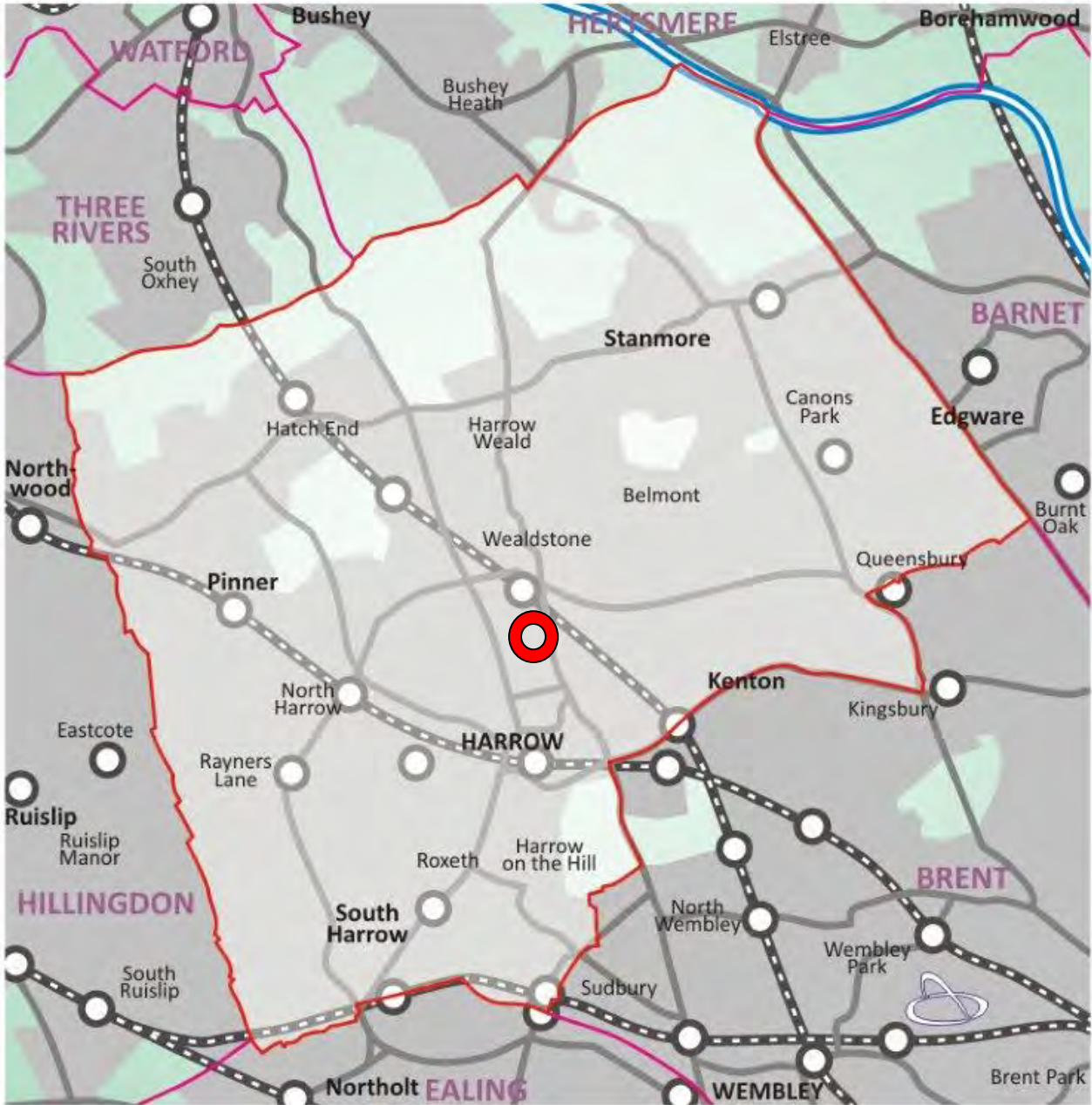
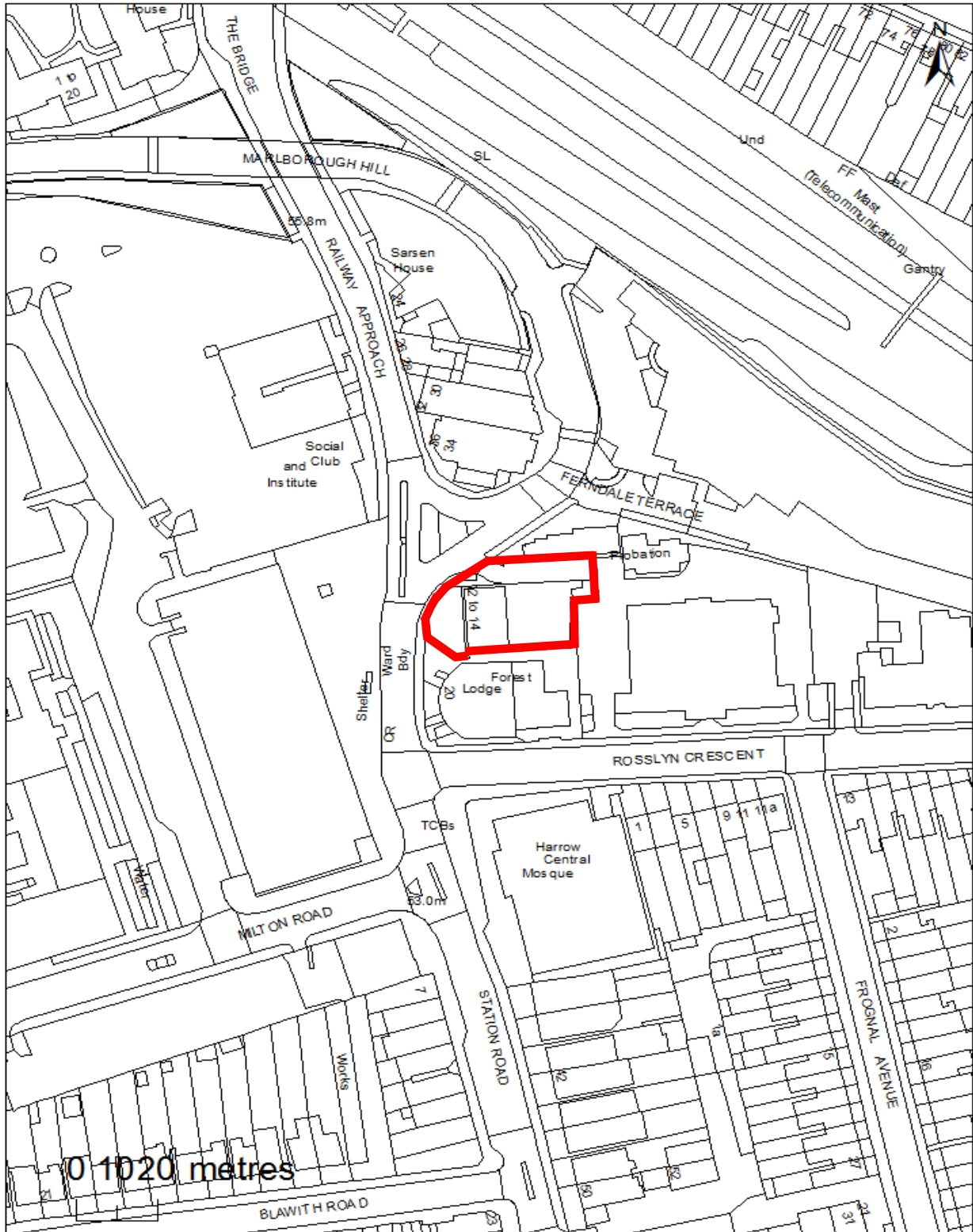


 = application site



12-14 Station Road, Harrow

P/4436/17



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12-14 Station Road, Harrow **P/4436/17**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

14th December 2017

APPLICATION NUMBER: P/4436/17
VALIDATE DATE: 18/10/2017
LOCATION: 12-14 STATION ROAD, HARROW
WARD: GREENHILL
POSTCODE: HA1 2UD
APPLICANT: HARROW PROPERTY GROUP
AGENT: RPS CGMS
CASE OFFICER: GRAHAM MANSFIELD
EXPIRY DATE: 07/12/2017

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.

Creation of Additional two floors to provide 5 flats on third and fourth floors (Class C3) (9 flats in total); Ground Floor Rear Extension and continued use of ground and first floors as educational/healthcare (use class D1); Change of use of Second Floor from use class D1 to four flats; External alterations including balconies on 2nd floor level; Bin and Cycle Storage; Landscaping and Parking (Retrospective)

The Planning Committee is asked to:

RECOMMENDATION A

- 1) agree the reasons for approval as set out in this report, and
- 2) GRANT planning permission subject to 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:
 - i) The payment of £500 to alter the CPZ boundary to specifically exclude the 9 flatted development and future occupiers of the development, subject of this application from any CPZ.
 - ii) Legal Fees: Payment of Harrow Council's reasonable costs in the preparation of the legal agreement.

RECOMMENDATION B

That if the Section 106 Agreement is not completed by 14th May 2018, 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:

This retrospective development would replace the previous permission and therefore requires a new Section 106 to deal with the car free element, in the absence of a legal agreement to secure the payment of £500 for the required alteration to the boundary of the surrounding CPZ, would fail to adequately mitigate the impact of the development on the adjoining residential streets contrary to DM1, DM42 and DM46 of the Harrow Development Management Policies Local Plan (2013).

REASON FOR THE RECOMMENDATIONS

The development would continue to provide a mixed use scheme providing a D1 community use with 9 residential flats. The development contributes to a strategically important part of the housing stock of the Borough, in accordance with paragraph 3.55 of the London Plan (2016) and meets the regeneration aspirations within the opportunity area. Furthermore, development has a satisfactory impact on the character of the area, the amenities of neighbouring occupiers and future occupiers of the development.

INFORMATION

This application is reported to Planning Committee as the application would provide in excess of 400sqm of floorspace and results in the construction of more than two dwellings and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	18 (Minor Development)
Council Interest:	None
Additional Floor Area:	N/A
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	
Local CIL requirement:	

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	12 – 14 Station Road, Harrow
Applicant	CGMS
Ward	Greenhill
Local Plan allocation	Station Road Sub Area of Harrow Metropolitan Town Centre Harrow & Wealdstone Opportunity Area
Conservation Area	N/A
Listed Building	Harrow Magistrates Court adjoins the site to the East
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	N/A

Housing		
Density	Proposed Density hr/ha	337
	Proposed Density u/ph	98
	PTAL	5
	London Plan Density Range	45-185 u/ha
Dwelling Mix	Studio (no. / %)	0
	1 bed (no. / %)	1 – 11%
	2 bed (no. / %)	5 – 65%
	3 bed (no. / %)	3 - 33%
	4 bed (no. / %)	0
	Overall % of Affordable Housing	N/A
	Comply with London Housing SPG?	Yes
	Comply with M4(2) of Building Regulations?	N/A

Non-residential Uses – Ground and First Floors		
Existing Use(s)		
	Existing Use Class(es) 1,092sqm	Use Class D1 (Healthcare)
Proposed Use(s)	Proposed Use / Operator	N/A
	Proposed Use Class(es)	N/A
Employment	Existing number of jobs	Unknown

	Proposed number of jobs	N/A
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<u>Transportation</u>		
Car parking	No. Existing Car Parking spaces	2 Disabled Spaces
	No. Proposed Car Parking spaces	N/A
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	20
	Cycle Parking Ratio	1 space per room
Public Transport	PTAL Rating	5
	Closest Rail Station / Distance (m)	Harrow & Wealdstone Station (Bakerloo line, London Overground, London Midland & Southern Rail Services) 1,330.00m
	Bus Routes	Station Road – 85m Routes; 140; 182; 186; 258; 340; 618; 640; N18
Parking Controls	Controlled Parking Zone?	N/A
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	As per existing

PART 2: ASSESSMENT

1.0 SITE DESCRIPTION

- 1.1 The application site is located on the west side of Station Road to the south of the junction with Marlborough Hill
- 1.2 The building on site comprises of a former office building which was granted permission in April of 2017 to add two further floors and create 9 residential flats with 2 floors of D1 space underneath (planning reference P/4418/16). The development has now been completed on site.
- 1.3 The D1 space on the ground and first floor is operating as Healthcare uses with a skin clinic on the ground floor and a NHS therapy centre on the first floor.
- 1.4 Station Road is characterised by commercial uses on the ground floors with residential units above. The immediate locality of the application site is mixed and comprises of Harrow Civic Centre opposite and 20 Station Road immediately south of the site.
- 1.5 No. 20 Station Road also known as Forest Lodge is a three storey building which is occupied by a supermarket at ground floor level and residential uses above.
- 1.6 To the east of the application site is the former Harrow Magistrates Court which is a Grade II Listed building. The court faces onto the north side of Rosslyn Crescent.
- 1.7 Masters House adjoins the application site immediately to the north. This is a two storey building which is occupied by a commercial business with ancillary offices.
- 1.8 Masters House has got an extant planning permission for the re-development of the site for business space and residential units.

2.0 PROPOSAL

- 2.1 The application seeks retrospective planning permission for the development as built on site.
- 2.2 The main differences between the granted permission P/4418/16 and what has been built on site are:
 - materials and design of the building.
 - occupancy mix of the residential units.
 - Location of cycle and waste storage

3.0 RELEVANT PLANNING HISTORY

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

Ref no.	Description	Status and date of decision
LBH/19361/W	Three Storey Office Building	Granted: 03/11/1981
P/0729/13	Change of Use from Offices (Use Class B1) to Educational (Use Class D1)	Granted; 03/06/2013
P/4418/16	Creation of Additional two floors to provide 5 flats on third and fourth floors (Class C3) (9 flats in total); Ground Floor Rear Extension and continued use of ground and first floors as educational (use class D1); Change of use of Second Floor from use class D1 to four flats; External alterations including balconies on 2nd floor level; Bin and Cycle Storage; Landscaping and Parking.	Granted: 12/04/2017
P/2045/17	Non Material Amendment to Planning Permission P/4418/16 dated 12/04/2017 to allow an additional four obscure glazed windows to the southern first floor flank elevation	Granted: 31/05/2017
P/2486/17	Variation of condition 2 (Approved Plans) attached to planning permission P/4418/16 dated 12/04/2017 to allow alterations to parking and bin stores, internal reconfiguration and external changes.	Refused: 26/07/2017 Reason for Refusal: <i>The proposal would substantially alter the design and the appearance of the approved scheme, and would therefore represent a fundamental change on site. The proposal is not therefore considered to be a Minor Material Amendment. A full planning application is therefore required for this development proposal. In the absence of an</i>

		<i>appropriate application type, the proposal would be contrary to The National Planning Policy Framework (2012), Policies 3.19, 6.13, 7.4, 7.6 and 7.18 of The London Plan (2016), Core Policies CS 1 and CS 9 of The Harrow Core Strategy (2012) and policies DM1, DM2, DM9, DM10, DM15, DM20, DM22, DM31, DM42 and DM45 of The Development Management Policies Local Plan (2013).</i>
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4.0 CONSULTATION

4.1 A site notice was erected to advertise the development

4.2 A total of 27 consultation letters were sent to neighbouring properties regarding this application on the

4.3 The overall public consultation period expired on 13th November 2017.

4.4 Adjoining Properties

Number of letters Sent	27
Number of Responses Received	0
Number in Support	0
Number of Objections	0
Number of other Representations (neither objecting or supporting)	0

4.5 No consultation responses were received from adjoining residents or in response to the site notice or newspaper advert.

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

Consultee	Summary of Comments	Officer Comments
LBH Highways	No objections, a section 106 was completed in regards to the car free element	Noted
LBH Conservation	No Objections	Noted
LBH Policy	No Response	Noted
LBH Drainage	There could be an area identified to flood (in the car park) with owners formal agreement subject to dry access/egress provided alternatively raising ground levels to provide the remaining volume of storage is also an option	Noted. Drainage issues are addressed in section

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
Character of the Area
Residential Amenity for Future Occupiers
Residential Amenity (Neighbouring Residents)
Traffic and Parking
Drainage

6.2 Principle of Development

6.2.1 The application site is located within the Station Road subarea of the Harrow Metropolitan Town Centre and is identified as an intensification area as set out in the Harrow Core Strategy (2012) and the London Plan (2016).

6.2.2 The detailed area plan is set out in the adopted Harrow & Wealdstone Area Action Plan (AAP) (2013) and therefore, any development within this area will be considered against the policies contained within the AAP alongside the adopted Development Management Policies Plan (DMP) (2013).

6.2.3 The principle of the development was assessed and deemed acceptable under the granted permission P/4418/16.

6.2.4 The development has retained an element of D1 floor space, as per the requirements of Policy DM 47 of the Harrow DMP which included the refurbishment of the ground and first floors. The development is deemed satisfactory and provides an active frontage for the building. The D1 usage of the premises provides community uses in the form of healthcare facilities, with a skin clinic on the ground floor and NHS talking therapies on the first floor.

6.2.5 Housing Mix

Policy DM24 (Housing Mix) of the Development Management Policies Local Plan document supports proposals that secure an appropriate mix of housing on the site. The development of 9 residential units continues to contribute towards the housing stock and the choice of housing in the borough and the opportunity area and would therefore find some support in policies 3.5 and 3.8 of The London Plan (2016).

6.2.6 The following table is a breakdown of the housing mix as built on site:

Table 2: Detailed Housing Mix		
Unit Size	No. of Units (Total)	% of All Units
1 Bed (2 Person):	0	0
2 Bed (3 Person):	1	11
2 Bed (4 Person):	5	55
3 Bed (4 Person):	0	0
3 Bed (5 Person):	2	22
3 Bed (6 Person):	1	11

6.2.7 The development as built is weighted towards higher occupancy levels geared towards a family size of residential unit. The mix of occupancy levels across the entire site maintains a satisfactory level of housing choice to the Borough's housing stock and therefore the development would accord with the policies and guidance as highlighted above.

Regeneration

6.2.8 The subject site is located within the Heart of Harrow which encompasses Harrow town centre, Wealdstone town centre, the Station Road corridor linking these two centres, and the industrial land and open spaces surrounding Wealdstone, including the Kodak site, Headstone Manor and the Harrow Leisure Centre.

6.2.9 Following the 2015 consolidation of the alterations to the London Plan since 2011, the designation of Heart of Harrow has been changed from that of an Intensification Area to an Opportunity Area. The London Plan states that 'Opportunity Area are the capital's major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development linked to existing or potential improvement to public transport accessibility' (par 2.58).

6.2.10 This new designation offers significant opportunity for urban renewal and regeneration to provide a stimulus to regenerate Wealdstone and rejuvenate Harrow town centre. The Opportunity Area designation is expected, through higher density residential and mixed-use development on key strategic sites to contribute to the delivery of 3,000 jobs and a minimum of 2,800 new homes within the Area. Pursuant to the delivery of the spatial strategy for London, Policy 2.13 *Opportunity Areas and Intensification Areas* of the London Plan requires development proposals to:

- *support the strategic policy direction for the Area;*
- *optimise residential and non-residential output and provide necessary infrastructure;*
- *contribute to meeting (or exceeding where appropriate) the Area's employment and housing outputs;*
- *promote inclusive access including cycling and walking; and*
- *support wider regeneration.*

6.2.11 It is considered that the development as built realises each of the above aspirations in terms of regeneration.

6.3 Character and Appearance of the Area and Impact on Listed Building.

6.3.1 Policy 7.4 (B) of the London Plan requires that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of existing spaces and streets in orientation, scale, proportion and mass.

6.3.2 Core Policy CS1.B specifies 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; extensions should respect their host building.

6.3.3 Policies AAP1 and AAP4 of the Area Action Plan seeks a high standard of development within Harrow Town Centre and throughout the Heart of Harrow. Policy AAP1 states that development within all three sub areas of Harrow town centre will be required to strengthen its character, legibility and role as a Metropolitan Centre.

6.3.4 The surrounding development is made up a mixture of commercial, residential and office developments. The architectural style of the area is mixed with the surrounding area not including any significant commonality of design.

6.3.5 The massing of the development is the largely identical to that approved under planning reference P/4418/16. It is considered that the massing and scale of the building as built is appropriate for this location considering the neighbouring buildings within the area. Furthermore, the fourth floor is set back set back from the front elevation providing a sense of relief.

6.3.6 The rear of the application site adjoins the curtilage of a Grade II listed building, Harrow Magistrates Court. The Council's Conservation officer has reviewed the development and has noted that the development preserves the setting of the listed building.

6.3.7 The design of the building follows the form of the original building. Whilst it is recognised that the built form of the development differs somewhat to the approved design under planning reference P/4418/16 the building would continue to have a satisfactory impact on the surrounding area in terms of its design.

6.3.8 In addition to the above, it is noted that a simple palette of materials has been provided to ensure that the extensions to the building blend in with the original lower floors of the building. It is also noted that robust materials have been used in the form of aluminium window detailing.

6.3.9 Overall, it is considered that the development would not unduly impact on the character of the prevailing streetscene and provides a positive feature within the area, thereby aligning with the aims of the AAP.

6.3.10 In terms of landscaping it is noted that prior that the original site offered very little in terms of soft landscaping. The development retains an element of lawned area to the front of the building, it is considered that this element softens the surrounding urban area. In addition, it is considered that the hard landscaping treatment to the north side of the building has a satisfactory impact on the character of the area.

6.4.1 Residential Amenity for Future Occupiers

6.4.2 London Plan Policy 3.5 *Quality and Design of Housing Developments* sets out a range of criteria for achieving good quality residential development. Part B of the policy deals with residential development at the neighbourhood scale; Part C addresses quality issues at the level of the individual dwelling.

6.4.3 Implementation of the policy is amplified by provisions within the Mayor's Housing SPG (2016). The amplification is extremely comprehensive and overlaps significantly with matters that are dealt with separately elsewhere in this report, particularly Lifetime Neighbourhoods. In response to a request for clarification about the detail internal arrangements of the proposed flats the applicant has advised that the development has been designed to accord with the London Housing Design Guide. Furthermore, the Housing Standards Minor Alterations to the London Plan have now been adopted as at March 2016. Where relevant these are addressed in the appraisal below.

6.4.4 The development includes the following breakdown of residential units:

Second floor:

Flat	Type	Area (sq m)
1	3 bedroom, 4 persons	101
2	3 bedroom, 5 persons	94
3	2 bedroom, 4 persons	84
4	3 bedroom, 6 persons	111

Third Floor:

Flat	Type	Area (sq m)
5	2 bedroom, 4 persons	73
6	3 bedroom, 5 persons	109
7	2 bedroom, 4 persons	77

Fourth Floor:

Flat	Type	Area (sq m)
8	2 bedroom, 3 persons	59
9	2 bedroom, 4 persons	90

- 6.4.6 The flats in all instances exceed the required GIA for the respective occupancy levels. Furthermore, the majority of the units demonstrate that a level of dedicated storage space for future occupiers which would accord with the minimum requirements for their respective occupancy levels. The units provide an adequate level of accommodation for future occupiers that are not cramped or contrived. In addition, existing plans indicate compliance with minimum floor to ceiling height standards.

Daylight/Sunlight

- 6.4.7 Policy DM1 requires proposals to achieve a high standard of amenity and sets out the considerations for the assessment of amenity, of which light within buildings is one. The weight to be attached to this consideration, within the context of the whole amenity that would be afforded to future occupiers of the development, is ultimately a question of judgement. There are a number of north facing units within the development. However, where possible dual aspect units have been incorporated. As such, it is considered that the affected units would receive a satisfactory level of daylight and sunlight.
- 6.4.8 In addition to the above a number of the bedrooms located on the second floor face towards the flank wall of Forest Lodge to the south. Whilst it is acknowledge that the affected units are dual aspect, a daylight and sunlight report has been produced which demonstrates that the bedrooms facing south receive a satisfactory amount of light in line with Building Research Establishment (BRE) code on 'Site Layout Planning for Daylight and Sunlight'. As such it is considered that the second floor flats on the south side of the building offer a satisfactory level of light for future occupiers.
- 6.4.9 The remaining habitable rooms all have provision of a window that ensure satisfactory levels of sunlight and outlook. As such, it is considered that the development provides acceptable living conditions in this regard.

Amenity Space

- 6.4.10 Policy DM27 Amenity Space of the Development Management Policies Local Plan document states that the appropriate form and amount of amenity space should be informed by the Mayor's Housing Design Guide (i.e. the SPG) and criteria set out in the policy
- 6.4.11 For private amenity space, the SPG requires a minimum of 5m² per 1-2 person dwelling and an extra 1m² for each additional occupant, and for balconies the SPG specifies minimum dimensions of 1.5m x 1.5m. The balconies as built meet and exceed these minimum dimensions in terms of 1.5m x 1.5m. The private amenity space for the balconies are considered to be functionable and useable spaces. Furthermore, the balconies on the front elevation of Station Road are inset winter gardens which provide private space for future occupiers.

Accessibility

- 6.4.13 Policy DM2 of the DMP and policies 3.5 and 3.8 of The London Plan (2016) seek to ensure that all new housing is built to 'Lifetime Homes' standards. Furthermore, The London Plan policy 7.2 requires all future development to meet the highest standards of accessibility and inclusion.
- 6.4.14 While the above policies require compliance with Lifetime Home Standards, in October 2015 these standards were replaced by New National Standards which require 90% of homes to meet Building regulation M4 (2) - 'accessible and adaptable dwellings'. The existing floor plans demonstrate that there is level access for wheelchair users from the entrance for both the D1 and residential uses. Furthermore, the applicants design and access statement highlights that the lifts, communal area and the residential units have been built to meet the Housing Supplementary Guidance and Building Regulations Part M (3).
- 6.4.15 Notwithstanding the above, it is noted that Building Regulations compliance has been obtained for the development as built on site.

Residential Amenity (Neighbouring Occupiers)

- 6.4.16 Policy 7.6B, subsection D, of The London Plan (2016) states that new buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 6.4.17 There are no specific policies within the AAP which deal with safeguarding residential amenity but eludes that development proposals would be required to meet policy DM1 of the Development Management Policies Local Plan (2013), which 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".
- 6.4.18 The development provides a mixed-use building which has materially increase the former use profile of the property. However, given the mixed character of the surrounding area and also the location of the site in this busy urban environment, it is considered that the development does not unacceptably exacerbate any existing levels of noise and disturbance experienced within the area. In this respect, amenity impacts of the development is limited to the scale and siting of the additional fourth and fifth floors.
- 6.4.19 While the introduction of rear roof terraces and balconies on the north elevation has increased the opportunity of overlooking to the rear amenity area of this neighbouring property, given the mixed-use character of the surrounding area and existing relationships between the buildings, the development is considered not to have resulted in an undue loss of privacy.

- 6.4.20 In addition, it is noted that the planning permission for the re-development of Master House has begun on site. The proposal at Masters House would see the erection of a three storey building with offices at first and second floor and residential units within the roofspace. It is considered that the development would not unduly impact on future occupiers of the development at Masters House. It is noted on the proposed plans that there would be no habitable rooms on the rear of Masters House which would directly face the application site. Notwithstanding the above, the daylight and sunlight report submitted by the applicant states that the impact of the development would not cause any undue impacts in this regard.
- 6.4.21 There are no windows within the residential units which directly face the northern flank of the rear projection at Forest Lodge. As such, it is considered that there is not any significant increase overlooking to this neighbour. The roof terraces at the application site are considered not to unduly impact the occupiers of Forest Lodge in terms of overlooking, as any potential overlooking is mutual due to the location of a large roof terrace on the rear top floor of Forest Lodge.
- 6.4.22 The development is considered not to unduly impact upon the buildings to the east of the application site. The buildings in question form part of the former Harrow Magistrates Court site and are now in use as a community centre.
- 6.4.23 Accordingly, it is considered that the development does not unacceptably harm the amenities of surrounding occupiers through a loss of light, privacy, overlooking or perception of overlooking and would therefore accords with the aims and objectives of policies 7.4B and 7.6B of The London Plan (2016), Core Policy CS1B of the Harrow Core Strategy (2012), policy DM1 of the Harrow Development Management Policies Plan (2013), and the adopted SPD: Residential Design Guide (2010).
- 6.5 Traffic & Parking
- 6.5.1 Policies DM1 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.
- 6.5.2 The London Plan and the adopted Core Strategy encourage and advocate sustainable modes of travel and requires that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided.
- 6.5.3 Policy AAP 19 of the AAP also seeks to limit on site car parking and development proposals to support the use of sustainable modes of transport, in particular in areas that have a high level of public transport accessibility. The application site is located within an area with a PTAL (Public Transport Accessibility Level) of 5, which is considered to be a good level of accessibility to public transport nodes and community facilities.

- 6.5.4 The previously granted planning permission under reference P/4418/16 was granted subject to a Section 106 to prevent future occupiers of the development from obtaining parking permits within the adjacent controlled parking zone. The development would therefore be a 'car free' development. The legal agreement was completed on 11th April 2017 and therefore it is considered that the development has an acceptable impact on the surrounding highway network. However, to ensure that the development remains a car free development a new section 106 would be required to be tied in to this retrospective permission. As such, recommendation B of this permission addresses this issue.
- 6.5.5 The Council's Highway's officer has not objected to the development subject to legal agreement to be put in place. Notwithstanding this, the development is required to provide disabled car parking spaces and cycle parking in accordance with the London Plan 2016. The Council's Highways officer has confirmed that the 2 disabled car parking spaces provided to the north of the site are satisfactory. However, it is noted that the cycle storage highlighted on the existing plans has not yet been established on site. A condition has been attached to this permission to address this.
- 6.5.6 In terms of servicing, it is noted that the waste storage area has been moved from its previously approved location to the north of the building to a screened area to the front of the site. It is considered that the waste storage area would continue to be functional and accessible.
- 6.5.7 Overall, due to the very good transport access, the exclusion of the site from the adjacent Controlled Parking Zone and compliance in terms of cycle parking standards it is considered that the proposed development would not result in any undue impacts in terms of highways and parking.
- 6.6 Drainage
- 6.6.1 Impacts in terms of drainage were deemed acceptable in the previous granted scheme under P/4418/16. The built form subject of the current application has not changed in terms of the area of building footprint or hardstanding.
- 6.6.2 The Council's Drainage engineer has questioned information relating to the depth of surface water attenuation tanks. However, this shortfall is considered not to result in withholding permission for the built scheme. Furthermore, the site is not located in an area of flood risk.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The development provides a mixed use development of D1 floor space with 9 residential units. The development contributes to a strategically important part of the housing stock of the Borough, in accordance with paragraph 3.55 of the London Plan (2016) and would meet the regeneration aspirations within the opportunity area. Furthermore, the development has a satisfactory impact on the character of the area, the amenities of existing neighbouring occupiers and future occupiers of the development.
- 7.2 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1 Approved Drawing and Documents

The development hereby permitted shall be retained in accordance with the following approved plans and documents; Design & Access Statement; Heritage & Townscape Statement Ref: JCG22599 Dated August 2016; Daylight & Sunlight Assessment Issue 2 Dated September 2016; Transport Assessment 1655/FPEC Dated September 2016; BREEAM UK Refurbishment & Fit Out Pre-Assessment Dated 10th August 2016; Energy Statement ES/SR/201608-BC; Extended Phase One Habitat Survey Ref: PEA/SR/25082016-PH; 001; 002; 100; 101; 102; JM045 PL 0001; JM045 PL 0010; JM045 PL 0100; JM045 PL 0101; JM045 PL 0102; JM045 PL 0103; JM045 PL 0104; JM045 AB 0201; JM045 AB 0202; JM045 AB 0203; JM045 AB 0204; JM045 CN 5002 Rev B
Reason: For the avoidance of doubt and in the interests of proper planning.

2 Cycle Storage

Notwithstanding the cycle storage details shown on approved plan number JM 045 PL 0010 within three months of the date of this permission, unless otherwise agreed with the Local Planning Authority, the approved cycle storage shall be implemented and made available to all occupiers of the development hereby permitted and shall be retained thereafter.
Reason: To ensure compliance with the London Plan in regards cycle storage.

3 Restrict Use

The ground and first floor of the premises shall be used for the purpose Class D1 (educational) and Class D1 (healthcare) and for no other purposes, including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory Instrument revoking and re-enacting that order with or without modification) without the prior written approval of the Local Planning Authority.
Reason: To safeguard the amenity of neighbouring residents and the character of the locality, and in the interests of highway safety from impacts that could arise from another use falling within the D1 Use Class.

4 Communal Television Equipment

Notwithstanding the approved plans, no other television reception equipment shall be introduced onto the walls or the roof of the 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 which would be harmful to the character and appearance of the building and the visual amenity of the area.

5

Flues & Pipework

Other than those shown on the approved drawings, no soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the buildings hereby approved.

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

Informatives

1 **Policies**

The following policies are relevant to this decision:
National Planning Policy Framework (2012)

The London Plan (2016)

3.16 Protection and enhancement of social infrastructure
3.18 Education facilities
7.4 Local Character
7.6B Architecture

Harrow Core Strategy (2012)

CS1.B Local Character

Harrow Development Management Policies Local Plan (2013)

DM1 Achieving a High Standard of Development
DM42 Parking Standards
DM46 New Community, Sport and Educational Facilities

Supplementary Planning Documents

Supplementary Planning Document: Residential Design Guide (2010)

2 **Pre-application engagement**

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3. **Cycle Storage**

A site visit has revealed that the cycle storage as shown on approved drawing number JM 045 PL 0010 has not yet been implemented. Condition two of this permission addresses this.

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS





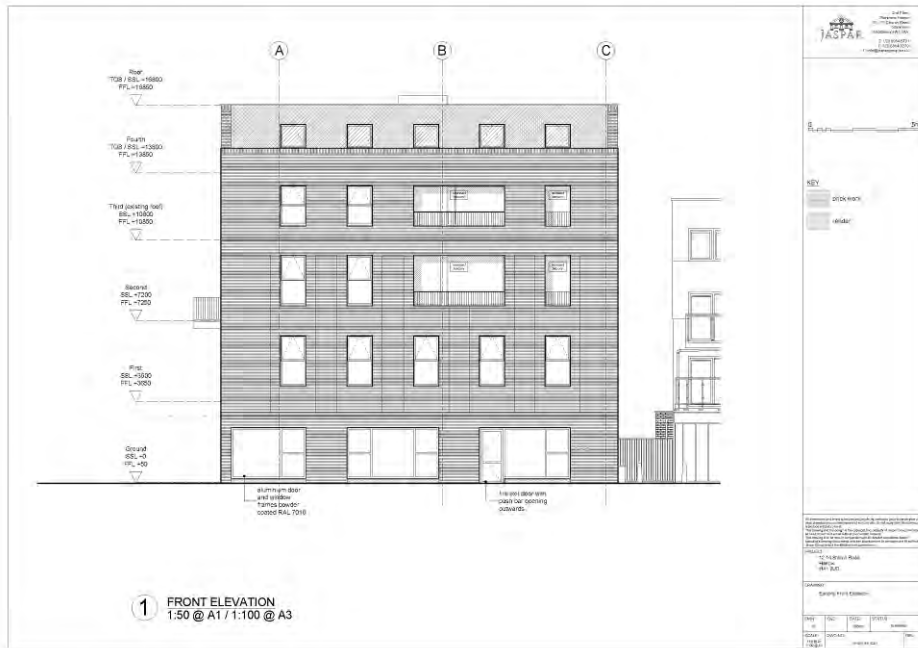


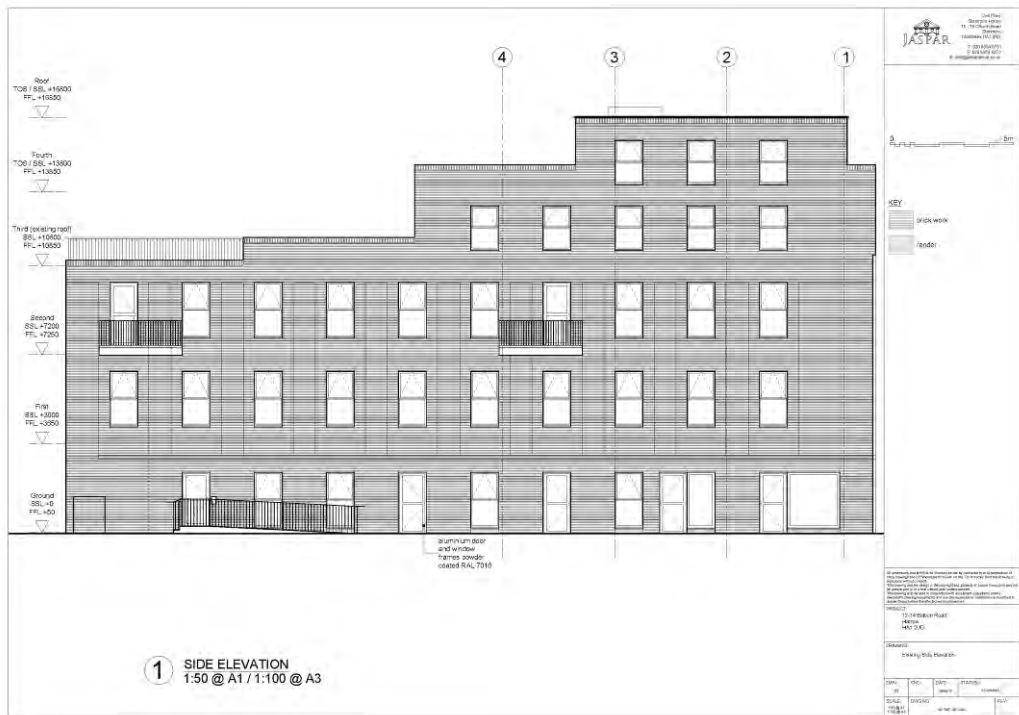
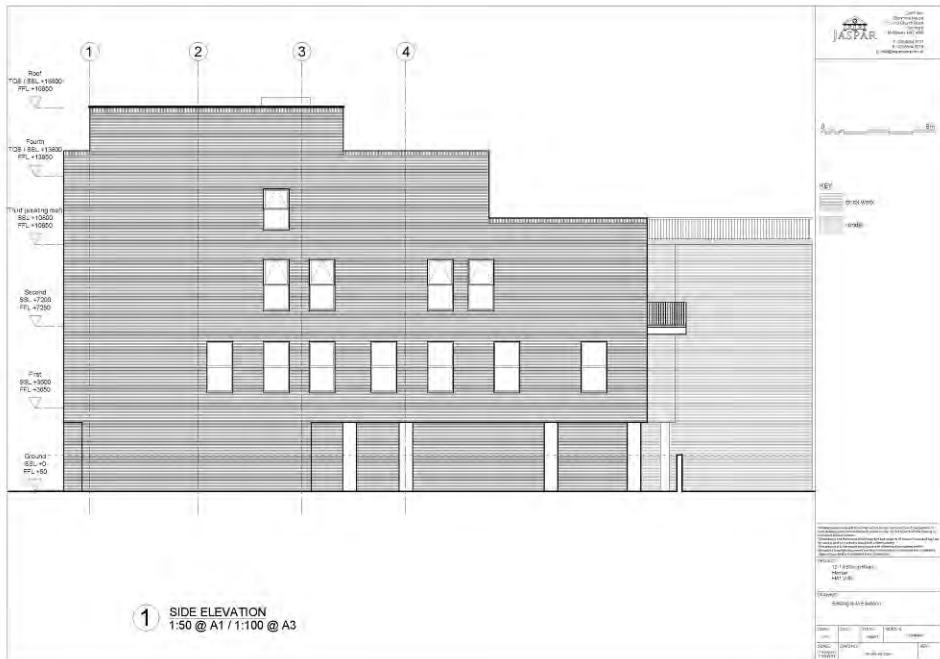






APPENDIX 4: PLANS AND ELEVATIONS





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