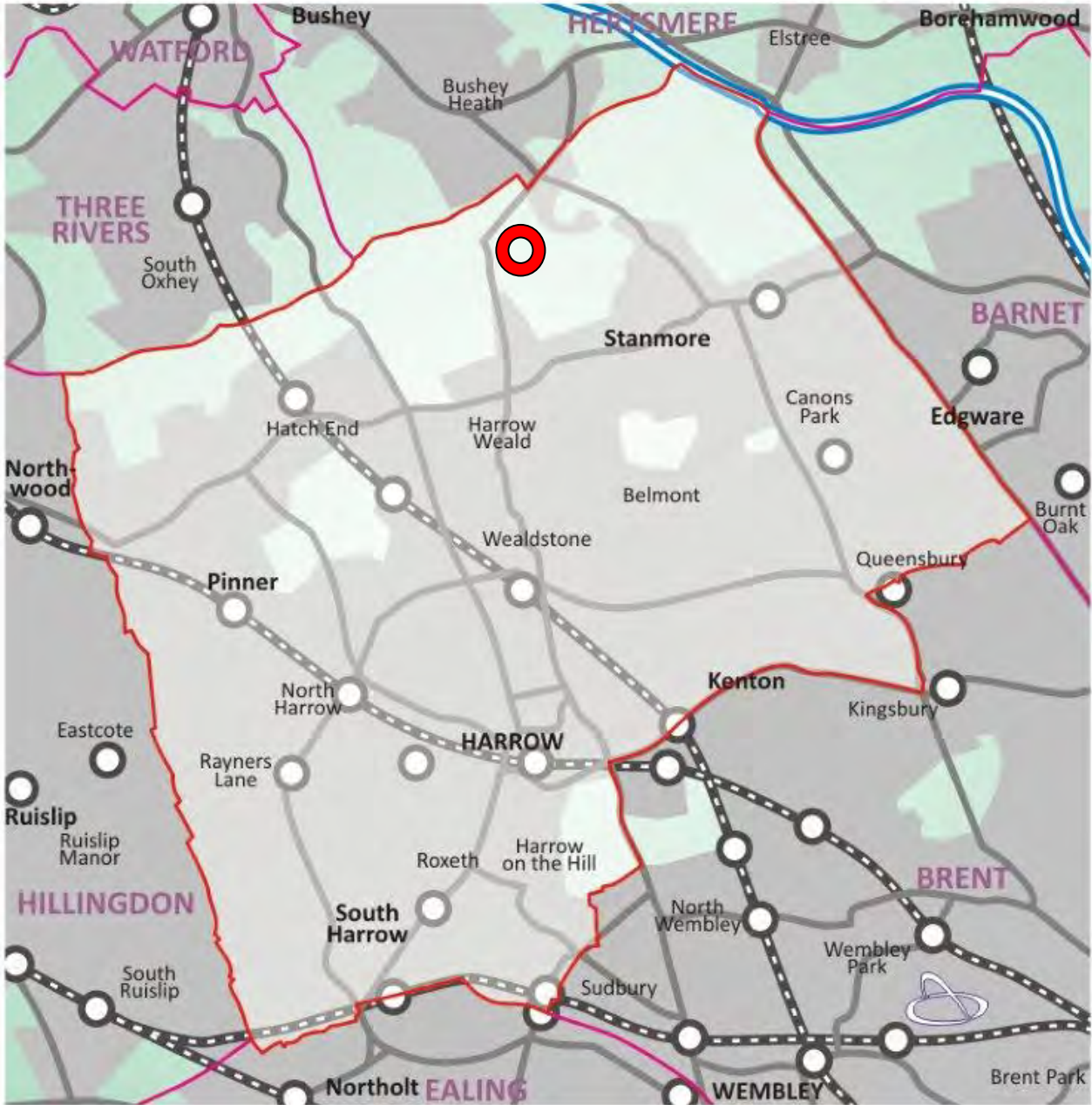
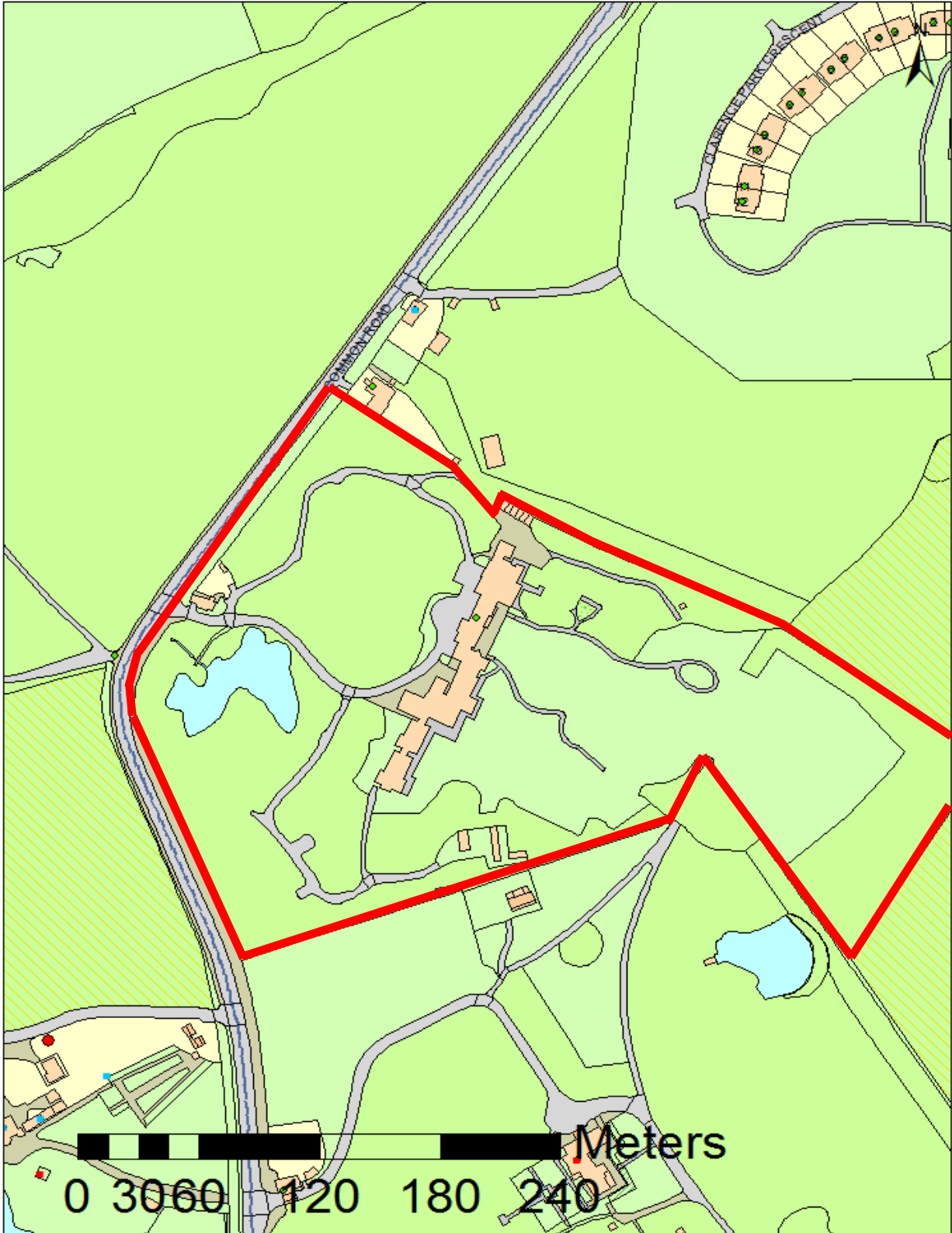


 = application site



<b>The Princess Alexandra Home, Common Road, Stanmore</b>	<b>P/4537/16</b>
---	------------------



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)



<b>The Princess Alexandra Home, Common Road, Stanmore</b>	<b>P/4537/16</b>
---	------------------

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

21<sup>st</sup> June 2017

**APPLICATION NUMBER:** P/4537/16  
**VALIDATE DATE:** 7<sup>TH</sup> OCTOBER 2016  
**LOCATION:** THE PRINCESS ALEXANDRA NURSING HOME,  
COMMON ROAD, STANMORE  
**WARD:** STANMORE PARK  
**POSTCODE:** HA7 3JE  
**APPLICANT:** JEWISH CARE  
**AGENT:** TETLOW KING PLANNING  
**CASE OFFICER:** NICOLA RANKIN  
**EXPIRY DATE:** 26<sup>TH</sup> DECEMBER 2016 APPLICATION DECISION  
DATE SUBJECT TO AGREED EXTENSION

### 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:

Variation of conditions 3 (Approved plans), 6 (Crime prevention), 7 (Parking), 11 (Hard & soft landscaping), 14 (Landscape & woodland management) and 22 (Delivery & service), attached to planning permission P/4071/14 dated 28/08/2015 for demolition of the existing 72 bed care home and redevelopment to provide a part three/part four storey building consisting of a 64 bed care home, 16 independent living suites and 48 independent living flats together with communal facilities (to include a synagogue, day centre, restaurant, activity rooms, gym, shops and guest facilities); provision of new outbuildings along the northern boundary including a substation and generator; provision of vehicular and cycle parking together with internal access arrangement works; provision of refuse storage and associated landscape and tree works within the site.

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 authority being delegated to the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report)

or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

The proposed Heads of Terms would be the same as those on the original application approved under P/4071/16 as follows with the exception of the biodiversity survey which was approved under planning application P/3831/16 and therefore it is recommended that this head of term is amended as set out below:

- i. Transfer of the land to South East to Bentley Priory Open Space together with a programme of works to be undertaken to the land to include the following provisions:
  - The development to be undertaken in accordance with the recommendations and findings of the approved biodiversity survey under application P/3831/16
  - Provision of new boundary treatment and review of existing boundary treatment
  - Maintenance of the land By Jewish Care until it is transferred into the ownership of the Council
  - Occasional access from the care home to the land.
- ii. Provision of travel plan including mechanism for review
- iii. Recruitment Training and Management Plan.
- iv. No further development to be undertaken on the land, unless otherwise agreed in writing with the Local Planning Authority.
- v. Occupation of the ILF and ILS would be subject to the following:
  - persons aged 65 and over
  - Potential residents must undergo and pass a professional care assessment carried out by an appropriately qualified professional.
  - A minimum of four hours care per week
- vi. Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the S106 Legal Agreement
- vii. Planning Administration Fee: Payment of an administration fee for the monitoring of and compliance with the agreement.

## **RECOMMENDATION B**

That if the Section 106 Agreement is not completed by 30th June 2017, or as such extended period as may be agreed by the Divisional Director of Regeneration, Enterprise and Planning in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Divisional Director of Regeneration, Enterprise and Planning on the grounds that:

The proposed development, in the absence of a Legal Agreement to provide restrictions on occupation, and to provide appropriate improvements, benefits and monitoring that directly relate to the development, would fail to adequately mitigate the impact of the development on the wider area and provide for necessary social, environmental and physical infrastructural improvements arising directly from the development, contrary to the National Planning Policy Framework (2012), policies 3.11, 3.12, 3.13, 7.16, 6.3 and 7.19 of The London Plan (2016), Core Strategy (2012) policies CS1 and policies DM16, DM17, DM42, DM43 and DM 50 of the Harrow Development Management Polices Local (2013).

## **REASON FOR THE RECOMMENDATIONS**

The application proposals sufficiently demonstrate that the increased scale of the building on the north eastern side would be softened as a result of the landform, levels and additional planting to the east. The additional planting could be secured by a planning condition to ensure that it is implemented and maintained. Furthermore, the lower ground floor level would not be seen as a full storey height as the internal floor level would sit below the land level. In summary, when taken as a whole, the basement revision has amounted to an increase in 407m<sup>2</sup> (taking account of the removal of the refuse store at 20m<sup>2</sup>), whilst the ground and first floor alterations have resulted in a further 201m<sup>2</sup> of floor space. At roof level the floor area has been reduced by a total of 12m<sup>2</sup> (GIA). The total increase is therefore 596m<sup>2</sup> (GIA). When the proposed increases are considered in conjunction with the supporting landscape architects report and within the context of the original planning application, it is considered that the proposed increase in scale of the building as a result of excavation of ground levels would not be unduly harmful to the visual amenity and perceived openness of the green belt. It is also recognised that the proposal would result in operational and layout improvements from the original application (P/4071/14).

## **INFORMATION**

This application is reported to Planning Committee as it is a Major Development and therefore falls outside Schedule 1 (d) of the Scheme of Delegation.

Statutory Return Type:	Major
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£346815
Local CIL requirement:	£544995

## **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.

The applicant proposes to amend condition 6 (secured by Design) to enable separate secured by design applications to be submitted for each construction phase. The

Secured by Design officer has raised no objection to this amendment.

The applicant has set out suggested wording which requires details to be provided for each construction phase for the whole application site development. Had the proposal been otherwise considered acceptable, it is considered that this should be further amended to require details of each individual building rather than the whole application site. It is noted that the Crime Prevention Design Adviser has requested a meeting to understand in more detail how the phased approach to the secured by design measures would be provided. Had the proposal, been otherwise considered acceptable, it is considered that a further meeting could be facilitated. As such, a refusal of the application on this basis is not considered to be justifiable.

**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 – Plans and Elevations

## OFFICER REPORT

### PART 1: PLANNING APPLICATION FACT SHEET

The Site	
Address	The Princess Alexandra Home, Common Road, Stanmore, HA7 3JE
Applicant	Jewish Care
Ward	Stanmore Park
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	None
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	Yes (No. 10 A1).
Other	The rear boundary of the site abuts Bentley Priory Open Space which is a designated SSSI and nature reserve. On the opposite side of Common Road lies the Harrow Weald Ridge SSSI.

Housing		
Density	Proposed Density hr/ha	
	Proposed Density u/ph	
	PTAL	
	London Plan Density Range	Yes
Dwelling Mix	Studio (no. / %)	N/A (proposal includes 16 independent living flats and 48 independent living suites)
	1 bed ( no. / %)	
	2 bed ( no. / %)	
	3 bed ( no. / %)	
	4 bed ( no. / %)	
	Overall % of Affordable Housing	N/A
	Social Rent (no. / %)	N/A
	Intermediate (no. / %)	N/A
	Private (no. / %)	N/A
	Commuted Sum	N/A
	Comply with London Housing SPG?	N/A
	Comply with London Housing SPG?	N/A
Comply with M4(2) of Building Regulations?		

<b>Non-residential Uses</b>		
Existing Use(s)	Existing Use / Operator	N/A
	Existing Use Class(es) sqm	N/A
Proposed Use(s)	Proposed Use / Operator	N/A
	Proposed Use Class(es) sqm	N/A
Employment	Existing number of jobs	
	Proposed number of jobs	

<b>Transportation</b>		
Car parking	No. Existing Car Parking spaces	
	No. Proposed Car Parking spaces	70
	Proposed Parking Ratio	
Cycle Parking	No. Existing Cycle Parking spaces	
	No. Proposed Cycle Parking spaces	56
	Cycle Parking Ratio	
Public Transport	PTAL Rating	1a
	Closest Rail Station / Distance (m)	
	Bus Routes	
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	No
	Previous CPZ Consultation (if not in a CPZ)	
	Other on-street controls	
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	



<b>Sustainability / Energy</b>	
BREEAM Rating	N/A
Development complies with Part L 2013?	Yes
Renewable Energy Source / %	PV

## **PART 2 : ASSESSMENT**

### **1.0 SITE DESCRIPTION**

- 1.1 The site is located on the eastern side of Common Road, which is London Distributor Road, A409.
- 1.2 The application site has a total area of 6.75 hectares and currently comprises a 72 bed care home and its associated grounds.
- 1.3 The site is located in the Green Belt and in the Harrow Weald Ridge Area of Special Character. The site is also in a designated Area of Nature Conservation Importance.
- 1.4 The site is occupied by a number of detached outbuildings and sprawling building which is primarily two storey in form.
- 1.5 The site is substantially covered in woodland. There is a pond towards the southern site boundary and a substantial open garden at the rear of the building.
- 1.6 There is a change in levels across the site, falling from the front of the site to the rear by approximately 15 metres. The greatest level change is beyond the rear of the existing building from north west to south east.
- 1.7 Access to the site is gained from Common Road. This serves one-way vehicle circulation around the site.
- 1.8 The site currently facilitates 74 off-street car parking spaces.
- 1.9 The site is heavily wooded and is the subject of a Tree Preservation Order (No. 10 A1).
- 1.10 The rear boundary of the site abuts Bentley Priory Open Space which is a designated SSSI and nature reserve. On the opposite side of Common Road lies the Harrow Weald Ridge SSSI.
- 1.11 The Bentley Open Space forms a grade II park and garden
- 1.12 The site has a public transport accessibility level of 1a.

### **2.0 PROPOSAL**

- 2.1 The application seeks a variation of conditions 3 (Approved plans), 6 (Crime prevention), 7 (Parking), 11 (Hard & soft landscaping), 14 (Landscape & woodland management), 22 (Delivery & service), and 27 (Sewage) attached to planning permission P/4071/14 dated 28/08/2015 for demolition of the existing 72 bed care home and redevelopment to provide a part three/part four storey building consisting of a 64 bed care home, 16 independent living suites and 48

independent living flats together with communal facilities (to include a synagogue, day centre, restaurant, activity rooms, gym, shops and guest facilities); provision of new outbuildings along the northern boundary including a substation and generator; provision of vehicular and cycle parking together with internal access arrangement works; provision of refuse storage and associated landscape and tree works within the site.

2.2 Condition 3 sets out the approved plans and documents which the development must be built in accordance with. The applicant has outlined that minor revisions are required, having further considered the detailed design of the scheme. The applicant proposes the following minor amendments so that the approved plan list condition will be amended in accordance with the updated plans

### 2.3 External Changes

2.3.1 Provision of refuse stores within the lower ground floor and removal of refuse stores across the site.

2.3.2 Revised location of substation and generator along northern boundary at a lower level. The previously proposed mortuary along the northern boundary of the site has been omitted

2.3.3 Alteration to the parking layout on the southern boundary of the site in front of the main entrance and independent living accommodation. There would be a total of 70 car parking spaces which is the same as the scheme approved. The revised parking layout would incorporate a drop off area in front of the main building

2.3.4 The location of the northern cycle storage unit has been amended. The required cycle storage will be retained on site and will accord within the original scheme.

2.3.5 In order to facilitate these changes to the overall layout outlined above, a further 7 trees would need to be removed.

2.3.6 A service yard area is proposed on the northern side of the building. The service area will be at lower level and will be accessed via a ramp. A retaining wall would be constructed around the service yard due to its lower level

## Proposed Building

### Lower Ground Floor Changes

- 2.3.7 An Increase in size of lower ground floor by 427sqm is proposed. On the approved scheme the lower ground floor extended under the central area (clubhouse) and part of the southern wing of the independent living accommodation. The proposed revision now seeks to relocate the lower ground floor area from underneath the clubhouse to below the length of the southern wing of the care home.

### Ground Floor Changes

- 2.3.8 An increase in the size of the ground floor by 38sqm.
- 2.3.9 Minor alteration to the layout involving clustering care beds into groups of four, thereby resulting in minor changes to the external elevations.
- 2.3.10 The increase in the size of the ground floor is as a result of an enlarged lounge area linking the two wings.
- 2.3.11 Provision of refuse stores within the lower ground floor and removal of refuse stores across the site.

### First Floor Changes

- 2.3.12 An increase in the size of the first floor by 163 sqm.
- 2.3.13 The changes in the footprint of the ground floor are reflected in the first floor also. In addition, the resultant floor space increases are as a result of the loss of some of the double height space within the central clubhouse area.
- 2.3.14 The gym that was previously located in the lower ground floor would now be located at first floor level above the main entrance.

### Second Floor Changes

- 2.3.15 Under the approved plans, there were two screened plant areas (between suites 5 and 6 and suites 15 and 16) as well as two further plant areas at the point of connection between the independent living suites and the clubhouse. Under the current application, it is proposed to provide two plant areas at the point of connection between the independent living suites and the clubhouse.
- 2.3.16 As a result of the alteration to the location of the plant, there are minor alterations to the elevations, removing the previous louvres and resulting in a continuous façade of accommodation.

2.3.17 The communal terrace has been redesigned to a rectangular space from the previously proposed irregular shaped space.

2.3.18 The above mentioned revisions to the layout would result in a 12sqm reduction of accommodation.

#### Roof Level Changes

2.3.19 The air handling plant has been removed from the roof of the clubhouse.

2.3.20 An increase in the amount of green roof is proposed over the club house roof and the roof of the first floor.

2.3.21 Additional PV panels are proposed above the two wings of the development, resulting in a loss of green roof at this level.

2.3.22 In addition to the above changes, the applicant proposes to amend several of the conditions on the approved scheme as a result of the need for the applicant to build the development in individual phases. The applicant proposes to construct the building in two phases as identified on drawing 711\_SK\_057 Rev A.

#### 2.4 Condition 6 Amendments – Secured by Design

##### Current wording:

Prior to occupation of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be incorporated into the development in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website:

<http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. Windows: Ground floor or accessible windows certificated to PAS24:2012 (or STS 204) with Glazing to include one pane of laminated glass to BS EN 356 level P1A

2. Doors: External Doors certificated to PAS24:2012, STS 201, LPS 1175 SR2 or STS 202 BR2

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy DM 2 of the Harrow Development Management Polices Local Plan (2013).

##### Proposed wording:

Prior to **first** occupation of **each construction phase, as detailed on drawing 711 SK 057 Rev A** of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be

incorporated into the development in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website:

<http://www.securedbydesign.com/guides/index.aspx> and shall include the following requirements:

1. Windows: Ground floor or accessible windows certificated to PAS24:2012 (or STS 204) with Glazing to include one pane of laminated glass to BS EN 356 level P1A
2. Doors: External Doors certificated to PAS24:2012, STS 201, LPS 1175 SR2 or STS 202 BR2

Following implementation the works shall thereafter be retained.

## 2.5 Condition 7 Amendments – Car Parking Spaces

### Current wording:

Notwithstanding the details shown on the approved plans and documents, the development shall have a maximum of 70 parking spaces in accordance with the details shown on drawing No. 711\_PL\_010 Rev B. The car parking spaces shall be permanently marked out and shall be used only for the parking of private motor vehicles in connection with the development hereby permitted (by residents and their visitors) and for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan polices 6.1 and 6.3 and policy DM 42 of the Harrow Development Management Polices Local Plan (2013).

### Proposed wording:

Notwithstanding the details shown on the approved plans and documents, the development shall have a maximum of 70 parking spaces in accordance with the details shown on drawing **No. 711\_PL\_010 Rev D**. The car parking spaces shall be permanently marked out and shall be used only for the parking of private motor vehicles in connection with the development hereby permitted (by residents and their visitors) and for no other purpose, at any time, without the written permission of the local planning authority.

## 2.6 Condition 11 Amendments – Hard and Soft Landscaping

### Current wording:

The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule 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, in compliance with policies DM 1, DM 22 and DM 23 of the Harrow Development Management Policies Local Plan (2013).

Proposed wording:

The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works **for each development phase as detailed on drawing 711 SK 057 Rev A** which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

2.7 Condition 15 Amendments – Green/Brown Roof

Current wording:

The development hereby permitted shall not be occupied until details of the green and brown roof have been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the implementation and maintenance of the green and brown roof. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

REASON: In the interest of the character and appearance of the development, as required by policy 7.4B of the London Plan (2011) and policies DM 1 and DM 22 of the Harrow Development Management Policies Local Plan (2013) and to enhance the ecology and biodiversity of the area in accordance with policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

Proposed wording:

**Prior to the first occupation of each construction phase, as detailed on drawing 711 SK 057 Rev A** of the development hereby permitted, details of the green and brown roof **shall be** submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the implementation and maintenance of the green and brown roof. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

2.8 Condition 22 Amendments – Delivery and Service Plan

Current wording:

Prior to the first occupation of the building hereby permitted, a Delivery and Service Plan shall be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the lifetime of development, unless otherwise agreed in writing by the Local

Planning Authority. REASON: To ensure that the development does not unduly impact on the highway network and to encourage more sustainable methods of transport in accordance with Policies 7.4, 7.6, 6.9, 6.10, 6.11, and 6.13 of the London Plan (2011) and policies DM 1, DM 44 and DM 42 of the Harrow Development Management Policies Local Plan (2013).

Proposed wording:

**Prior to the first occupation of each construction phase as detailed on drawing 711 SK 057 Rev A of the building hereby permitted, a Delivery and Service Plan shall be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the lifetime of development, unless otherwise agreed in writing by the Local Planning Authority.**

### 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
P/1472/17	Construction of a temporary vehicular access off the public highway at Common Road and the creation of a temporary construction road within the site for the duration of construction works in connection with application P/4071/14 (Retrospective)	Expiry: 22.06.2017 (Agreed extension of time 30 <sup>th</sup> June 2017)
P/2212/16	Variation of conditions 3 (Approved plans), 6 (Crime prevention), 7 (Parking), 11 (Hard & soft landscaping), 14 (Landscape & woodland Management), 22 (Delivery & service), and 27 (Sewage) attached to planning permission P/4071/14 dated 28/08/2015 for demolition of the existing 72 bed care home and redevelopment to provide a part three/part four storey building consisting of a 64 bed care home, 16 independent living suites and 48 independent living flats together with communal facilities (to include a synagogue, day centre, restaurant, activity rooms, gym, shops and guest facilities); provision of new outbuildings along the northern boundary including a substation and generator; provision of vehicular and cycle parking together	Refused 9th August 2016



	with internal access arrangement works; provision of refuse storage and associated landscape and tree works within the site.	
<p><b>Reason for Refusal:</b></p> <p>1.2.1 The proposed development, by reason of the excavation of ground levels and addition of the lower ground floor space and the resultant increased visual scale and massing of the north eastern building wing in conjunction with the south eastern building wing, would detract from and adversely affect the visual amenity and perceived openness of the Green Belt in views from within the site, contrary to the National Planning Policy Framework, policy 7.16 B of The London Plan (2016), Core policy CS 1 F of the Harrow Core Strategy (2012), and policy DM 16 of the Harrow Development Management Policies Local Plan (2013).</p>		
P/4071/16	Demolition of the existing 72 bed care home and redevelopment to provide a part three/part four storey building consisting of a 64 bed care home, 16 independent living suites and 48 independent living flats together with communal facilities (to include a synagogue, day centre, restaurant, activity rooms, gym, shops and guest facilities); provision of new outbuildings along the northern boundary including a substation and generator; provision of vehicular and cycle parking together with internal access arrangement works; provision of refuse storage and associated landscape and tree works within the site.	Granted 28 <sup>th</sup> August 2015
P/1100/11	Extension of time to outline permission (access and layout) P/3206/08 dated 16/03/2009 for 'replacement nursing & care home with associated day centre	Granted 9 <sup>th</sup> January 2012
P/3206/08	Outline: replacement nursing & care home with associated day centre	Granted 16 <sup>th</sup> March 2009
P/2979/03/COU	Outline: redevelopment to provide replacement nursing and care home with day care centre	Granted 26 <sup>th</sup> January 2006

## 4.0 CONSULTATION

- 4.1 A Site Notice was erected on 21<sup>st</sup> November 2016 expiring on 12<sup>th</sup> December 2016.
- 4.2 Press Notice was advertised in the Harrow Times on the 13<sup>th</sup> October 2016 expiring on 3<sup>rd</sup> November 2016
- 4.3 The application was advertised as a major application.
- 4.4 A total of 97 consultation letters were sent to neighbouring properties regarding this application.
- 4.5 The overall public consultation period expired on 28<sup>th</sup> October 2016.

### 4.6 Adjoining Properties

Number of letters Sent	97
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

1. Statutory and Non-Statutory Consultation
2. The following consultations have been undertaken\*:

LBH Environmental Health
LBH Highways
LBH Planning Policy
LBH Design
LBH Conservation Officer
LBH Drainage
LBH Tree Officer
LBH Landscape Architects
LBH Cycling
LBH Lighting Section
LBH Waste Officer
LBH Social Services
Greater London Authority
TFL
Historic England - GLASS
Historic England
Environment Agency
Designing Out Crime Officer, Metropolitan Police Service
National Grid Transco
Thames Water Authority

Affinity Water
Natural England

4.11 External Consultation

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
Greater London Authority	As there are no substantial changes to the proposed section 73 application following the previous application P/2212/16, the GLA do not need to be consulted again. Your Council may, therefore, proceed to determine the application without further reference to the GLA.	The previous comments of the GLA are set out below for information purposes
	P/2212/16 comments: I have assessed the details of the section 73 application and have concluded that the variation of conditions 3, 6, 7, 11, 14, 22 and 27 of planning permission P/4071/14 dated 28.08.2015 reflect minor alterations to hard and soft landscaping, woodland management, delivery and service and sewage, does not raise any strategic planning issues that were not assessed as part of the full planning permission for the scheme. Therefore, under article 5(2) of the above order the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA.	
Historic England	No Comment	Noted.
Natural England	The landscape mitigation proposed as part of this submission (covered by	The additional proposed planting mitigation is included within the

	<p>conditions 11 &amp; 14), including planting schemes, should help to alleviate the impact of the new development design upon the surrounding landscape, with the use of already partly mature trees being implemented as part of this to be encouraged. The changes being made to the roof space and the equipment being removed there allowing a larger expanse of green/brown roof is a positive step as this will help maximise habitat creation across the large roof area of the new building. This in time will hopefully break up the angular form of the building to the eye when taking into account views from a distance and as such would help to alleviate the planned increase in height due to the added storey which is partly recessed underground.</p>	<p>proposed hard and soft landscape condition.</p>
<p>English Heritage Archaeology</p>	<p>No Objection, the proposals would not have any additional archaeological impact.</p>	<p>Noted.</p>
<p>Environment Agency</p>	<p>Having reviewed the information submitted we have no comments to make regarding this application, however any alterations to the above conditions must not prevent the discharge of condition 25 relating to surface water discharge as requested in our letter (NE/2014/121695/02).</p>	<p>Noted.</p>
<p>Crime Prevention Design Adviser</p>	<p>I received a response from the applicant without an offer to meet therefore I am unable to ascertain/comment on how the buildings will operate independently of each other during the phased building works.</p>	<p>It is considered a meeting could be facilitated between the applicant and the agent, prior to the discharge of the secured by design condition in order to ensure an acceptable security strategy can be implemented.</p>

Thames Water	<p>Thames Water has reviewed the documentation provided and cannot agree to the discharge of condition 27.</p> <p>We do not support the request to vary the drainage related conditions. We believe that the site drainage connecting to the public sewer system needs to be designed as a single unified system for the entire site prior to construction of the first phase. This allows for a holistic view on site drainage and the most appropriate connection point to the public sewer system. It also allows for a holistic view of surface water and overall site demonstration of the appropriate surface water disposal hierarchy as outlined in the London Plan. Finally segregation of the site into various phases will prohibit the possibility implementing an integrated water solution covering water demand, foul water and surface water.</p>	<p>Since the application was submitted, the applicant has withdrawn the variation of the drainage condition and this will remain as per the previous permission granted under P/4071/14.</p>
Biodiversity Officer	I have no objection to the proposed changes to the green roof and additional tree removal suggested.	Noted.
Conservation Officer	The proposal would preserve the setting of the registered park and garden in my view.	Noted.
Environmental Health	I note the revised application will include outbuildings with generator and substation along the northern boundary. As long as these will still have to comply with planning condition 30 on the original permission this will be satisfactory, otherwise the noise condition should be revised to cover these changes.	Noted.

Drainage Authority	With respect to the above planning application I can confirm that Condition 27 (Sewage Disposal) can be varied to pre-occupation condition. However, please note that Condition 26 (Surface Water Disposal) should remain as pre-commencement.	Noted. Following the objection from Thames Water outlined above, the applicant has withdrawn the variation of the condition 27. The condition is attached as per the original application approved under P/4071/14.
--------------------	--	---

## 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  
 Impact on the Green Belt Openness and Visual Amenity  
 Impact on the Character and Appearance and the Area of Special Character  
 Residential Amenity  
 Traffic, Parking, Access, servicing and Sustainable Transport  
 Biodiversity, Trees and Landscaping  
 Sustainability

## Archaeology and Heritage Impacts

### 6.2 Principle of Development

6.2.1 The principle of the development was established and accepted under the previous application P/4071/14. Notably with regard to green belt policy, the principle of the development this was considered in relation to paragraph 87 and 89 of the NPPF.

6.2.2 Paragraph 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF goes on to inform the determination of whether any particular development in the Green Belt is appropriate or not, by stating in paragraph 89 that 'a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt'. It does however set out six exceptions to this, including:

*"limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."* (bullet point 6 of paragraph 89)

6.2.3 The Princess Alexandra Home is considered to constitute a previously developed site in the Green Belt, and the current proposal is for the partial redevelopment of this site. As such, on the previous application it was accepted that the development could be acceptable in principle, subject to not having a greater impact on green belt openness than the existing development. This is discussed in more details below.

### 6.3 Regeneration

6.3.1 The London Borough of Harrow published a Regeneration Strategy for 2015 – 2026. The objective of this document is to deliver three core objectives over the plans life, which include;

- Place; Providing the homes, schools and infrastructure needed to meet the demands of out growing population and business base, with high quality town and district centres that attract business investment and foster community engagement;
- Communities; Creating new jobs, breaking down barriers to employment, tackling overcrowding and fuel poverty in our homes and working alongside other services to address health and welfare issues;
- Business; Reinforcing our commercial centres, promoting Harrow as an investment location, addressing skills shortages, and supporting new business start-ups, developing local supply chains through procurement.

6.3.2 Whilst it is acknowledged that the proposed development would not address all of the aspects noted in the above bullet points, it would achieve the overall aspiration of regeneration of the borough.

- 6.3.3 The proposed development allows the site to be used in a much more efficient way. The proposed development would provide additional housing to meet a growing older population. Moreover, the proposal would help release under occupied and much needed family housing back into the local market.
- 6.3.4 The development would make a positive contribution to high quality place making in Stanmore. The development is considered to be of high quality architecture and design.
- 6.3.5 It is anticipated that the development would generate 25 additional employees within a range of occupations including medical staff, facilities management, social care, hospitality and maintenance. In addition, the development would assist in providing employment for local trade workers. In order to ensure local residents of the borough can benefit from potential employment opportunities, a section 106 obligations can be secured in respect of training and employment opportunities as per the previous planning permission granted under P/4071/14.
- 6.3.6 The supporting analysis considered under the original application demonstrated that the demand for private market care extra care accommodation in Harrow is expected to rise. As such, the provision of elderly care would therefore make a valuable contribution to addressing the shortfall of private extra care accommodation within the Borough. In turn the provision of such accommodation would also help to reduce health and welfare issues in the Borough by reducing the burden on health and social care systems. The proposed model of extra care accommodation encourages and promotes active and health lifestyles for the elderly with the aim of reducing health related issues and furthermore health and social care would be delivered more efficiently through the home environment.
- 6.3.7 It is considered that the proposed minor alterations proposed under this application would not affect the positive contribution that the development would make in relation to the Harrow regeneration agenda. As such, it is concluded that the development would meet the overarching principles of regeneration into the area.

#### 6.4 Impact on the Green Belt Openness and Visual Amenity

- 6.4.1 In order for the current proposal to be considered as an appropriate development in the Green Belt, the NPPF (under bullet point 6 of paragraph 89) requires two criteria to be satisfied.
- 6.4.2 The NPPF does not give specific guidance on how to assess impacts on Green Belt openness. The London Plan is also silent on this matter. However, at local level, section A of Policy DM16 of Harrow's Development Management Policies Local Plan requires the assessment of Green Belt openness to have regard to:
- a. the height of existing buildings on the site;
  - b. the proportion of the site that is already developed;



c. the footprint, distribution and character of existing buildings on the site; and  
d. the relationship of the proposal with any development on the site that is to be retained.

In light of these policy requirements, it is considered that an appropriate starting point for an assessment of Green Belt openness are the existing site circumstances.

- 6.4.3 The Princess Alexandra Nursing Home is located within the Harrow Weald Ridge Area of Special Character, defined by policy DM 6 of the Development Management Policies Local Plan (2013). The Harrow Weald Ridge provides an elevated horizon of tree cover and open countryside which spans across the north of the Borough. Although there are dispersed developments across the Area of Special Character, the area as a whole tends to be viewed as a continuous wooded ridge.
- 6.4.4 The current building on site has a varied character. The existing care home building is predominantly two storey in height with some three storey elements. The main section of the building was previously a large family dwelling and has been significantly extended over time. To the north and south of the central hipped roof building are flat roof buildings of two storey which are latter additions. The main care home and its extensions have a consolidated linear form. In addition, there are a number of other detached outbuildings dispersed around the site providing various ancillary functions.
- 6.4.5 The previous application supported an entirely different building form which would be more dispersed across the site due to four projecting building wings and would encroach further into a previously undeveloped part of the site. With regard to the previous application P/4071/16, in terms of determining the acceptability of the development in Green Belt terms officers were mindful of the most recent planning application in 2011 which sought to renew the 2008 outline planning permission which was for a 122 bed care home with a total floor space of 11, 728sqm and a footprint of 2, 842sqm. This outline permission would have resulted in an increase of 32% and 234% increase in footprint and floor space respectively over the existing building. Although this planning permission expired on 9<sup>th</sup> Jan 2015, it was acknowledged that the thrust of Green Belt policy remained the same.
- 6.4.6 The figures for footprint and floorspace for the existing development and the previous application P4071/16 are set out in the table below. Given that the principles underpinning green belt policy remain the same currently as they were at the time of the decision of the outline permission, the figures for this scheme were are also identified in the table below for comparative purposes.

	Existing	Application P/4071/14	% increase over existing	Outline permission	% increase over current proposal
Footprint (sqm)	2,156	4,504	108%	2,842	58%
Floorspace (sqm)	3,512	12, 825	265%	11,728	9.4
Height	Part 1/2/3	Part 3/part 4 storey	n/a	Part 3 / 4 storey	n/a
Units	72	128	+56	+122	+6

- 6.4.7 Having regard to the above figures, it was noted that that the proposed building under application P/4071/14 would be significantly larger than the existing building both in terms of floorspace and footprint. It was also noted that the proposed building would be 58% greater in footprint when compared to the previous outline permission.
- 6.4.8 Under the current application, a further increase of 596sqm of floorspace and 38sqm in footprint is now proposed. The majority of the additional floorspace is as a result of a substantial increase in the lower ground floor area across the north eastern projecting wing.
- 6.4.9 Since the application was lodged the applicant has provided an additional justification report which seeks to explain and justify why the alterations and increase in the floor area are considered to be necessary. The supporting justification report outlines that the principal rationale relates to the need to carry out a phased approach to the development which will allow for a number of improvements to the scheme. As shown on accompanying phasing plan drawing 711\_SK\_057 Rev A, the north eastern and north west wings will be completed in phase 1, following which the remaining part of the building would be demolished and the south eastern and south western wings built out under phase 2.
- 6.4.10 As set out above, the principal increase in floor area would result from the relocation of the plant, kitchen and ancillary service zone to the lower ground level of the North-East wing of the Care Home. The increase in floor area for the basement service zone is approximately 427m<sup>2</sup> (This does not impact on the building footprint). Previously there were refuse stores within the landscape amounting to approximately 20m<sup>2</sup>. However, under the current proposal, all the bin provision would be located within the basement area with improved ease of access for refuse collection from the separate northern service area.
- 6.4.11 As outlined in the justification report, as all the services/plant for phase 1 would be housed within the footprint of phase 1, there would be no need for temporary package plant to run the nursing home until the completion of phase 2. Service vehicle access to the building would be improved as a result of concentrating the service area on the northern side of the building, thereby

maintaining a separation between service traffic on the northern access route and visitor traffic on the southern access route.

- 6.4.12 There would be a minor increase in floor area of 38 square metres at ground floor level as a result of some subtle internal alterations including the clustering of the care home beds into four groups of four bedrooms and enables the provision of larger central linking lounge lining the two wings with a view towards the northern courtyard. This is considered to be an improvement in the approved layout which provided for a small combined lounge which also functioned as a corridor between the two wings.
- 6.4.13 The alterations at first floor largely mirror those at ground floor level. However, the overall increase in floor area at first floor level would be 163sqm which is greater than the ground floor due to the reduction in the double height space that was previously provided for the club house. As such, the larger part of the footprint does not impact on the building footprint and only affects the GIA. Officers therefore consider that the rationalisation of the internal accommodation within the central area does not therefore have any impact on openness and visual amenity of the green belt, the only exception being the first floor accommodation over the extended ground floor element of 38 square metres.
- 6.4.14 Under application P/4071/14, the building proposed was part three, part four storey but due to its partial lower ground floor would be lower the previous outline permission by approximately 1.5 metres. Officers considered the scale of the building would be somewhat mitigated by the proposed four storey south east wing which would have a lower ground level. In addition, in the three storey elements of the building it was acknowledged that the third floor would be set backs in order to reduce its visual impact.
- 6.4.15 The site is heavily wooded and as such there is dense vegetation and trees to all boundaries of the site. A supporting visual impact assessment was submitted with the application P/4071/14 and it was found that in both long and short term views outside of the site, that the development would not have a detrimental impact on green belt openness.
- 6.4.16 The submitted drawings and the applicants statement outlines that there is requirement for excavation to provide the additional lower ground floor accommodation. The excavation would result in the east wing elevation increasing from 11.8 metres above ground level to approximately 12.7 metres as measured from the eastern side of the building, noting that the ground level varies. It is considered that the additional lower ground floor would not result in any impacts outside of the site, given that ground levels will be lowered in order to accommodate the space and the building will be no higher than that approved under the application P/4071/14. Furthermore, it is considered that the overall increase in footprint would not have a detrimental impact on openness or visual amenity of the green belt when considered within the context of the original approved scheme and the figures outlined above. Overall, it is considered that the proposed minor alterations proposed would not have a detrimental impact on openness of the green belt in terms of views

outside of the site. It is therefore considered the proposed amendments would not alter the conclusions identified on the previous application and the changes here are also considered to be acceptable in terms of the principles of the NPPF in that the development would not be regarded as inappropriate development.

- 6.4.17 Notwithstanding the above, as set out under policy DM 16 of the Harrow Development Management Policies Local Plan “proposals for the redevelopment or infilling of previously developed sites in the Green Belt and Metropolitan Open land will also be required to have regard to the visual amenity and character of the Green Belt”.
- 6.4.18 Since the submission of the previous application, the applicant has submitted additional landscaping details and information regarding the proposed levels of the site. The sectional drawings provided within the supporting sketch up study by LUC 50 seek to demonstrate how the combination of existing and retained levels and proposed landform significantly restrict views of the north eastern wing, including the lowest part of the ground floor. The viewing points consider the impact in relation to existing and proposed trees, the proposed landform, the proposed planting as part of the landscape scheme as well as additional 1.5 metre high mitigation planting.
- 6.4.19 The supporting visual impact study demonstrates that in views from the southern side of the site landscaping and level changes including the raised lawn would screen views of the additional lower ground level (as shown in section 1. A series of viewing points have been considered from the east towards the north east building wing including additional locations from the previously refused application under P/2212/16. The previous application showed that there would remain a high degree of visibility of the north east wing from closer viewing points towards the building. However, under the current application with the provision of the additional proposed mitigation planting, it is demonstrated that there would only be nominal visibility of the extended elevation from a very restricted area. Additional mitigation planting could be secured as a condition of any planning permission should approval be granted.
- 6.4.20 In officer’s opinion, the applicant has sufficiently demonstrated that the increased scale of the building on the north eastern side would be softened as a result of the landform, levels and additional planting to the east. Furthermore, the lower ground floor level would not be seen as a full storey height as the internal floor level would sit below the land level. In summary, when taken as a whole, the basement revision has amounted to an increase in 407m<sup>2</sup> (taking account of the removal of the refuse store at 20m<sup>2</sup>), whilst the ground and first floor alterations have resulted in a further 201m<sup>2</sup> of floor space. At roof level the floor area has been reduced by a total of 12m<sup>2</sup> (GIA). The total increase is therefore 596m<sup>2</sup> (GIA). When the proposed increases are considered in conjunction with the supporting landscape architects report and within the context of the original planning application, it is considered that the proposed increase in scale of the building as a result of excavation of ground levels would not be unduly harmful to the visual amenity and perceived

openness of the green belt. It is also recognised that the proposal would result in operational and layout improvements from the original application (P/4071/14). The proposal would therefore comply with the requirements of the National Planning Policy Framework (2012), policy 7.16 of the London Plan (2016), Policy CS1.F of Harrow's Core Strategy (2012) and Policy DM16 of Harrow's Development Management Policies Local Plan (2013).

- 6.4.21 In addition to the above, it should be noted that since the original planning application was approved, there has been a material change in the site circumstances as a result of temporary construction road which has been implemented on the north western side of the site, adjacent to Common Road. This is being considered under planning application P/1472/17. Officers consider that the construction road has a detrimental impact on the visual amenity of the Green Belt and loss of openness of the wider site due to additional hard surfacing and the removal of trees and vegetation. As a consequence the approved building proposed to be constructed under this application would now be significantly more visible from Common Road in views at the northern end of the site, in particular during the winter months. On the original application, the level of perimeter screening was considered to be fundamental to mitigating impacts of openness on the Green Belt.
- 6.4.22 In order to address this, the applicant has submitted a comprehensive landscape mitigation scheme including extensive new planting, including evergreen species, to be implemented following completion of the care home.
- 6.4.23 In terms of the existing temporary construction road, it is accepted that there would be some temporary detrimental visual impacts and loss of Green Belt openness. Nevertheless, the long term visual amenity of the Green Belt and openness of the land can be safeguarded through the implementation of landscape mitigation scheme to be considered under application P/1472/17 where a planning condition is recommended for approval. Officers consider that this temporary impact needs to be weighed against the benefits of the redevelopment of the site to deliver an exemplar new care home to meet an identified need for specialist housing accommodation within the borough as well as other economic benefits including job creation and other landscape and biodiversity benefits as considered under the original application. Overall, on balance, officers consider that the temporary impact of the construction road and vehicle access would be outweighed by the benefits delivered as a result of the redevelopment of the site. The landscape mitigation scheme can be secured by a planning condition on planning permission P/1472/17 and this will ensure that there is no undue impact on the character and appearance of the area and the visual amenities and openness of the Green Belt in the long term.

## 6.5 Impact on the Character and Appearance and the Area of Special

- 6.5.1 The NPPF states (paragraph 64) that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. The London Plan (2016) policy 7.4B states, inter alia, that all development

proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment. Core Strategy policy CS1.B 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'. Policy DM1 of Harrow's the Development Management Policies Local Plan requires all development proposals to achieve a high standard of design and layout.

- 6.5.2 Core Strategy policy CS1.F states that 'The quantity and quality of the Green Belt, Metropolitan Open Land, and existing open space shall not be eroded by inappropriate uses or insensitive development'. Section B of Policy DM1 of Harrow's Development Management Policies Local Plan requires all proposals for the redevelopment or infilling of previously-developed sites in the Green Belt to have regard to the visual amenity and character of the Green Belt. Policy 6 of this Local Plan seeks to protect Area's of Special Character from inappropriate development.
- 6.5.3 At the second floor level the plant equipment within the independent suites wing would be revised, resulting in a rationalisation from four plant areas to two plant areas. The elevation at this level has been simplified removing the previous louvres from the centre of the wing and replacing them with a continuous façade of accommodation. Officers consider that the change represents an improvement to the overall external appearance of the building. The revised layout of the resident communal terrace becomes more useable while maintaining the same area. In addition, an increase in the area of green roof available at this level represents an increase in area to that identified during the planning stage. Due to the changes at the lower ground floor level all the air handling plant have been removed from the roof over the clubhouse so that this space now only has roof lights, providing a better arrangement for the space below.
- 6.5.4 In order to comply with the energy strategy for the development, a greater requirement for PV panels are required on this scheme than previously considered. The loss of the green roof at this level would be offset by the increased amount of green roof that would be provided at second floor level above the club house and over the care wings.
- 6.5.5 The proposed minor alterations to the elevations of the building in terms of revised fenestration, removal of louvres and plant on the roof of the and additional PV panels are considered to be acceptable and would not have a detrimental impact on the visual amenities of the Green belt or the Area of Special Character.
- 6.5.6 The plant provision and associated facilities at lower ground require ventilation to the outside. The venting requirements are proposed at a higher horizontal level and would therefore not be associated with the accommodation floors

above. As discussed elsewhere, mitigation planting to a height of 1.5 metres is proposed to screen the appearance of the partial lower ground floor.

- 6.5.7 In terms of the external alterations around the building including amended parking layout, new service area to the northern, revised location for the substation/generator are minor in the context of the approved scheme and would therefore not result in any additional impacts over what has already been accepted.
- 6.5.8 Overall, it is considered that the proposed minor amendments (would have an acceptable impact on the character and appearance of the area and would not be harmful to visual amenities of the Green Belt. As such, the proposal is considered to comply with the NPPF (2012), policies 7.4B and 7.6B of The London Plan (2016) core policy CS1 B of the Harrow Core Strategy (2012) and policies DM 1 and DM 6 of the Harrow Development Management Policies Local Plan (2013).

## 6.6 Residential Amenity

- 6.6.1 Policy 7.6 of The London Plan (2016) states that “Buildings and structures should not cause unacceptable harm to the amenity of the surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”. Policy DM 1 of the Harrow Development Management Policies Local Plan (2013) requires that: “All development and change of use proposals must achieve a high standard of privacy and amenity of neighbouring occupiers”. “The assessment of the design and layout of proposals will have regard to: “the massing, bulk, scale and height of proposed buildings in relation to the location, the surroundings and any impact on neighbouring occupiers”.
- 6.6.2 There are no residential dwellings in close proximity to the proposed site. The closest neighbouring property to the north is Glenthorn Cottage which would be some 90 metres from the proposed building. The previous application found the proposal to be acceptable with regard to residential amenity. Given the nature of the changes proposed to the building which are small when considered in relation to the approved scheme there would be no impacts to any neighbouring occupiers. As noted above the additional lower ground floor space will be provided through lowering the ground levels and so although there will be some limited views of a minor increase in scale of the north eastern wing of the building perceived within the site, this will not be notable in external views.
- 6.6.3 With regard to impact on trees and loss of privacy, it is noted that there will be some proposed additional tree removal on the northern boundary of the site. However, the additional trees proposed for removal are mostly small and low grade quality trees. There would continue to be a thick belt of trees along the northern boundary and to the rear of Glenthorn and therefore the occupiers of this cottage would not be adversely affected in terms of privacy as a result of the additional tree removal.

6.6.4 There are no significant changes proposed under this current application which would warrant a different conclusion when compared to the previous section 73 application in terms of residential amenity. It is therefore considered that the proposal would accord with policy 7.6B of The London plan (2016) and policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

## 6.7 Traffic, Parking, Access, servicing and Sustainable Transport

6.7.1 The London Plan (2016) policies 6.3, 6.9, 6.10 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel. This is further emphasised by policy core policy CS 1 R of the Harrow Core strategy (2012). Policy DM 42 of the Harrow Development Management Local Plan outlines the council's parking standards and cycle parking standards.

6.7.2 The revised layout for the main parking area has been redesigned to create an improved drop off facility in front of the building as well as an improved circulation route for residents and visitors.

6.7.3 The proposed minor alterations proposed would not result in any detrimental impacts with regard to traffic and highways. The overall level of parking and cycle parking spaces would remain the same as the approved scheme.

6.7.4 The amendment to condition 7 to reflect the updated car parking layout is therefore considered to be acceptable. The applicant also proposes to amend condition 22 so that a delivery and service plan is provided prior to the first occupation of each construction phase. Had the proposal been considered acceptable, the wording would need to be amended to ensure that a delivery and service plan was provided for each building. This is also considered to be acceptable. Notably, the previous application (P/2221/16) was referred to Transport for London who raised no objection to the amended scheme. Given, there are no further alterations proposed under this application in terms of traffic and parking impacts, this aspect of the proposal is also considered to be acceptable.

## 6.8 Biodiversity, Trees and Landscaping

6.8.1 Policy 7.21B of The London Plan (2016) states that "Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species".

6.8.2 Policy DM 22 of the Development Management Policies Local Plan states that: "A. The removal of trees subject to TPOs or assessed as being of significant amenity value will only be considered acceptable where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal."



- 6.8.3 “B. Development proposals will be required to include hard and soft landscaping that:
- a. Is appropriate to the character of the area;
  - b. Is well laid out in terms of access, car parking and the living conditions of future occupiers and neighbours;
  - c. Achieves a suitable visual setting for the building(s)
  - d. Provides for sufficient space for new or existing trees and planting to grow; and
  - e. Supports biodiversity.”
- 6.8.4 “Proposals for works to trees in conservation areas and the subject of tree preservation orders will be permitted where the works do not risk compromising the amenity value or survival of the tree.”
- 6.8.5 The amendment to the timing of the submission of hard and soft landscape works for each construction phase has been referred to the Council Landscape architect who has raised no objection. In addition the Councils Landscape Architect has considered the additional tree removal proposed and considered that this would not be detrimental in the overall woodland setting of the site.
- 6.8.6 The amendment to the timing of the submission of details for the green/brown roof before the occupation of each construction phase has been referred to the Councils biodiversity officer who has raised no objection. In summary it is considered that the proposed amendment to conditions 11 and 15 are acceptable.
- 6.9 Sustainability
- 6.9.1 Paragraphs 96-98 of the NPPF relate to decentralised energy, renewable and low carbon energy. Chapter 5 of the London Plan (2015) contains a set of policies that require developments to make the fullest contribution to the mitigation of, and adaption to, climate change and to minimise carbon dioxide emissions. Specifically, policy 5.2 sets out an energy hierarchy for assessing applications, as set out below:
- 1) *Be lean: use less energy*
  - 2) *Be clean: supply energy efficiently*
  - 3) *Be green: use renewable energy*
- 6.9.2 Policy 5.3 seeks to ensure that future developments meet the highest standards of sustainable design and construction, whilst polices 5.9 to 5.15 support climate change adaption measures.
- 6.9.3 Policy DM 12 of the Harrow Development Management Policies Local Plan seeks to ensure that the design and layout of development proposals are sustainable. Its states that development will need to “utilise natural systems such as passive solar design and, wherever possible incorporate high performing energy retention materials”...”Proposals should make provision for natural ventilation and shading to prevent internal overheating and incorporate

techniques that enhance biodiversity”. Policy DM 14 highlights that development proposals should incorporate renewable energy technology where feasible.

- 6.9.4 Notably, emission reduction targets outlined within policy 5.2 have been updated for applications considered on or after the 1st October 2016. In relation to schemes submitted after the 1st October 2016, the requirement for Zero carbon apply (as defined in section 5.2 of the Housing SPG) for residential development and 35% below Part L 2013 for commercial development will apply. However, in this case, given the original application was approved prior to this policy change, it is deemed by officers that it would be unreasonable to require the applicant to revise their design approach, particularly having regard to the minor nature of the changes proposed. As such, the 35% reduction below part L 2013 is considered to be acceptable.
- 6.9.5 Within the supporting application documents, the applicant has outlined that following a review of the energy strategy for the development, it has become apparent that there is a greater requirement for PV panels on this scheme than previously considered. As such, PV panels are now proposed over the entire roof area above the two wings of the development. This would result in the loss of green roof at this level. Nevertheless this would be mitigated through the introduction of an increased amount of green roofs at second floor level above the clubhouse and over the care wings. Further details of the energy strategy detailing the final approach to achieving the carbon reduction and energy efficiency targets identified in the London Plan can still be secured through planning condition as per the original approved application under P/4071/14.
- 6.10 Archaeology and Heritage Impacts
- 6.10.1 Paragraph 129 of the NPPF states that ‘local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise’.
- 6.10.2 Policy CS1 of the Core Strategy states that ‘proposals that would harm the significance of heritage assets including their setting will be resisted.’
- 6.10.3 Policy DM 7 of the Harrow Development Management Policies Local Plan (2013) outlines that “*Proposals that secure the preservation, conservation or enhancement of heritage assets and its setting or which secure opportunities for sustainable enjoyment will be approved*”.
- 6.10.4 An Archaeological Priority area lies to the south of the site and the northern and south eastern boundaries of the site adjoin the grade II listed Bentley Priory registered historic park and garden.
- 6.10.5 It is considered that the minor nature of the changes proposed in the context of the approved scheme would not result in any detrimental heritage impacts.

The application has been referred to the Councils Conservation Officer who is satisfied with this conclusion.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

7.1 In officer's opinion, the applicant has sufficiently demonstrated that the increased scale of the building on the north eastern side would be softened as a result of the landform, levels and additional planting to the east. The additional planting could be secured by a planning condition to ensure that it is implemented and maintained. Furthermore, the lower ground floor level would not be seen as a full storey height as the internal floor level would sit below the land level. In summary, when taken as a whole, the basement revision has amounted to an increase in 407m<sup>2</sup> (taking account of the removal of the refuse store at 20m<sup>2</sup>), whilst the ground and first floor alterations have resulted in a further 201m<sup>2</sup> of floor space. At roof level the floor area has been reduced by a total of 12m<sup>2</sup> (GIA). The total increase is therefore 596m<sup>2</sup> (GIA). When the proposed increases are considered in conjunction with the supporting landscape architects report and within the context of the original planning application, it is considered that the proposed increase in scale of the building as a result of excavation of ground levels would not be unduly harmful to the visual amenity and perceived openness of the green belt. It is also recognised that the proposal would result in operational and layout improvements from the original application (P/4071/14).

## **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 planning permission P/4071/14 (dated 28<sup>th</sup> August 2015).

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

#### 2 Approved Drawing and Documents

Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans and documents under planning permission P/4071/14 and following approved plans and documents: 6711 200 Issue B; LUC\_6711\_PLN\_LD\_100 Issue C; 711\_PL\_010 Rev D; 711\_PL\_099 Rev B; 711\_PL\_100 Rev B; 711\_PL\_101 Rev A; 711\_PL\_102 Rev A; 711\_PL\_103 Rev B; 711\_PL\_110 Rev A; 711\_PL\_112 Rev A; 711\_PL\_113 Rev A; 711\_PL\_114 Rev C; 711\_PL\_200 Rev B; 711\_PL\_201 Rev A; 711\_PL\_202 Rev B; 711\_PL\_300 Rev F; 711\_PL\_301 Rev A; 711\_SK\_057 Rev A; Supporting Statement Ref M13/1109-05.RPT (dated September 2016) by Tetlow King Planning; Letter from Tetlow King, dated 23<sup>rd</sup> September 2016; Princess Alexandra Home East Side: Section and Sketchup Study by LUC 50 (dated 21/09/16); Section 73 Material Amendment Planning Application – Justification Report by February 2017 by Pollard Thomas Edwards; Princess Alexandra Home, East Side: Section and Sketchup Study – Addendum 2.1, dated 07.02.2017

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

#### 3 Materials

Notwithstanding the details shown on the approved plans and documents, details and samples of the materials to be used in the construction of the external surfaces noted below shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of any work above DPC level of the buildings hereby permitted is carried out.

a: the building

b: the ground surfacing

c: the boundary treatment

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

REASON: To safeguard the character and appearance of the locality, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

4 Number of Residential Units

The number of residential units available shall not exceed 128.

REASON: In the interests of highway safety, in accordance with policy DM 42 of the Harrow Development Management Polices Local Plan (2013).

5 Day Care Centre Occupancy Level

The number of persons cared for, at any one time in the day care centre, shall not exceed 60.

REASON: In the interests of highway safety, in accordance with policy DM 42 of the Harrow Development Management Polices Local Plan (2013).

6 Secured by Design

Prior to the first occupation of each construction phase, as detailed on drawing 711 SK 057 A of the development hereby permitted, measures to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of the application site / development shall be incorporated into the development in accordance with details to be submitted to and approved in writing by the local planning authority. Any such measures should follow the design principles set out in the relevant Design Guides on the Secured by Design website:

<http://www.securedbydesign.com/guides/index.aspx> and shall include but not be limited to the following requirements:

1. Windows: Ground floor or accessible windows certificated to PAS24:2012 (or STS 204) with Glazing to include one pane of laminated glass to BS EN 356 level P1A

2. Doors: External Doors certificated to PAS24:2012, STS 201, LPS 1175 SR2 or STS 202 BR2

Following implementation the works shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policy DM 2 of the Harrow Development Management Polices Local Plan (2013).

7 Number of Car Parking Spaces

Notwithstanding the details shown on the approved plans and documents, the development shall have a maximum of 70 parking spaces in accordance with the details shown on drawing No. 711\_PL\_010 Rev D. The car parking spaces shall be permanently marked out and shall be used only for the parking of private motor vehicles in connection with the development hereby permitted (by residents and their visitors) and for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To promote sustainable transport and reduce the impact of the

development on the surrounding road network in accordance with London Plan polices 6.1 and 6.3 and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

8 Boundary Treatment

Prior to the first occupation of the building hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. The boundary treatment for each phase shall be completed before the development within that phase is occupied and shall thereafter be retained. The boundary treatment for each phase shall be completed before the development within that phase is occupied and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

9 Site Hoarding

No demolition or site works in connection with the development hereby permitted shall commence before the site is enclosed by hoarding to a minimum height of 2 metres. Such hoarding shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

10 Pedestrian Footpath Details

Prior to the first occupation of the building hereby permitted, a plan showing the detailed design for the upstand entry treatment; pedestrian and proposed footway as shown on drawing No. 2125-SK-05 shall be submitted and approved in writing by the local planning authority. The approved details shall be implemented and thereafter be retained in that form.

REASON: In the interests of highway safety, in accordance with policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

11 Hard and Soft Landscaping

The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for each development phase as detailed on drawing 711 SK 057 A which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works,

and retained until the development is completed. Soft landscape works shall include: planting plans including mitigation planting for the North East Building Wing, and schedule 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, in compliance with policies DM 1, DM 22 and DM 23 of the Harrow Development Management Policies Local Plan (2013).

12 Underground Services

The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site in relation to the trees to be retained on site.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works, in accordance with policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

13 Soft Landscaping Implementation

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in compliance with policies DM 1 and DM 22 of the Harrow Development Management Policies Local Plan (2013).

14 Landscape and Woodland Management Plan

A landscape and woodland management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. Any maintenance required for the Green and/ or brown roof that is required, should be included in the maintenance plan. The landscape management plan shall be carried out as approved.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policies DM 1 and DM 22 of the Harrow Development Management Policies Local Plan (2013).

15 Green and Brown Roof

Prior to the first occupation of each construction phase, as detailed on drawing 711 SK 057 A of the development hereby permitted, details of the green and brown roof shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the implementation and maintenance of the green and brown roof. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

REASON: In the interest of the character and appearance of the development, as required by policy 7.4B of the London Plan (2011) and policies DM 1 and DM 22 of the Harrow Development Management Policies Local Plan (2013) and to enhance the ecology and biodiversity of the area in accordance with policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

16 Arboricultural Impact Assessment

The development hereby permitted, shall be undertaken in accordance with the recommendations of the Arboricultural Impact Assessment Prepared by SJ Stephens Associates (dated 23rd October 2014). This will include that arboricultural supervision is undertaken throughout the project and the development shall be carried out in accordance with the Method Statement, Tree Protection Plan. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected, and as required by policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

17 Site Levels

The construction of any buildings hereby permitted shall not commence until details of the levels of the buildings, roads and footpaths in relation to the adjoining land and highway, and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.



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, as required by policies DM 1 and DM 10 of the Harrow Development Management Policies Local Plan (2013).

18 Japanese Knotweed

A detailed Method Statement for removing the Japanese Knotweed on site shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development on site. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the ecology and biodiversity of the area, in accordance with the Environmental Impact Assessment and in line with the requirements of the National Planning Policy Framework, London Plan policy 7.19 and Core Strategy policy CS1.

19 Ecological Mitigation Measures

The development hereby permitted shall not be commenced until details of ecological mitigation measures within the site, in accordance with the recommendations of the Ecological Appraisal Version 5 prepared by LUC (dated October 2014), have been submitted and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To enhance the ecology and biodiversity of the area in accordance with policy DM 21 of the Harrow Development Management Policies Local Plan (2013).

20 Protection of Birds

If the development hereby permitted commences during the bird breeding season (March to August) inclusive trees and buildings in the vicinity of the site shall be examined for nests or signs of breeding birds. Should an active bird's nest be located, time must be allowed for birds to fledge and the nest should not be disturbed during building works.

REASON: To safeguard the ecology and biodiversity of the area in accordance with policies DM 21 and DM 22 of the Harrow Development Management Policies Local Plan (2013).

21 Construction Method Statement, Phasing Plan and Logistics Statement

No development shall take place, including any works of demolition, until a Construction Method, phasing plan and Logistics 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. a detailed timeline for the phases and implementation of the development
- ii. the parking of vehicles of site operatives and visitors
- iii. loading and unloading of plant and materials
- v. storage of plant and materials used in constructing the development
- vi. measures to control the emission of dust and dirt during construction
- vii. 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 adjoining properties, in accordance with policies 7.4 and 7.6 of The London Plan 2011 and policies DM 1 and DM 42 of the Harrow Development Management Policies Local Plan (2013).

22 Delivery and Service Plan

Prior to the first occupation of each construction phase as detailed on drawing 711 SK 057 A of the building hereby permitted, a Delivery and Service Plan for each part of the building shall be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the lifetime of development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development does not unduly impact on the highway network and to encourage more sustainable methods of transport in accordance with Policies 7.4, 7.6, 6.9, 6.10, 6.11, and 6.13 of the London Plan (2011) and policies DM 1, DM 44 and DM 42 of the Harrow Development Management Policies Local Plan (2013).

23 Cycle Parking Spaces

Details of the cycle parking spaces on the site and their phased delivery alongside the development shall be submitted to and approved in writing by The Local Planning Authority. The cycle parking shall be implemented on site for the sole use of the development in accordance with the phasing details and shall be retained for the lifetime of the development.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan 2016 and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

24 Electric Vehicle Charger Points

Prior to the first occupation of the building hereby permitted, details of electric vehicle charger point/s for the proposed development in accordance with London Plan Standards 2016 shall be submitted to and approved in writing by The Local Planning Authority. The electric vehicle charger point/s shall be implemented on site in accordance with the approved details and shall be retained thereafter.

REASON: In the interests of sustainable transport in accordance with policy 5.8 and 6.13 of The London Plan (2016).

25 Flood Risk Assessment

The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) by Conisbee 'Princess Alexandra Care Home Common Road, Stanmore, HA7 3JE. Flood Risk Assessment & Sustainable Drainage Strategy Ref: 120269/T Noble Date: 10 October 2014' has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with the National Planning Policy Framework policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policy DM 10 of The Harrow Development Management Policies Local Plan (2013).

26 Surface Water Storage and Attenuation Works

The development hereby permitted shall not be commenced until details of works for the disposal of surface water and surface water storage and attenuation works have been submitted to and approved in writing by, the local planning authority. The works shall be implemented in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with the National Planning Policy Framework (2012) and Policy DM 10 of the Harrow Development Management Policies Local Plan (2013) and to ensure that the necessary construction and design criteria for the development proposals follow approved conditions according to NPPF (2012).

27 Disposal of Sewage

The buildings hereby permitted shall not be occupied until details of works for the disposal of sewage have been submitted to and approved in writing by, the

local planning authority. The works shall be implemented in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with the National Planning Policy Framework (2012) and Policy DM 10 of the Harrow Development Management Policies Local Plan (2013) and to ensure that the necessary construction and design criteria for the development proposals follow approved conditions according to NPPF (2012).

28 Energy and Sustainability

The development hereby permitted shall be undertaken in accordance with the details outlined in the submitted Energy Statement Prepared by Blyth and Blyth Ref: LM21111 (dated October 2014) including addendums LM21111 Rev A and LM21111 Rev A2 and Preliminary BREEAM Report prepared by AJ Energy Consultants Ltd Rev 2 (dated October 2014) unless otherwise agreed in writing with the local planning authority. Within 3 months (or other such period agreed in writing by the Local Planning Authority) of the first occupation of the development, a post construction assessment shall be undertaken demonstrating compliance with the approved Preliminary BREEAM Report and Energy Strategy which thereafter shall be submitted to the Local Planning Authority for written approval. The approved scheme shall remain operational for the lifetime of the development.

REASON: To ensure the delivery of a sustainable development in accordance with policy 5.2 of The London Plan (2015) and policy DM 12 of the Harrow Development Management Policies Local Plan 2013.

29 Tree Replacement

Any trees felled as part of this development shall be replaced with another tree. If the tree felled is native, a tree of the same species shall be planted. If it is not a native species, it shall be replaced with a native species.

REASON: To preserve the natural character of the area and to mitigate for loss of habitat, in accordance with saved policies DM 20, 21 and 22 of the Harrow development Management Policies Local Plan (2013).

30 Building Services and Plant Noise

The level of noise emitted from the new building services plant shall be lower than the existing background level by at least 10 LpA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with BS 4142. The background noise level shall be expressed as the lowest LA90. Following installation but before the new building services plant comes into operation a report demonstrating compliance with the above condition must be submitted to and approved in writing by the Local Planning Authority before the plant comes into operation.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents in accordance with policy DM 1 of the Harrow DM 1 of the Harrow Development Management Policies Local Plan 2013.

31 Refuse Storage Area

Notwithstanding the details on the approved plans, the development hereby permitted shall not be occupied until a scheme for the siting, design and appearance of the refuse storage area has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties in accordance with policy DM 1 and policy DM 45 of the Harrow Development Management Policies Local Plan (2013).

32 Extraction Flues

Details of any extraction flues, ventilation systems, and rainwater disposal systems (including downpipes) shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any work above DPC level of the buildings hereby permitted is carried out. The application shall be implemented in full accordance with such details and be maintained thereafter.

REASON: In order to ensure a high standard of development which provides an appropriate standard of visual amenity for the surrounding area, as required by policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

33 Telecommunications Equipment

The development hereby permitted shall not be occupied until details of a strategy for the provision of communal facilities for television reception (e.g. Aerials, dishes and other such equipment) has been submitted to and approved in writing by the Local Planning Authority. Such details should include the specific size and location of all equipment. The approved details shall be implemented prior to first occupation of the building and shall be retained thereafter and no other television reception equipment shall be introduced onto the walls or roof of the approved building without the prior written approval of the Local Planning Authority.

REASON: In order to prevent the proliferation of individual television reception items on the building to the detriment of the visual amenity of the area in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

34 Permitted Development Rights

Notwithstanding the provisions of Part 16 of The Town and Country Planning (General permitted Development) (England) Order 2015 (as amended), there shall be no installation, alteration or replacement of any electronic communications apparatus on the buildings without the prior written approval of the Local Planning Authority

REASON: In order to prevent the proliferation of individual telecommunications apparatus on the buildings to the detriment of the visual amenity of the area in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

35 Archaeological Evaluation

A) No development other than demolition to existing ground levels shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological investigation in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other than in accordance with the written scheme of investigation approved under part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the written scheme of investigation approved under part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of any remains on the site prior to the commencement of the development, in accordance with recommendations given by the NPPF (2012) and policy DM 7 of the Harrow Development Management policies Local Plan (2013).

36 Privacy Screens

The development hereby permitted shall not be occupied until a scheme for the provision of glazed privacy screens on the roof terraces of the Independent Living Suites have been submitted to, and approved in writing by, the local

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

REASON: To safeguard the amenities of future residents, in line with the requirements of policy DM1 of the Harrow development Management Polices Local Plan (2013).

37 Proposed Use – Permitted Development Restriction

The premises shall only be used for the purpose as set out in the application (Care Home) and for no other purpose, including any other purpose in Class C2 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 with or without modification).

REASON: To safeguard the amenity of the neighbouring residents and the character of the locality and in the interest of highway safety in accordance with polices DM 1 and DM 42 of the Harrow Development Management Polices Local Plan (2013).

38 Access Strategy

No development shall commence until a detailed access strategy has been submitted to and approved in writing by the local planning authority. All units should be built to comply with lifetime home standards & the requirements of London Plan (2015) policies 7.1 & 7.2, and at least 10% should be wheelchair accessible units.

The details shall include:

- a) Plans of accessible car-parking bays (Blue Badge Parking) sited within 50m of the entrance and a minimum of 4.8m x 2.4m, marked and signed in accordance with BS 8300:2009. Details of a suitable access route between the building and the car parking area. Paths forming access routes to be 1.2m clear wide, no steeper than 1:20 (unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts. Paths will also include suitably dropped kerbs at key crossing points.
- b) Details of where Hearing Enhancement Systems (e.g. induction loops) will be provided including the type of system(s) that shall be suitable for different areas of the care home.
- c) Details of the fire evacuation refuge areas that are sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999: 2008). Fire refuge areas shall be adequately signed and accessible communication points shall be provided in the refuge area.
- d) Details of fire exits that shall incorporate a suitably level threshold and should open onto a suitably level area.
- e) Floor plans provided:
  - 1) Details demonstrating the internal doors, across circulation routes, shall be held open using fire alarm activated magnetic closers.
  - 2) Details that the alarm system shall be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system. A technical audit should

be considered at this stage to ensure that mobile phone and emergency paging system signals can transmit throughout the building. 3) Thereafter, the development shall be implemented in accordance with the approved details and the accessible measures retained and adequately maintained for the life of the development.

REASON: To ensure that people with disabilities have adequate access to the development and the development is built in accordance with the best practice principles of inclusive design and to comply with policy policies 7.1 and 7.2 of The London Plan (2015), policy DM 2 of Harrow Development Management Policies Local Plan (2013) and the Council's design guidance as laid out in 'Accessible Homes SPD (2010).



## **Informatives**

### 1 **Policies**

The following policies are relevant to this decision:

#### **National Planning Policy:**

National Planning Policy Framework (2012)

#### **The London Plan (2016):**

- 3.1 Ensuring equal life chances for all
- 3.2 Improving health and addressing health inequalities
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care facilities
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.16 Green Belt
- 7.19 Biodiversity and access to nature
- 7.21 Trees and Woodlands

#### **Harrow Core Strategy (2012)**

CS1: Overarching Principles

#### **Harrow Development Management Policies Local Plan (2013):**

- Policy DM 1 Achieving a High Standard of Development
- Policy DM 2 Achieving Lifetime Neighbourhoods
- Policy DM 6 Areas of Special Character
- Policy DM 7 Heritage Assets
- Policy DM 9 Managing Flood Risk
- Policy DM 10 On Site Water Management and Surface Water Attenuation
- Policy DM 12 Sustainable Design and Layout
- Policy DM 13 Decentralised Energy Systems

Policy DM 14 Renewable Energy  
Policy DM 16 Maintaining the Openness of the Green Belt and Metropolitan Open Land  
Policy DM 17 Beneficial Use of Green Belt and Metropolitan Open Land  
Policy DM 20 Protection of Biodiversity and Access to Nature  
Policy DM 21 Enhancement of Biodiversity and Access to Nature  
Policy DM 22 Trees and Landscaping  
Policy DM 29 Sheltered Housing, Care Homes and Extra Care Hosuing  
Policy DM 42 Parking Standards  
Policy DM 43 Transport Assessments and Travel Plans  
Policy DM44 Servicing  
Policy DM 45 Waste Management  
Policy DM 46 New Community Sport and Educational Facilities  
Policy 50 Planning Obligations

Other Relevant Guidance:

Supplementary Planning Document Sustainable Building Design (2009)  
Supplementary Planning Document - Access for All (2006)  
Supplementary Planning Document - Accessible Homes (2010)  
Supplementary Planning Document - Planning Obligations (2013)  
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

## 2 INFORMATIVE: 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 INFORMATIVE: Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:

0800-1800 hours Monday - Friday (not including Bank Holidays)  
0800-1300 hours Saturday

## 4 INFORMATIVE: The 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 Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

5 INFORMATIVE: 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.

6 INFORMATIVE: Mayoral Community Infrastructure Levy

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £346815 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008. Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL). Your proposal is subject to a CIL Liability Notice indicating a levy of £346815 for the application, based on the levy rate for Harrow of £35/sqm and the stated floor space of 9909sqm. You are advised to visit the planning portal website where you can download the appropriate document templates. <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

7 INFORMATIVE: Harrow Community Infrastructure Levy

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly. Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;

Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm

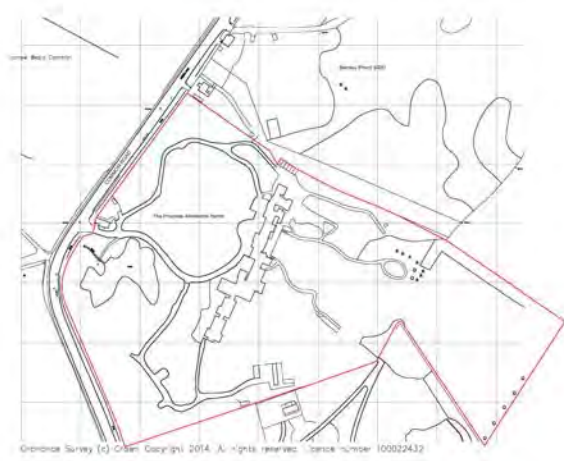
Retail (Use Class A1), Financial & Professional Services (Use Class A2),

Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm. All other uses - Nil.  
The Harrow CIL Liability for this development is: £544995

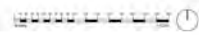
8 INFORMATIVE: Archaeological Evaluation

The applicant is advised that in respect of condition 35 written schemes\_of investigation will need to be prepared and implemented by a suitably\_qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

# APPENDIX 2: SITE PLAN



© Ordnance Survey 2014  
All rights reserved  
This document is the property of Ordnance Survey and is intended for personal use only. It may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Ordnance Survey. For more information, please contact Ordnance Survey on 0300 500050 or visit our website at [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)



PLANNING

Project Ref: 1111  
Project Name: The Princess Alexandra Nursing Home  
Project Location: Common Road, Stanmore

**Pollard  
Thomas  
Edwards**

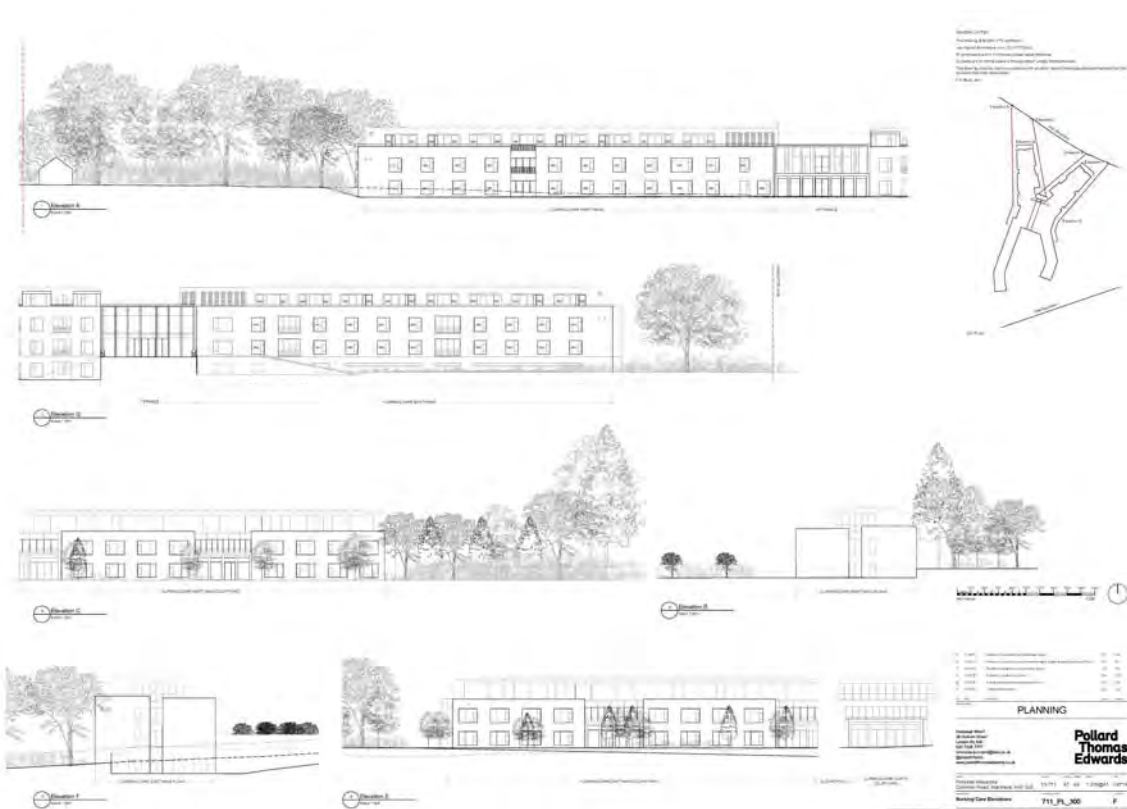
Project Reference: 1111  
Project Name: The Princess Alexandra Nursing Home  
Project Location: Common Road, Stanmore

Revision No: 1111\_PL\_01

# APPENDIX 3: PLANS AND ELEVATIONS



Proposed Site Plan



Proposed Elevation



Proposed Ground Floor Plan



Proposed Lower Ground Floor Plan