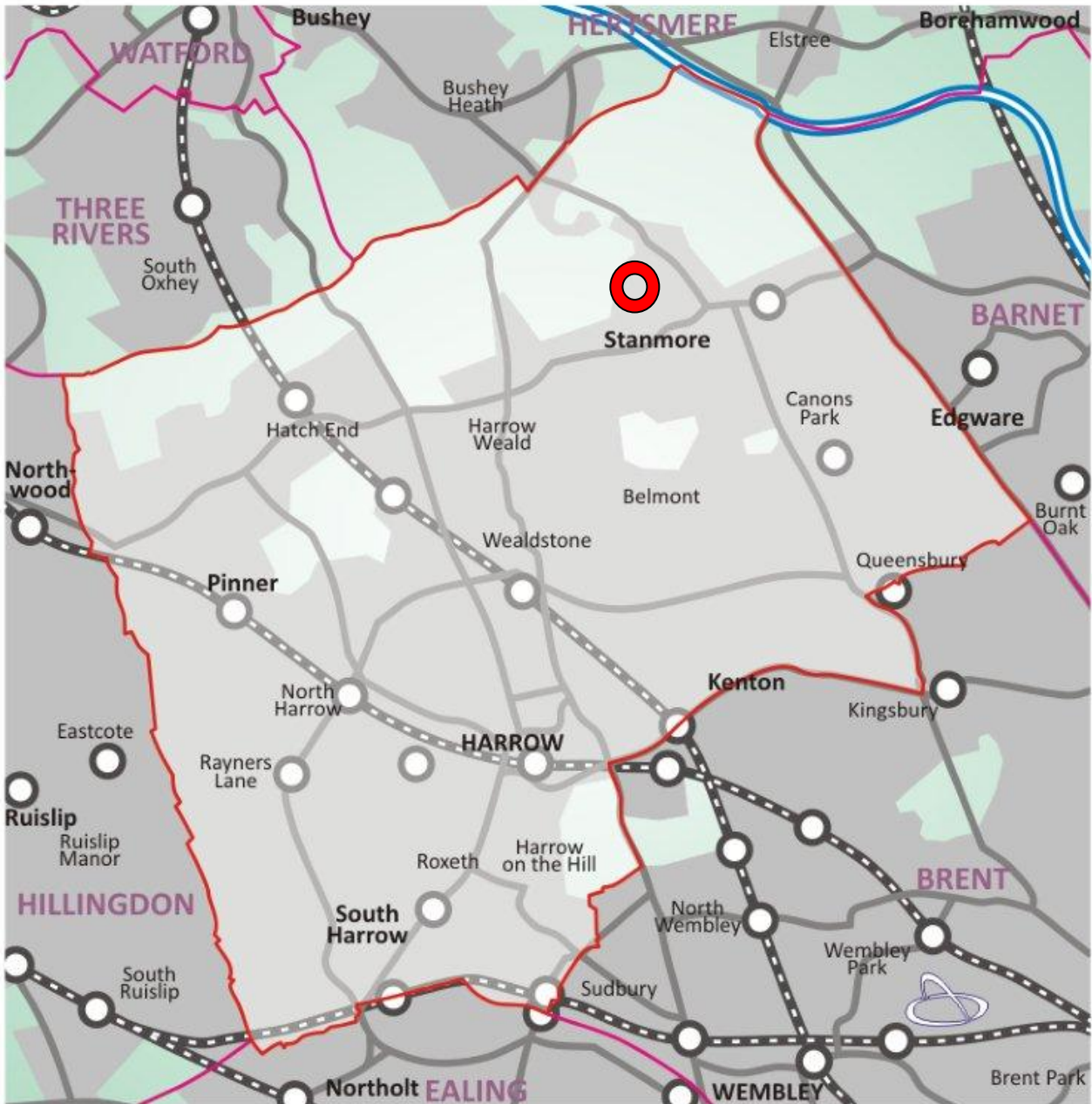
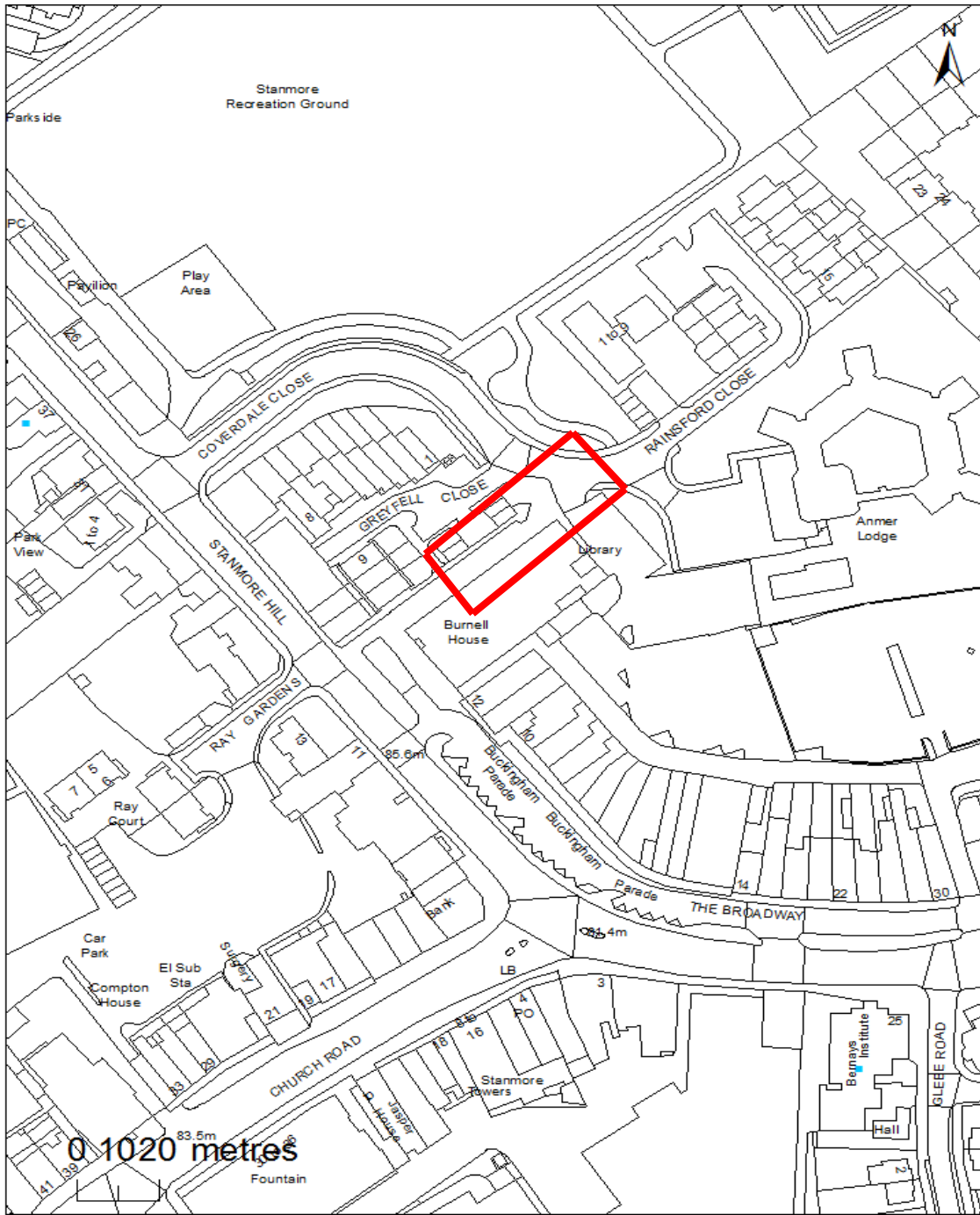


 = application site



|   |                  |
|---|------------------|
| <b>Burnell House, 8 Stanmore Hill, Stanmore</b> | <b>P/3314/17</b> |
|---|------------------|



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|   |                  |
|---|------------------|
| <b>Burnell House, 8 Stanmore Hill, Stanmore</b> | <b>P/3314/17</b> |
|---|------------------|

## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

25<sup>th</sup> October 2017

**APPLICATION NUMBER:** P/3314/17  
**VALIDATE DATE:** 22/08/2017  
**LOCATION:** BURNELL HOUSE, 8 STANMORE HILL, STANMORE  
**WARD:** STANMORE PARK  
**POSTCODE:** HA7 3BQ  
**APPLICANT:** BURNELL HOUSE DEVELOPMENT LTD  
**AGENT:** DRK PLANNING LTD  
**CASE OFFICER:** SHANE O'DONNELL  
**EXPIRY DATE:** 30/10/2017

#### 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 alterations to the roof to raise the ridge height; external alterations*

#### RECOMMENDATION A

The Planning Committee is asked to:

- 1) **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 400 sq m in area and therefore falls outside Schedule 1 of the Scheme of Delegation.

|                                   |                         |
|-----------------------------------|-------------------------|
| Statutory Return Type:            | (18). Minor Development |
| Council Interest:                 | None                    |
| GLA Community Infrastructure Levy | N/A                     |
| (CIL): 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
- National Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

## **LIST OF ENCLOSURES / APPENDICES:**

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

## OFFICER REPORT

### PART 1: Planning Application Fact Sheet

| The Site                   |  |
|----------------------------|--|
| Address                    | Burnell House 8 Stanmore Hill Stanmore , HA7 3BQ |
| Applicant                  | <b>Burnell House Development Ltd</b>             |
| Ward                       | Stanmore Park                                    |
| Local Plan Allocation      | Business Use Area                                |
| Conservation Area          | Borders The Stanmore Hill Conservation Area      |
| 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                       | Office Use                 |
|                             | Existing Use Class(es) sq m                   | 1,724 m2                   |
| Proposed Use(s)             | Proposed Use / Operator                       | Office Use                 |
|                             | Proposed Use Class(es) sq m                   | 1,724 m2                   |
| Transportation              |   |                            |
| Car parking                 | No. Existing Car Parking spaces               | 24                         |
|                             | No. Proposed Car Parking spaces               | 24                         |
| Cycle Parking               | No. Existing Cycle Parking spaces             | As existing                |
|                             | No. Proposed Cycle Parking spaces             | As existing                |
|                             | Cycle Parking Ratio                           | N/A                        |
| Public Transport            | PTAL Rating                                   | 3                          |
|                             | Closest Rail Station / Distance (m)           | Stanmore Tube Station 800m |
|                             | Bus Routes                                    | 340, 182, H12,             |
| Refuse/Recycling Collection | Summary of proposed refuse/recycling strategy | As existing                |

### PART 2: Assessment

## **1.0 SITE DESCRIPTION**

- 1.1 The application site consists of a three storey detached building located on the north-eastern side of Stanmore Hill near the intersection with Buckingham Parade. The building is located within the Stanmore District Centre and on its northern boundary the site borders The Stanmore Hill Conservation Area.
- 1.2 The ground floor is in use as a public library while the first and second floors are in office (B1) use. The loft space contains plant and is only accessible from the second floor. The first, second and third floors have a total floor area of 1,724m<sup>2</sup>. Within the building, access to the upper floors is by two stair cores and a lift
- 1.3 The site has a public transport accessibility level (PTAL) of 3. The site is located within a critical drainage area. A piped watercourse is located within the site

## **2.0 PROPOSAL**

- 2.1 The proposal is to alter the existing roof, raising the roof ridge and installation of 26 roof lights.
- 2.2 The existing use of the first and second floors is as an office. The loft space/third floor is ancillary to this office use providing office storage and a plant room.
- 2.3 The proposal is to raise the roof ridge by 200 mm and alter the angle of the roof pitch increasing the internal floor to ceiling height to 2.3 metres improving the quality of the ancillary office space and allowing for additional offices and meeting rooms. The proposed roof alteration would include a lift overrun.
- 2.4 The proposal would include the installation of 3 rooflights in the south-west elevation, 2 along the north-east elevation, 9 along the north-west elevation, and 12 along the south-east elevation to improve the light and outlook of the existing office space.
- 2.5 The proposed materials to match existing.

## **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/1658/17/PREAPP | Pre-Application enquiry regarding minor alterations to existing office building comprising minor alterations to roof pitch and height and lift overrun and rooflights.  | <p>Reply Issued- 08/06/2017</p> <p><u>Conclusion:</u></p> <p><i>The current use of the third floor would appear to be as ancillary to the existing office use. Any application prior to implementing the change of use to residential would assume this existing use. The proposed roof alterations would add bulk and mass to the existing roof but from the information available and without the benefit of site visit the proposed alterations to the shape of the roof would appear acceptable. However, the proliferation of roof lights is unacceptable especially in terms of altering an existing ancillary office space.</i></p> |
| P/1470/17/PRIOR  | Conversion of first and second floor offices (class b1a) and roof void to 39 self-contained flats (class c3) (prior approval of transport & highways impacts of the development, contamination and flooding risks on the site and impacts of noise from commercial premises on the intended occupiers of the development) | <p>Granted 07/07/2017</p> <p><i>Not Implemented</i></p>  |

#### 4.0 CONSULTATION

#### 4.1 Site Notice

19/09/2017 – 10/10/2017

#### 4.2 Press Notice

Harrow Observer - 14/09/2017

Harrow Times – 14/09/2017

4.3 A total of 3 consultation letters were sent to neighbouring properties regarding this application. The public consultation period expired on 28<sup>th</sup> June 2017.

#### 4.4 Adjoining Properties

|   |    |
|---|----|
| Number of Letters Sent  | 87 |
| Number of Responses Received                                      | 3  |
| Number in Support   | 0  |
| Number of Objections  | 3  |
| Number of other Representations (neither objecting or supporting) | 0  |

4.5 A summary of the responses received along with the Officer comments are set out below:

| <b>Details of Representation</b>     | <b>Summary of Comments</b>  | <b>Officer Comments</b>   |
|--------------------------------------|---|---|
| Mr.Columb Boland<br>3 Greyfell Close | The proposal will block the light to neighbouring properties  | Please see section 6.4.2 to 6.4.4 below   |
| Mr and Mrs Shah<br>8 Greyfell Close  | The proposed conversion into residential accommodation of the loftspace would result in overlooking of Grey Fell Close and other neighbouring properties<br><br>The proposal would increase traffic congestion and parking pressures in the area. | the proposal would not alter the existing use of the building<br><br>please see section 6.6.2 below |
| Mr Patel<br>7 Greyfell Close         | There would be overlooking between the proposed development and Greyfell Close  | the proposal would not alter the existing use of the building                                       |



|  |   |                                |
|--|---|--------------------------------|
|  | The proposal would increase traffic congestion and parking pressures in the area. | please see section 6.6.2 below |
|--|---|--------------------------------|

#### 4.6 Statutory and Non Statutory Consultation

The following consultations have been undertaken:

- Council's Conservation Officer
- Stanmore Society

#### 4.7 Internal and External Consultation

A summary of the consultation responses received along with the Officer comments are set out in the Table below:

| <b>Consultee</b>         | <b>Summary of Comments</b>    | <b>Officer Comments</b>                                      |
|--------------------------|-------------------------------|--|
| LBH Conservation Officer | No objection to the proposal. | Comments noted- See Section 6.4.4 below for further details. |
| Stanmore Society         | No comment                    |  |

### 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 Development and Regeneration
- Character and Appearance
- Amenity of Neighbouring Occupiers
- Traffic and Parking

### 6.2 Principle of Development and Regeneration

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

6.2.2 The proposal is for an improvement of an existing office space within an existing office building. The building itself is located within Stanmore District Centre.

6.2.3 Policy DM31: Supporting Economic Activity and Development applies. Part (A) of that policy indicates that the Council will support the intensification, renewal and modernisation of existing industrial and business floorspace, provided the development complies with other relevant policy considerations (i.e. car parking, design quality and impact upon amenity of adjoining uses) and the new floorspace allows for future flexibility, including future subdivision and / or amalgamation.

6.2.4 The proposal represents an intensification of an existing business use, as it would improve the quality and usability of the existing loft space and as such accords with the intention of Policy DM31.

6.2.5 Furthermore, the principle of additional or improved office accommodation is supported, given that the draft Harrow Economic Development Needs Assessment (EDNA) identifies significant loss of office space in recent times, particularly as a result Government's Office-to-Residential Permitted Development rights. Should the potential pipeline of further office to residential conversions (i.e. those with approval) be fully implemented, the Council faces a potential shortfall in office space provision in the next 10-15 years. The loss of office space to-date means that office rental values have increased and that a tipping point has probably been achieved with respect to office space being commercially competitive against the residential alternative (hence the subject application). The location of the proposal within a centre and close to an

underground station also lends merit to the proposal as it is an accessible location.

- 6.2.6 The proposal would be acceptable in principle and would allow the expansion of a local business, which would be in an accessible and sustainable location to allow the function of a use that would benefit the business and the vitality of the area. The proposal will create some temporary jobs during the construction phase.
- 6.2.7 Given the above, the proposal would accord with policy DM31 and would therefore be acceptable in principle. The impacts in terms of character, residential amenity and traffic/parking are explored further in the report below.

### 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 border the Stanmore Hill Conservation Area. The Stanmore Hill Conservation Area Appraisal and Management Strategy states that the assets of the conservation area include “*Views up and down the hill in terms of the visual interest in the changing topography but also certain focal points such as architectural qualities or tree tops*”.
- 6.3.4 The proposed development would be within the setting of the Stanmore Hill Conservation Hill and raise the height of the existing roof by 200 mm and alter the pitch angle of the existing roof increasing the prominence of the roof. However the application building would be sited at a lower level to the part of Stanmore Hill within the conservation area and given the increase in height and bulk of the proposed roof and the proximity of the conservation area to the application building, it is considered that the proposed development would not harm the setting of the Stanmore Hill Conservation Area. No objection is raised by the Council’s Conservation Officer.
- 6.3.5 The existing application building is three storey building with a shallow pitched roof. The proposed development would raise the height of the building and by altering the pitch angle of the roof would increase the bulk and mass of the proposed roof. However within Stanmore Town Centre there are buildings with a height of 3 storeys and above such as Stanmore Towers and Fountain House. Furthermore, the increase in height and bulk of the building would be minimal and not readily perceptible from public views at street level either from Stanmore Hill, Rainsford Close, or Greyfell Close. The existing roof has a shallow pitch and current maximum height of the roof is only perceivable from

distant views. The application building would also be set back from Stanmore Hill in line with buildings comprising the shopping parade along The Broadway.

6.3.6 As part of the pre-application response to the query P/1658/17/PREAPP, the proliferation of rooflights was referenced as unacceptable for a proposed ancillary office space. Following on from the Council's response, the number of rooflights has been reduced in number.

6.3.7 Given the small relative increase in bulk and height of the existing roof by the proposed roof alterations and the siting of the application building, it is considered that the proposed development would not harm the character of the host building or have a detrimental impact on the surrounding area or the setting of the Stanmore Hill Conservation Area.

#### 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 nearest residential unit to the application building is No. 11 Greyfell Close and its rear garden which is part of a terrace of 3 residential units. No.11 Greyfell is sited 8 metres from the north western elevation of the application building. The proposed roof alteration would alter the pitch angle of the existing roof but would maintain the existing eaves height. It is therefore considered that the proposed development would not harm the residential amenity of the occupiers of Nos. 9, 10, and 11 Greyfell Close.

6.4.3 The north western elevation of the application building would also face towards the row of residential units No. 1 to No. 8 Greyfell Close which are sited 24.2 metres from the application dwelling. 9 proposed rooflights would face towards this residential terrace. However, the potential overlooking from these rooflights is mitigated by the angle of their siting and the use of this proposed roofspace being maintained as office use.

6.4.4 In conclusion, it is therefore considered that the proposed development would have an acceptable impact on the amenities of neighbouring properties.

#### 6.5 Traffic and Parking

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." Policy DM43 states that proposals that fail to satisfactorily mitigate the transport impact of development will be resisted.

6.5.2 There are no immediate concerns in relation to this scheme. The proposal is to increase of the headroom of an existing ancillary office space and would not

alter the existing parking capacity on site or have an adverse impact on traffic in the area.

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

- 7.1 The proposed development would improve the quality and viability of the exiting office space, which would not unduly impact on the character of surrounding area or 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, DM31, DM42 of the Harrow Development Management Policies Local Plan (2013).

## **APPENDIX 1: CONDITIONS AND INFORMATIVES**

### 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:

BH-P-00-OS-02-01 Rev P1; BH-E-20-OG-01-01 Rev P3; BH-E-20-03-01-01 Rev P1, BH-E-20-OR-01-01 Rev P3; BH-E-25-01-01-01 Rev P1; BH-E-25-01-01-02 Rev P1, BH-E-25-01-01-03 Rev P1; BH-P-20-03-02-02 Rev P2; BH-P-20-OR-01-01 Rev P3; BH-P-25-01-02-01 Rev P2; BH-P-25-01-02-02 Rev P2; BH-P-25-01-02-01 Rev P2; BH-P-26-01-01-01 Rev P2; BH-P-26-01-01-02 Rev P2; BH-P-26-01-01-03-Rev P2; Planning Statement dated 17<sup>th</sup> of July 2017;

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

### 3 Materials to Match

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 match the appearance of the original dwelling and to safeguard the appearance of the locality.

## **Informatives**

### 1 **POLICIES**

The following policies are relevant to this decision:

#### **National Planning Policy Framework (2012)**

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

6.13 Parking  
7.2 An Inclusive Environment  
7.3 Designing Out Crime  
7.4 Local Character  
7.6 Architecture

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

CS1.B Local Character

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

DM1 Achieving a High Standard of Development  
DM31 Supporting Economic Activity and Development  
DM42 Parking Standards

### 2 **PRE-APPLICATION ENGAGEMENT**

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

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Pre-application advice was sought and provided and the submitted application was in accordance with that advice.

### 3 **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>

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](mailto:nrswa@harrow.gov.uk) or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicant's expense. Failure to report any damage could result in a charge being levied against the property.



**APPENDIX 2: SITE PLAN**



**APPENDIX 3: PHOTOGRAPHS**



Front Elevation from Stanmore Hill



Front Elevation from Stanmore Hill



View approaching from Stanmore Town Centre



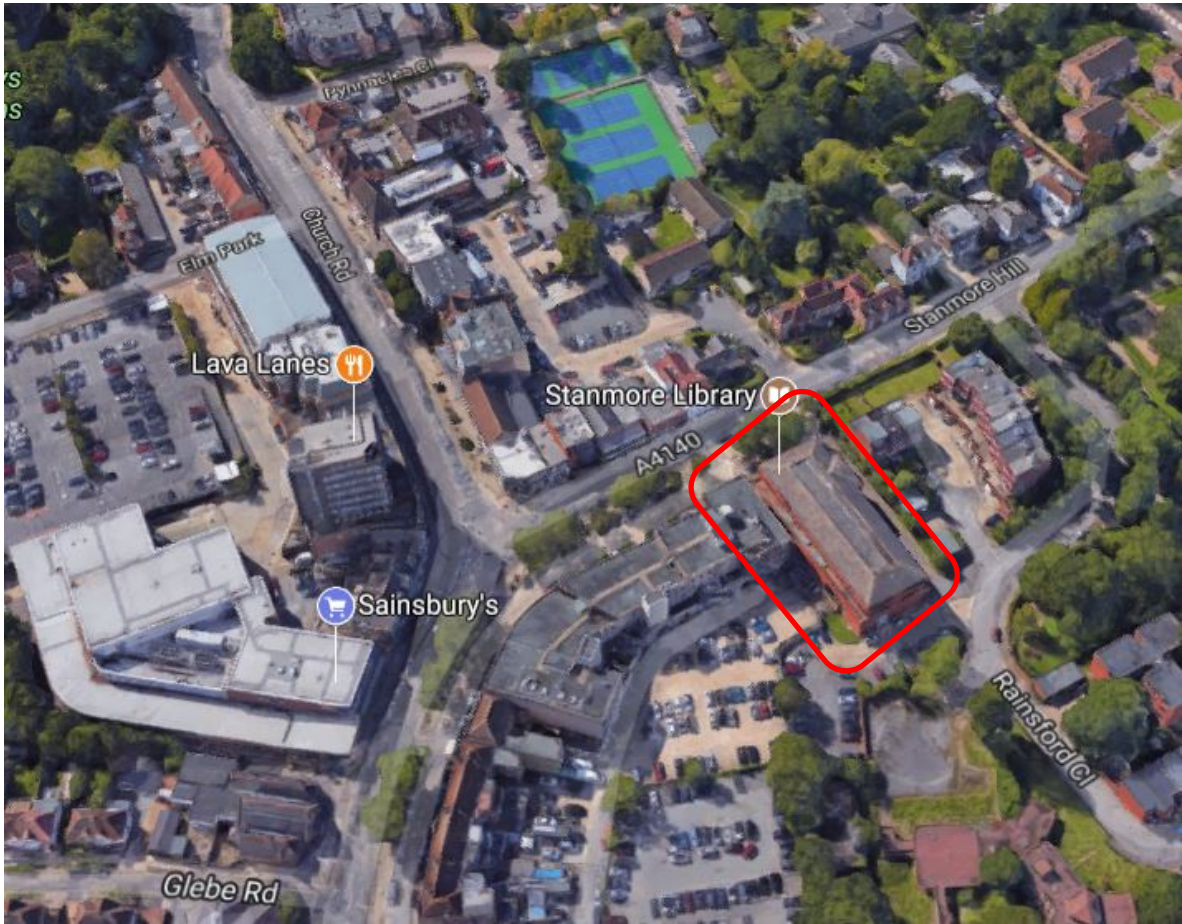
Side Elevation along pedestrian access to Rainsford Close



Elevation facing onto Rainsford Close

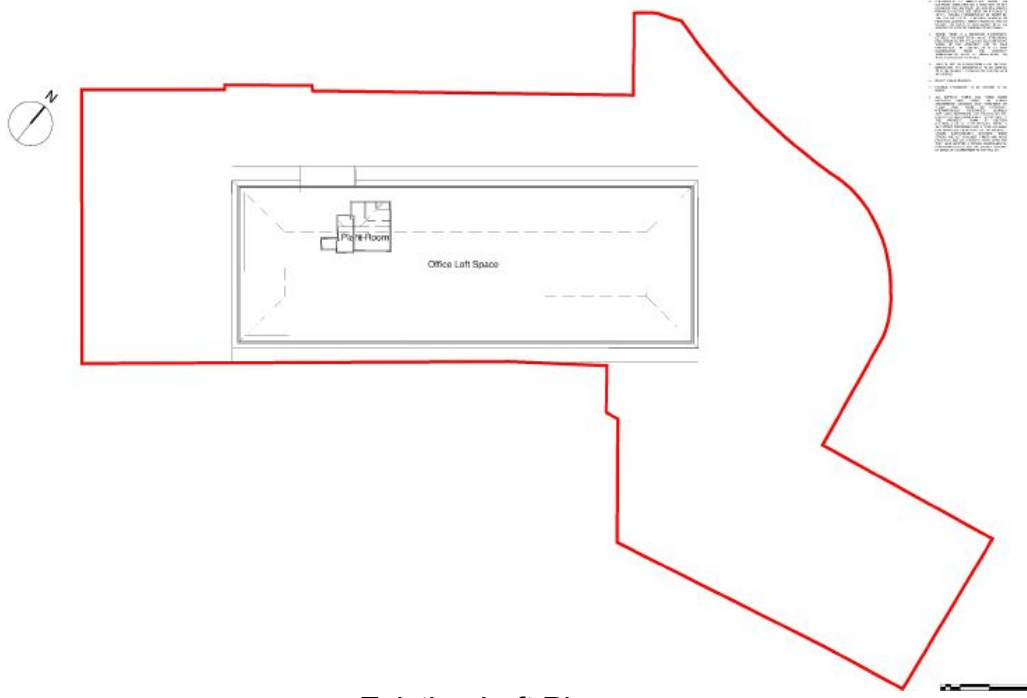


Application site circled, the Broadway commercial terrace to the south, the residential Greyfell Close to the north

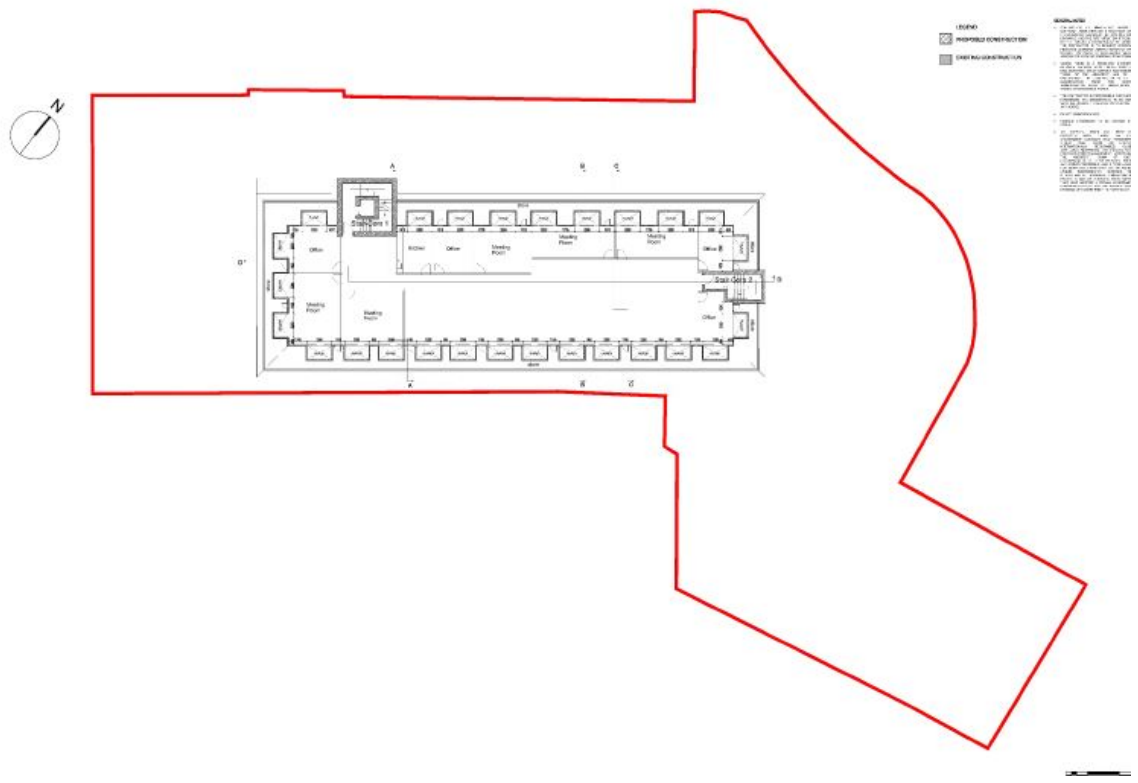


Application site circled in red

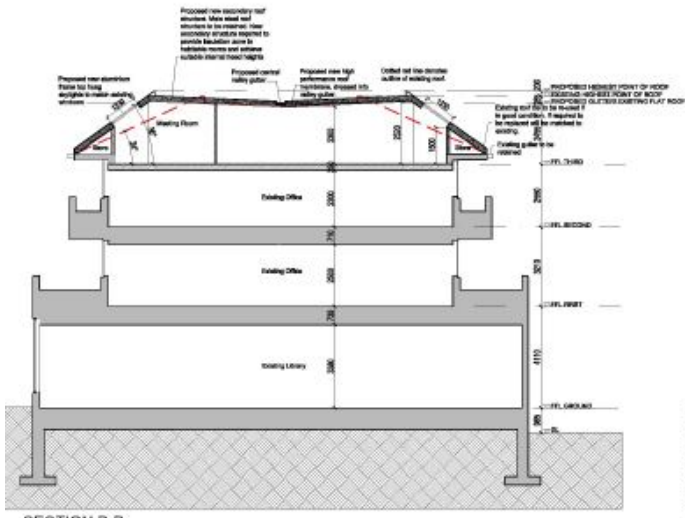
# APPENDIX 4: PLANS AND ELEVATIONS



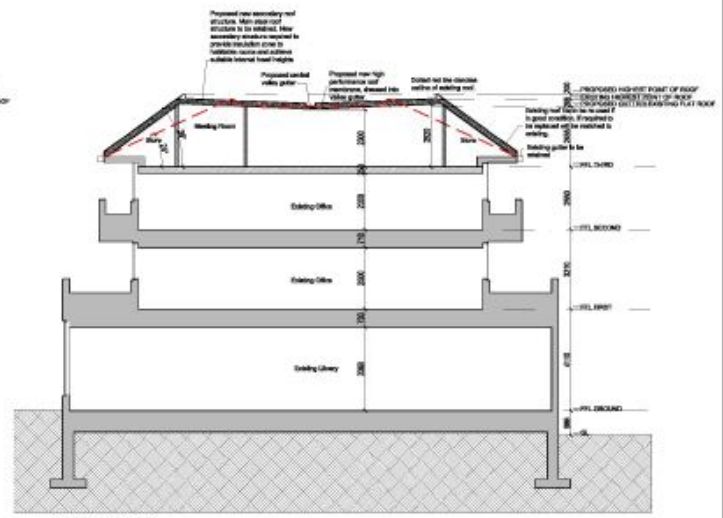
Existing Loft Plan



Proposed Loft Plan



SECTION B-B



SECTION C-C

Proposed Front and Rear Section, existing roof outlined in red.



Proposed North-West Elevation

Proposed Side Elevation

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