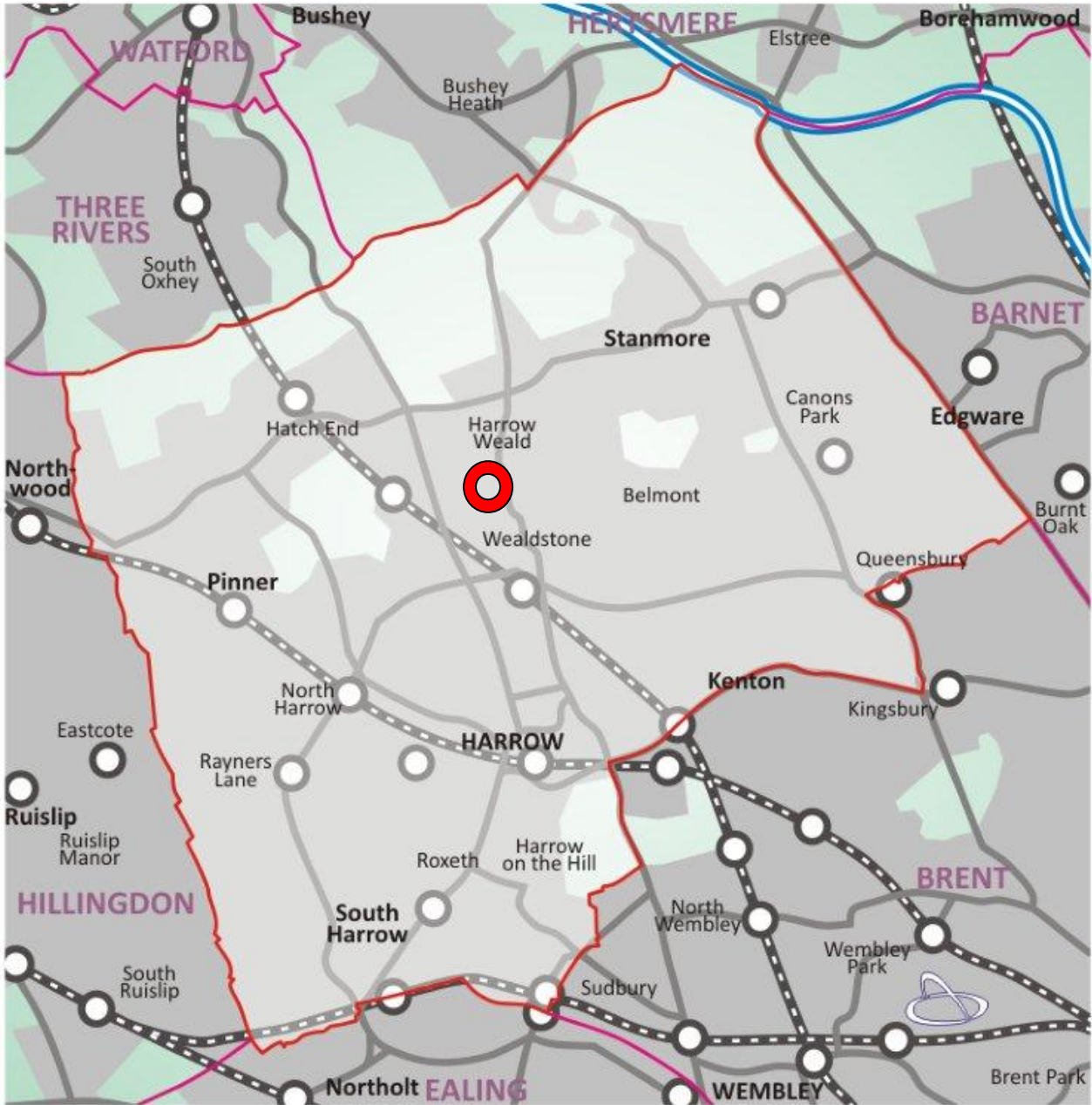
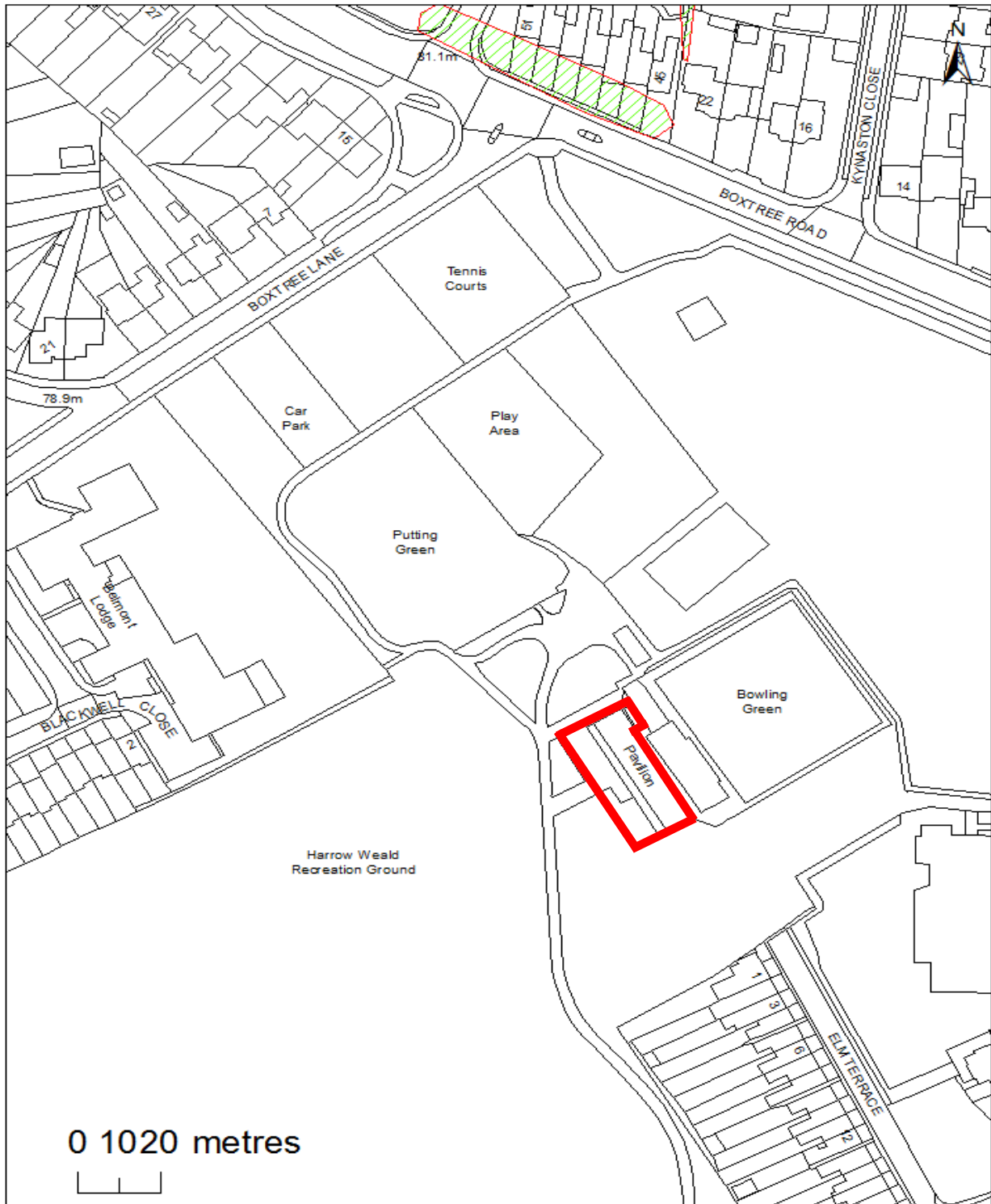


 = application site



Harrow Weald Recreation Ground, High Road, Harrow	P/2277/17
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Harrow Weald Recreation Ground, High Road, Harrow	P/2277/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

27th September 2017

APPLICATION NUMBER: P/2277/17
VALIDATE DATE: 20/08/2017
LOCATION: HARROW WEALD RECREATION GROUND, HIGH ROAD, HARROW
WARD: CANONS
POSTCODE: HA3 6JU
APPLICANT: MR TIM BRYAN, SERVICES MANAGER, LONDON BOROUGH OF HARROW
AGENT: ALAN LAMB ASSOCIATES
CASE OFFICER: DAVID BUCKLEY
EXPIRY DATE: 29TH SEPTEMBER 2017

PURPOSE OF REPORT/PROPOSAL

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

The proposal is for a single storey front extension, with access steps to the front, side entrances and also a storage unit to the rear.

RECOMMENDATION A

The Planning Committee is asked to:

Grant planning permission for the reasons set out below:

REASON FOR THE RECOMMENDATION

- 1) The proposal would accord with relevant policy and the proposed development would have a satisfactory impact on the character of the area and the amenities of existing neighbouring occupiers.

For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation, this application is recommended for grant.

INFORMATION

This application is reported to Planning Committee as the development would be over 100 sqm of floorspace where there is an interest held by the Council and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type: (18). Minor Development, All Other Developments
Council Interest: Council Owned Land
GLA Community
Infrastructure Levy (CIL): N/A
Local CIL requirement N/A

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

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

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

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

LIST OF ENCLOSURES / APPENDICES:

Officer Report:
Part 1: Planning Application Fact Sheet
Part 2: Officer Assessment
Appendix 1 – Conditions and Informatives
Appendix 2 – Site Plan
Appendix 3 – Site Photographs
Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	Harrow Weald Rec Ground, High Road, Harrow, HA3 6JU
Applicant	Mr Tim Bryan, Services Manager, London Borough of Harrow
Ward	Canons
Local Plan Allocation	Site is located within Designated Open Space Adjacent to Harrow Weald Town Centre Stanmore and Harrow Weald
Council-Owned	Yes
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	No

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	Sports Pavilion/Kodak Football Club
	Existing Use Class(es) sq m	318 sq m
Proposed Use(s)	Proposed Use / Operator	Sports Pavilion/Kodak Football Club
	Proposed Use Class(es) sq m	384 sq m
Employment	Existing number of jobs	N/A
	Proposed number of jobs	N/A

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The site is located within Designated Open Land, it already contains sports facilities, including an open field/ football pitch, a bowling club and the existing sports pavilion which is the subject of this application.
- 1.2 London Borough of Harrow (as the applicant) has been requested by Kodak FC to improve the pavilion to meet FA standards. Kodak FC also wishes to improve social facilities to support sustainability as a community club.
- 1.3 The supporting statement states that the proposal has been developed in consultation with FA personnel and London Borough of Harrow service manager for Libraries, Sport and Leisure

2.0 PROPOSAL

2.1 The proposal is as follows:

2.2 The External Alterations

- Front extension to a depth of 2m, by infilling a covered walkway on the south-western side of the building.
- A raised patio area with a height of 85 cm is also proposed, which would be the width of the existing building.
- New entrance steps and ramp for disabled access are proposed
- Steel container to rear for storage
- No changes to existing park access
- The net additional floor space 77 sq m, in addition to the detached storage building and raised terrace, a total of 115 sq m.

2.3 Internal Alterations

- Individual unisex WCs for each changing room
- Replacement showers
- Relocated facilities for match day officials and store room created by infilling part of the covered walkway.
- Sport changes facilities entrance now separated
- Existing toilets refurbished, accessible toilet created by infilling centre.
- Social club area extended by infilling under the covered area to the front and open plan kitchen with replacement with new facility with serving hatch

3.0 RELEVANT PLANNING HISTORY

3.1 N/A

4.0 CONSULTATION

4.1 A total of 34 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 23rd August 2017. A site notice was displayed, with expiry date of 22nd September 2017.

4.2 Adjoining Properties

Number of Letters Sent	34
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.3 No objections were received from adjoining residents

4.4 Statutory and Non Statutory Consultation

The following consultations have been undertaken:

- Planning Policy
- Engineering Drainage Section

4.5 Internal and External Consultation

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
Planning Policy Officer	No objection to the proposal, subject to other material planning considerations.	Comments noted
Engineering Drainage Section	No objection to the proposal, recommendations made in relation to surface water issues.	Comments noted. An informative has been attached to address this.

5.0 POLICIES

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

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

- 5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].
- 5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of the Development
- Character and Appearance
- Amenity of Neighbouring Occupiers
- Traffic and Parking
- Development and Flood Risk

6.2 Principle of Development

6.2.1 The main relevant policy in this case is Harrow Development Management Policy DM 18: 'Protection of Open Space'

6.2.2 The site is located within designated Open Land and would be an extension to an existing ancillary building on site and so sections 'C' and 'D' above are the most relevant sections of the policy and a full submission would need to demonstrate that it complies with this policy.

6.2.3 The relevant sections of Policy DM18 are as follows:

C. Proposals for ancillary development on land identified as open space on the Harrow Policies Map will be supported where:

- a. it is necessary to or would facilitate the proper functioning of the open space;
- b. it is ancillary to the use(s) of the open space;
- c. it would be appropriate in scale;
- d. it would not detract from the open character of the site or surroundings;

D. Proposals that would secure the future of existing ancillary buildings on open space will be supported where:

- a. there would be no loss of necessary capacity for the proper functioning of the open space; and
- b. there would be no harm to the quality or proper functioning of the open space as a result of the proposal.

E. Proposals that would be harmful to open space, having regard to the criteria set out in this policy, will be refused.”

6.2.4 The other relevant policy is DM48: Enhancing Outdoor Sport Facilities which would be supportive of proposals that would increase the capacity of outdoor sport facilities provided that there would not be harm to Open Space, biodiversity and residential amenity/highway safety.

6.2.5 The submitted documents, including the Design and Access Statement and the letter from the Middlesex Football Association demonstrate that there is a need for improvement to the current facility to make it a more pleasant and usable facility for users and to make the changing facilities more acceptable. On the basis that the improvement facilities would be necessary for the proper functioning of the open space, i.e., the football pitches, would be ancillary, appropriate in scale and would not harm the open space, the proposal does largely comply with ‘C’ and ‘D’ of DM18 above and also largely complies with policy DM48. The issue of the size scale, etc. will be explored in more depth in the ‘Character and Appearance’ section.

6.3 Character and Appearance

6.3.1 The character and appearance of the proposed development must be in accordance with policies 7.4 and 7.6 of the London Plan and policy DM1 of the Development Management Policies Local Plan 2013. This requires a high standard of design and layout and expects development to respect its context.

6.3.2 Policy DM1 of the DMP seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.

6.3.3 The proposal would not be significantly different to the current building on site, with the depth increased by approximately 2m and a raised terrace to a depth of approximately 1.6m to the front of the building. The proposed storage facility would measure approximately 6m x 2.5m, with a height of 2.60m and so would be ancillary to the main building and the area as a whole.

6.3.4 The existing building on site is finished in painted brick. New materials will match the existing as far as possible. New proposed windows will be in uPVC or aluminium and external steel security shutters will be provided. No illuminated signage is proposed.

6.4 Amenity of Neighbouring Occupiers

6.4.1 Policy DM1 of the DMP seeks to ensure that “proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted”.

6.4.2 The hours of operation are listed in the Design and Access Statement, which area generally during Saturday afternoons, Sunday evenings with occasional evening use up to 8.30pm.

6.4.3 There is no reason to consider there would be harm to the adjacent Harrow Weald Bowling Club. However, hours of operation have been limited by condition in order to ensure that that increased social use of the premises does not give rise to undue noise and disturbance to nearby residents in Elm Terrace, Alma Row and Blackwell Close.

6.5 Traffic, Parking and Construction

6.5.1 Policy DM42 states: "Proposals that would result in inappropriate on-site parking provision, having regard to the criteria in this policy, and those which would create significant on-street parking problems, prejudice highway safety or diminish the convenience of pedestrians and cyclists, will be resisted."

6.5.2 There are public parking facilities within Harrow Weal Recreation Ground at the northern end, and due to the limited increase in size and similar operating hours, largely at weekends, there are no immediate concerns in relation to this scheme.

6.6 Development and Flood Risk

6.6.1 The site is located within a Critical Drainage Area, Policy DM10 relates to surface water run-off and states that in smaller proposals, provision should be made to control surface water run-off. The application site is located within a Critical Drainage Area but is not in a higher risk flood zone.

6.6.2 The Engineering Drainage Section response has not raised an objection to the scheme itself and has recommended measures to be taken to control surface water run-off. These have been attached as an informative and on this basis, the proposal would be acceptable in accordance with policy DM10 of the Harrow Development Management Policies local Plan (2013).

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed development would provide an extension and improvement to an existing facility, which would be an appropriate use that would not unduly impact on the amenities of the residential occupiers of the adjoining, or nearby properties, subject to the attached conditions. The proposed development would therefore accord Policy CS1 of the Harrow Core Strategy 2012, Policies 7.4 and 7.6 of the London Plan (2016) and policies DM1, DM10 and DM18 of the Harrow Development Management Policies Local Plan (2013).

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Design & Access Statement (V3); 213-PL01; 213-PL02; 213-PL03 Revision D; Supporting Letter dated 6th September 2017; Container Details.

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

3 Materials

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

REASON: To safeguard the appearance of the locality

4 Hours of Operation

The use hereby permitted shall not be open to service users, or otherwise, outside the following times, without permission from the Local Authority:-

- Monday to Sunday and including Bank Holidays: 08:00- 22:00

REASON: To safeguard the amenity of nearby neighbouring residents.

5 Surface Water Management

Notwithstanding the approved plans, the development hereby permitted shall not commence until details for a scheme for works for the disposal of foul water, surface water and surface water attenuation and storage works on site as a result of the approved development shall be submitted to the local planning authority to be approved in writing. The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the development has adequate drainage facilities, to reduce and mitigate the effects of flood risk and would not impact the character and appearance of the development.

Informatives

1 **Policies**

The following policies are relevant to this decision:

National Planning Policy

National Planning Policy Framework 2012

The London Plan 2016

7.4.B Local Character

7.6.B Architecture

The Harrow Core Strategy 2012

CS1.B Local Character

Harrow Development Management Policies Local Plan 2013

DM1 Achieving a High Standard of Development

DM10: On Site Water Management and Surface Water Attenuation

DM 18: Protection of Open Space

2 **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.

3 **INFORMATIVE:**

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>

4 INFORMATIVE:

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

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service.

5 INFORMATIVE:

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

6 SUDS Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. Where the intention is to use soakaways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2012) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

7 INFORMATIVE:

The applicant is encouraged to contact Met Police Designing Out Crime Officers who can provide further information about preventing crime within the future development.

Details as follows:

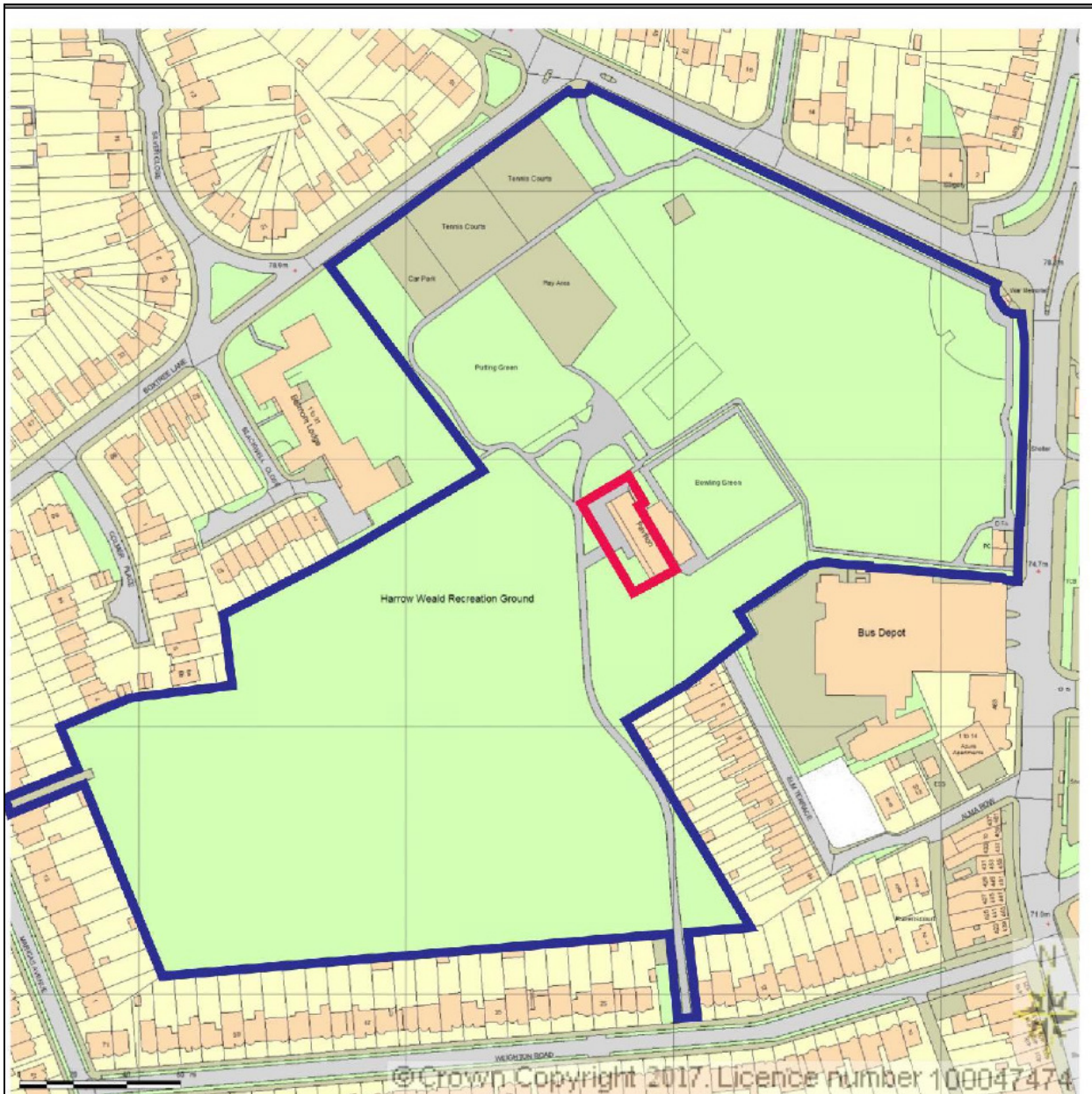
Telephone: 0208 7333703

Office Email: DOCOMailbox.NW@met.police.uk

Address: North West DOCO Office, Ruislip Police Station, The Oaks, Ruislip, HA4
7LE

Plan Numbers: Design & Access Statement (V3); 213-PL01; 213-PL02; 213-PL03
Revision D; Supporting Letter dated 6th September 2017; Container Details.

APPENDIX 2: SITE PLAN



SITE LOCATION PLAN - 1/2500



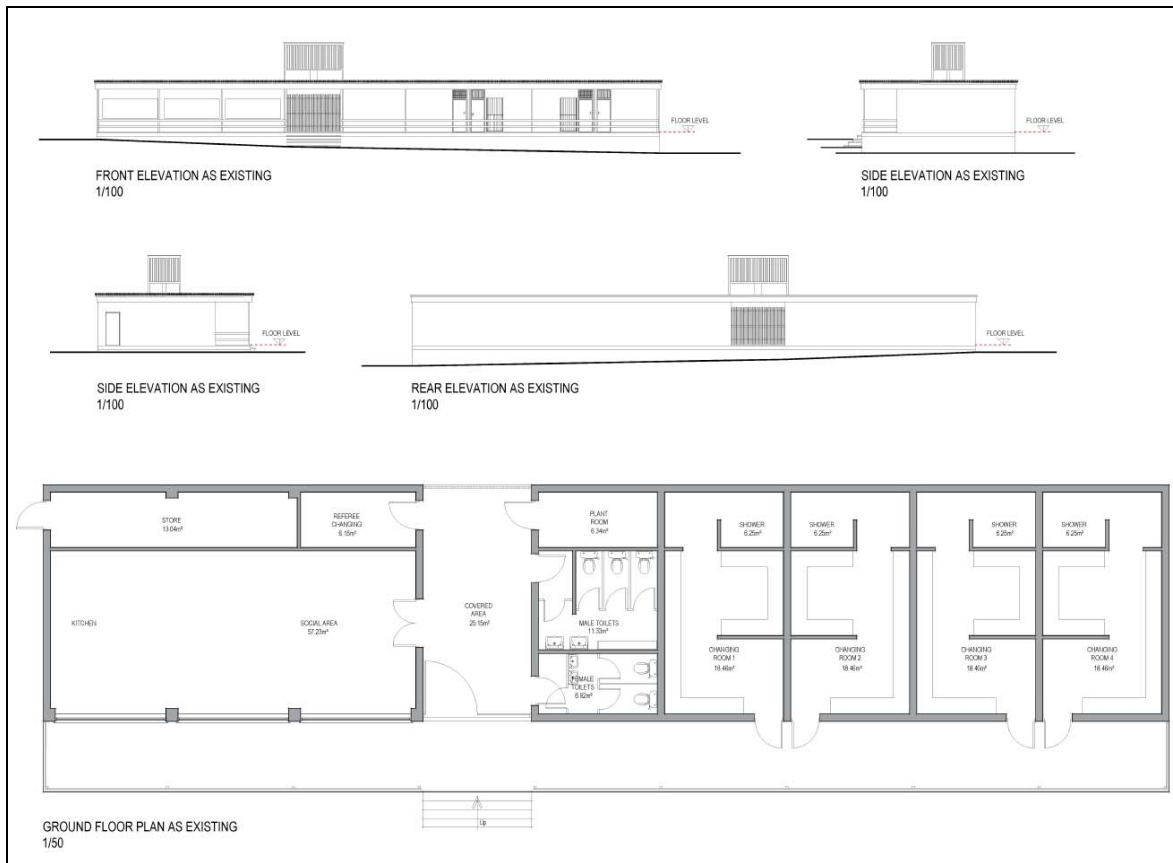
APPENDIX 3: PHOTOGRAPHS



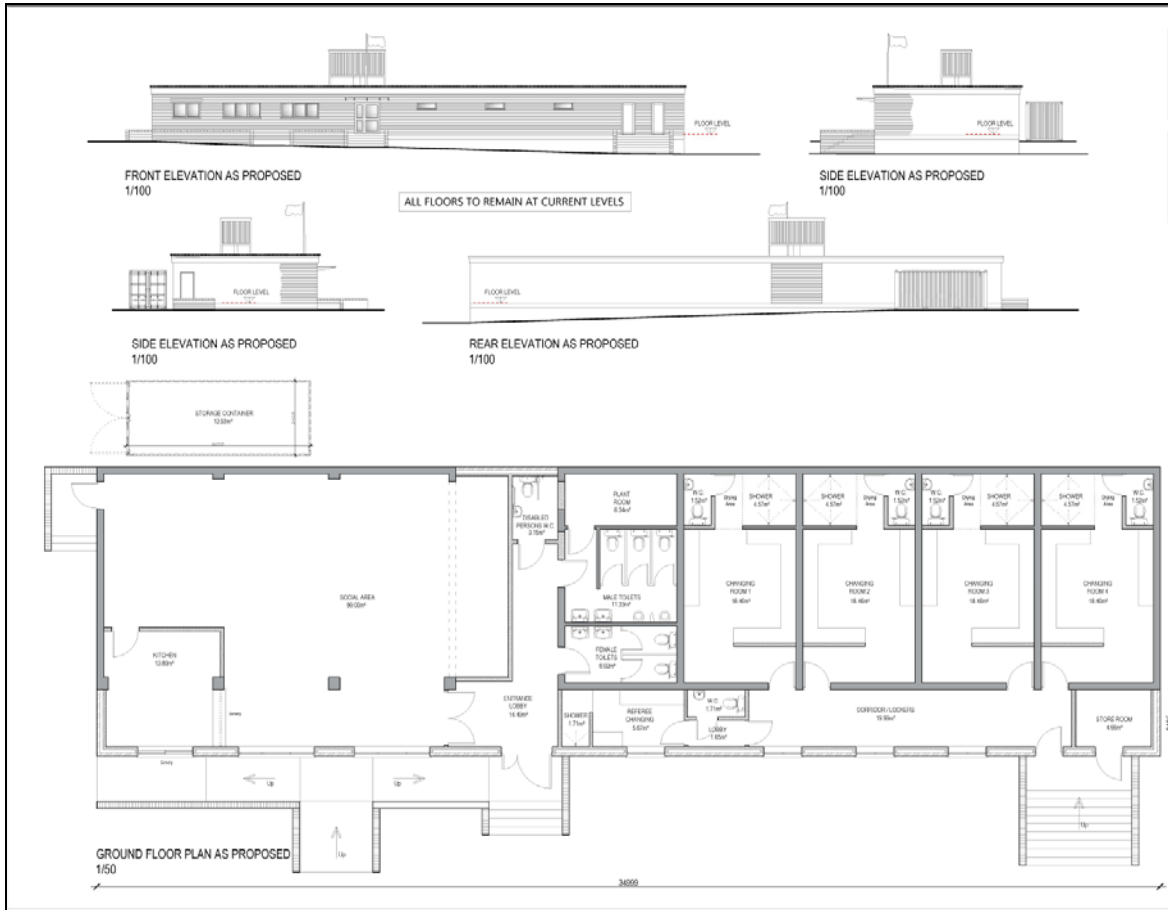
Front elevation



APPENDIX 4: PLANS AND ELEVATIONS



Existing plans and elevations



Proposed Plans and Elevations

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