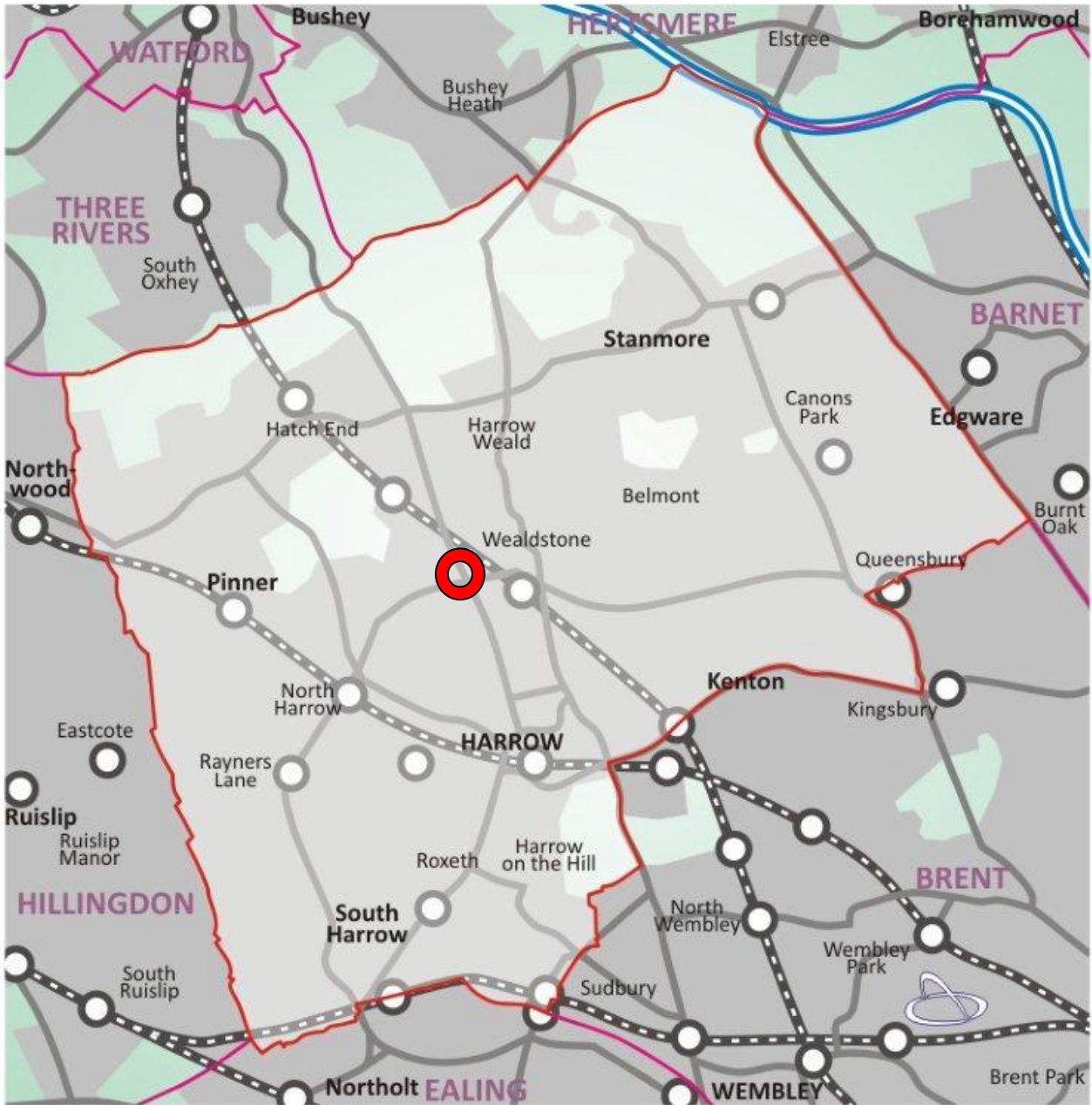
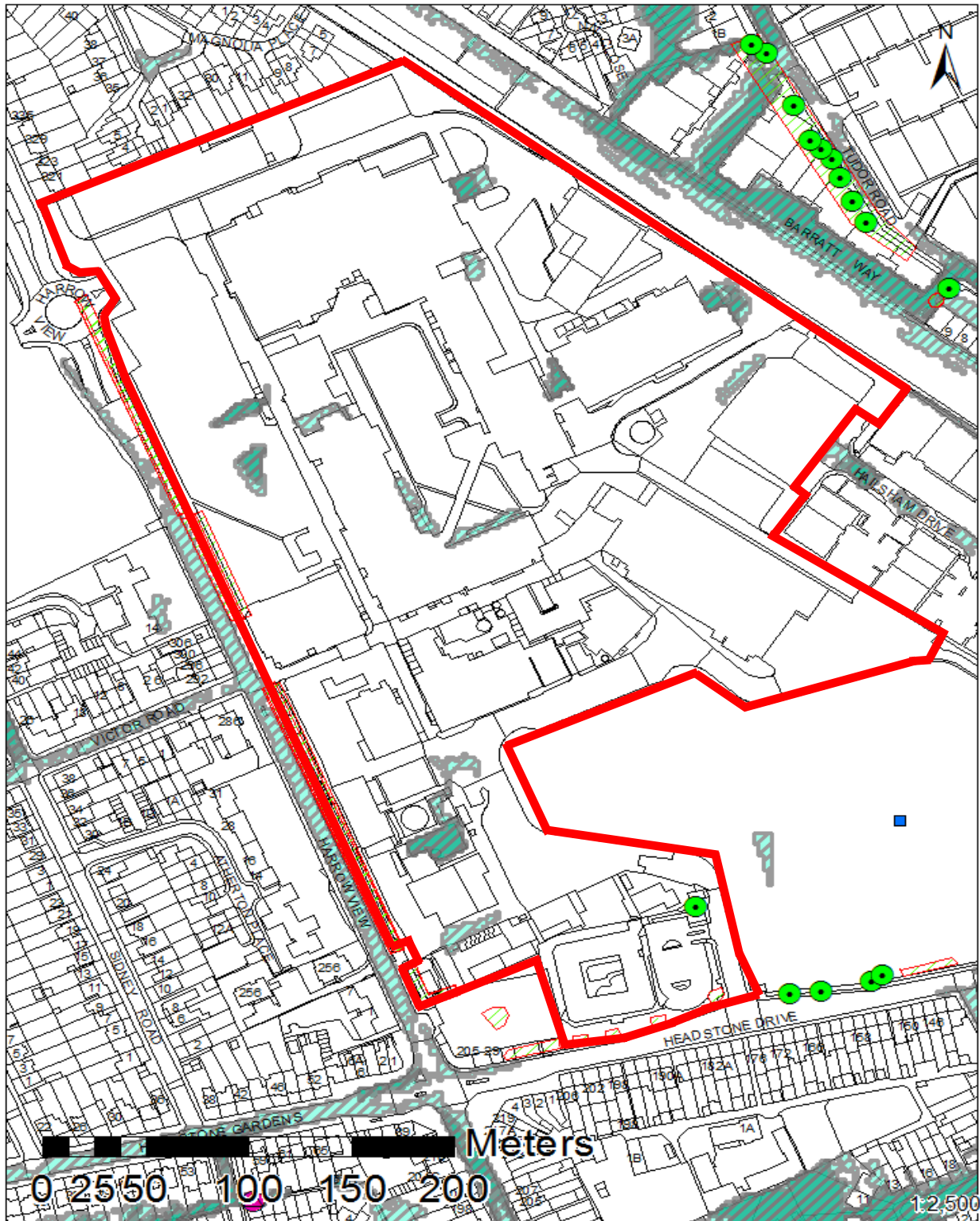


 = application site



Harrow View East (former Kodak) D8 Energy Centre, Headstone Lane, Harrow	P/5244/17
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<p>Harrow View East (former Kodak) D8 Energy Centre, Headstone Lane, Harrow</p>	<p>P/5244/17</p>
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

24th January 2018

APPLICATION NUMBER: P/5244/17
VALIDATE DATE: 15/11/2017
LOCATION: PLOT D8, HARROW VIEW EAST (FORMER KODAK FACTORY SITE), HEADSTONE DRIVE, HARROW
WARD: MARLBOROUGH
POSTCODE: HA1 4TY
APPLICANT: HARROW VIEW LLP
AGENT: CARTER JONES
CASE OFFICER: SUSHILA BHANDARI
EXPIRY DATE: 10/01/2018

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;

Full planning permission is sought for the demolition of the existing building surrounding the factory chimney; retention of existing chimney and construction of a new single and two storey building comprising an energy centre (Sui Generis) and a flexible community space (Use Classes D1/D2)

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 to issue the final decision in relation to this planning permission after the expiration of the formal consultation period, anticipated to end on the 1st February 2018 and subject to minor amendments to the conditions (set out in Appendix 1 of this report).

REASON FOR THE RECOMMENDATIONS

The principle to provide an energy centre on the Kodak redevelopment site has already been established under outline planning permission P/2165/15 which was approved by the Planning Committee in 2015. The outline permission was granted with all matters reserved for a comprehensive mixed use redevelopment of the Kodak Factory Site. This application relates to development plot D8 which sits within the wider area of the Harrow View East Masterplan and whilst it is located within the boundary of the outline permission, this application is submitted as a standalone planning application. However, the proposal has been considered against the wider site that it is intended to serve, being Development Zones B – D of the outline permission and due regard has been given to the fact that the extent permission within Zone D permits a maximum

floor space of Community Centre Uses (D1/ D2) of up to 550sqm and an energy centre (sui generis) with a maximum floorspace of 300sqm.

It has been demonstrated that the retention of the powerhouse building surrounding the chimney is not viable and on this basis a modern building is proposed to frame the retained chimney and to house the new energy centre in this building. The proposed development is considered to be of a good design and would provide a focal point in context of the wider masterplan and would respond positively to the green open space that would surround the building. The proposals to utilise the existing chimney are also welcomed. The proposals to include a community facility would further enhance the functionality of the space and activate this part of the wider masterplan.

The proposals would not give rise to any unreasonable impact upon the amenities of any neighbouring occupiers, or the wider community and the proposed energy centre would support the reduction in carbon emissions relating to the wider masterplan site.

The decision to grant planning permission has been taken having regard to the National Planning Policy Framework (2012), the policies of The London Plan (2016), Harrow's Core Strategy (2012), the policies of the Harrow and Wealdstone Area Action Plan (2013) and the policies of the Harrow Development Management Policies Local Plan (2013), as well as to all relevant material considerations including the responses to consultation. Due regard has been also given to the relevant draft policies contained in the Draft London Plan published by the Mayor in November 2017. As the policies contained in this London Plan are draft, limited weight has been given to them in the assessment of this application.

INFORMATION

This application is reported to Planning Committee as the proposed floor area (relating to a non-residential development) for the new development exceeds 400sqm and therefore falls outside Schedule 1 of the Scheme of Delegation.

The Committee is also asked to note that the application had to be re-advertised in the local papers again as there was an error in the original description of development relating to the proposed community uses.

Statutory Return Type:	Minor development
Council Interest:	None
GLA Community	TBC
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	Nil

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 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	Plot D8, Development Zone D, Harrow View East (Former Kodak Factory Site, Headstone Drive, Wealdstone, Harrow, HA1 4TY
Applicant	Harrow View LLP
Ward	Marlborough
Local Plan allocation	N/A
Conservation Area	N/A
Listed Building	N/A
Setting of Listed Building	N/A
Building of Local Interest	N/A
Tree Preservation Order	N/A
Other	

Non-residential Uses		
Existing Use(s)	Existing Use / Operator	N/A – The existing building will be demolished pursuant to outline planning permission P/2165/15.
	Existing Use Class(es) sqm	N/A
Proposed Use(s)	Proposed Use / Operator	Energy centre (Sui Generis) and flexible community space (Use Class D1/D2)
	Proposed Use Class(es) sqm	D1+D2 uses = 621 sqm Other = 362 sqm
Employment	Existing number of jobs	N/A
	Proposed number of jobs	N/A

Transportation		
Car parking	No. Existing Car Parking spaces	N/A
	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	N/A
Cycle Parking	No. Existing Cycle Parking spaces	N/A
	No. Proposed Cycle Parking spaces	8 spaces (1 long stay space and 7 short stay spaces)
	Cycle Parking Ratio	N/A
Public Transport	PTAL Rating	2-3
	Closest Rail Station / Distance (m)	Harrow and Wealdstone Station / 800m
	Bus Routes	H9, H10, H14
Parking Controls	Controlled Parking Zone?	The streets to the south east of the site on the southern side of Headstone Drive has an existing Controlled Parking Zone.
	CPZ Hours	Mon-Fri 10-11am
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	Double yellow lines on some surrounding streets.

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	<p>A communal waste store is situated within the ground floor of the proposed building. The waste store will accommodate the waste generated by all land uses within Development Zone D8.</p> <p>Waste will be collected by a private contractor on a weekly or bi-weekly basis. The waste collection contractor will collect waste from the loading bay indicated in the shared surface route of Development Zone D7.</p>

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

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is located centrally in the Borough, has a total area of 16.65 hectares and comprises the Kodak industrial site (inclusive of operational and vacant areas) and adjacent highway land on Harrow View and Headstone Drive.
- 1.2 This application specifically relates to the land (circa 0.11ha) located approximately centrally and known as development plot D8 within masterplan approved under outline permission P/2165/15.
- 1.3 The northernmost and easternmost part of the Kodak industrial site and a small section of land located on the southwest corner of the site are designated as a Strategic Industrial Location (SIL) in the Harrow and Wealdstone AAP and the Harrow Local Area Map. The area of land outside of the SIL comprises vacant/cleared site areas, as well as operational buildings of up to 57 metres in height and associated plant.
- 1.3 The site lies within the wider Harrow and Wealdstone Opportunity Area, as defined in the London Plan and in terms of area is the largest strategic site in this designation. In addition, the site falls within the Wealdstone West sub area Site 2 (Kodak and Zoom Leisure). The site allocates a minimum output of 1,230 jobs and 985 new homes to be achieved through a comprehensive mixed use led redevelopment of the site.
- 1.4 The wider operational land is occupied by a range of industrial, logistical and administrative office buildings. There is also a variety of associated plant and machinery on the site, including the main powerhouse chimney, which is the tallest structure on the site.

2.0 PROPOSAL

- 2.1 It is proposed to demolish the existing Kodak Power House, retaining the existing chimney and to construct a new building to provide an energy centre (sui generis) with a floorspace of up to 311sqm, a community uses (D1/D2 with a floorspace of up to 621sqm and a substation and switch room with a floorspace of up to 51sqm.
- 2.2 A total floorspace of 983sqm would be provided over two floors.
- 2.3 The proposed energy centre building would be located within the green link area of the approved masterplan and form a central feature and stopping point at this junction of the green link.
- 2.4 The proposed additional floorspace within the building would offer a flexible community uses falling within use classes D1 and D2.

2.5 The energy centre would be designed to accommodate the future energy needs for all subsequent development on Development Zones B-D of the outline masterplan.

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/3405/11	Outline planning application for a comprehensive, phased, mixed use development of land at Harrow View and Headstone Drive, as set out in the Development Specification (March 2012). The development comprises the demolition of existing buildings and structures (with the exception of the chimney and part of powerhouse) and redevelopment of the site for a mix of uses comprising business and employment uses (within Use Classes B1(a), B1(b), B1(c), B2 and B8 - up to 35,975sqm); residential dwellings (within Use Class C3 - up to 985 units); student accommodation (Sui Generis use - up to 220 units); senior living accommodation (within Use Class C2); assisted living care home (within Use Class C2) (total C2 uses up to 9,300sqm); retail and restaurant uses (within Use Classes A1, A2, A3, A4 and A5 - up to 5,000sqm); commercial leisure uses (Use Class D2); community uses (Use Class D1); health centre (Use Class D1); a primary school (Use Class D1) (total D1/D2 uses up to 8,830sqm); energy centre (Sui Generis use - up to 4,500sqm); together with new	Granted 21/12/2012

	streets and other means of access and circulation; highway improvements; associated parking; re-profiling of site levels; utilities diversions and connections; open space; landscaping and ancillary development including infrastructure, works and facilities.	
P/2182/15	Modification to section 106 planning agreement relating to planning permission P/3405/11 dated 21 December 2012 as varied by a deed of variation dated 22 December 2014 to define and split the obligations between the East Land (Harrow View East) and West Land (Harrow View West)	Approved 9/12/2015
P/2165/15	Outline planning application (all matters reserved) for a comprehensive, phased, mixed use development of land at Harrow View and Headstone Drive (known as Harrow View East), as set out in the Development Specification (September 2015). The development comprises the demolition of existing buildings and structures (with the exception of the chimney and part of powerhouse) and redevelopment of the site for a mix of uses comprising business and employment uses (within Use Classes B1(a), B1(b), B1(c), B2 and B8) (up to 32,360 sqm); residential dwellings (within Use Class C3) (up to 1800 units); senior living accommodation and assisted living care home (both within Use Class C2) (up to 10,230 sqm); foodstore (within Use Class A1) (up to 2,000sqm); Flexible active uses (within Use	Granted 09/12/2015

	<p>classes A1-A5, B1a and D1) (up to 2,000 sqm); leisure and community uses including commercial leisure uses (Use Class D2); Community uses (Use Class D1), health centre (Use Class D1); a primary school (Use Class D1) (total D1/D2 uses up to 9,730sqm); energy centre (Sui Generis use)(up to 600sqm) (including an interim energy centre in Phase C (up to 200sqm); together with new streets and other means of access and circulation; highway improvements; associated parking (including a multi-storey car park (Sui Generis use)(up to 8,900sqm)); re-profiling of site levels; utilities diversions and connections; open space; landscaping and ancillary development including infrastructure, works and facilities.</p>	
P/4367/17	<p>Non-material amendment to outline permission P/2165/15 dated 9/12/15 to correct inaccurate measurements annotated on the approved parameter plans and referred to in the approved Specification and Guideline Documents, and to increase the size of the proposed energy centre (Development Zone A only).</p>	<p>Approved 26/10/2017</p>
P/5023/17	<p>Non-material amendment to planning permission P/2165/15 dated 09/12/2015 to allow changes to access points, the green link, height locations and phasing boundaries.</p>	<p>Approved 20/12/2017</p>
P/5079/17	<p>Approval of all reserved matters for development plot D7 and the Green Link of Development Zone D of the Harrow View</p>	<p>Recommended for Grant</p>

	East Masterplan and details pursuant to conditions 7(Urban Design Report), 8(Energy Strategy), 9(Ecology and Biodiversity Strategy), 11(Housing Schedule), 12(Daylight and Sunlight Assessment), 13(Surface Water Drainage Strategy), 14(Accessibility Strategy), 15(Lighting Strategy), 16(Refuse Strategy), 17(Noise and Vibration Strategy), 18(Arboricultural Strategy), 19(Landscaping), 20(Transport Strategy), 21(Levels), 22(Open Space Strategy) following outline planning permission granted under P/2165/15 dated 09.12.2015 for the comprehensive phased, mixed use development of land bounded by Harrow View and Headstone Drive (known as Harrow View East).	
P/4852/17	Details pursuant to Condition 6 (Phasing Strategy - Phases B-D) of planning permission P/2165/15 dated 9.12.2015	Under consideration

4.0 CONSULTATION

- 4.1 Site Notices were erected on 07.12.2017, expiring on 28.12.2017.
- 4.2 Press Notice was advertised in the Harrow Times on the 7.12.2017, expiring on 28.12.2017.
- 4.3 The application was advertised as general notification.
- 4.4 As the subject site is not bounded by any adjoining neighbours there were no neighbour consultation letters sent to the neighbouring properties regarding this application.
- 4.5 A further press notice was advertised in the local paper on the 11.01.2018 expiring on 25.01.2018. This was due to the application not being available on the Council's website.

4.6 A further press notice will be advertised in the local newspaper on the 18.01.2018, anticipated to expire on 1.2.2018. This was due to an error in the description of the development.

4.7 The overall public consultation period expired on 1.2.2018.

4.8 Adjoining Properties

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

4.9 There has been no response to the public consultation.

4.10 Statutory and Non Statutory Consultation

4.11 The following consultations have been undertaken:

LBH Environmental Health
LBH Highways
LBH Planning Policy
LBH Design
LBH Tree Officer
LBH Landscape Architects
LBH Lighting Section
LBH Waste Officer

4.13 External Consultation

4.14 There was no external consultation carried out in respect of this application.

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 On 29 November 2017, the Greater London Authority [GLA] published a draft new London Plan. This draft plan is still under formal consultation period which is due to end in March 2018. It is likely that the examination in public of the consultation responses and the draft London Plan (2017) would be undertaken in Autumn 2018. As the draft plan is still under consultation stage, the draft policies contained within the revised plan have been afforded limited weight in the assessment of this application.
- 5.5 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
Design, Character and Appearance
Impact on Residential Amenity
Sustainability
Traffic, Parking and Servicing
Drainage
Accessibility
Impacts on Biodiversity

6.2 Principle of Development

- 6.2.1 The subject site and the wider masterplan site is located within Harrow and Wealdstone Opportunity Area and through this designation it is considered as one of London's major sources of brownfield land within significant capacity for redevelopment to provide large number of new homes and jobs.

- 6.2.2 As demonstrated below, London Plan policy 5.6 encourages development proposals to evaluate the feasibility of Combined Heat and Power (CHP) systems, and where a new CHP system is appropriate also examine opportunities to extend the system beyond the site boundary to adjacent sites. This is further reinforced under policy AAP10 of the Harrow and Wealdstone AAP. Whilst these policies are focused on major development proposals, the

principles set out under these policies would equally apply to this site as it does relate to a wider strategic regeneration site within the Harrow and Wealdstone AAP. Draft London Plan policy S13 (Energy Infrastructure) continues to apply the same principles as the current policy 5.6 as well as introducing additional energy infrastructure considerations.

- 6.2.3 The principle to provide an energy centre on the Kodak redevelopment site has already been established under outline planning permission P/2165/15 which was approved by the Planning Committee in 2015. The outline permission was granted with all matters reserved for a comprehensive mixed use redevelopment of the Kodak Factory Site. This application relates to development plot D8 which sits within the wider area of the Harrow View East Masterplan and whilst it is located within the boundary of the outline permission, this application is submitted as a standalone planning application. However, the proposal has been considered against the wider site that it is intended to serve, being Development Zones B – D of the outline permission and due regard has been given to the fact that the extent permission within Zone D permits a maximum floor space of Community Centre Uses (D1/ D2) of up to 550sqm and an energy centre (sui generis) with a maximum floorspace of 300sqm.
- 6.2.4 In the approved outline permission, it was intended to retain the former Power House and the chimney and convert the building for some form of community use. The applicant has provided a structural appraisal for the existing Power House to assess the viability of retaining it. It has been demonstrated that the retention of the powerhouse building surrounding the chimney is not viable. The appraisal of the building states that in order to undertake work safely, it would be both complicated and costly and the northern element of the structure would be entirely braced structure supporting half of a pitched roof. The aesthetics of this structure would be unusual and need serious consideration. The appraisal goes onto conclude 'it is clear that it is not structurally viable to retain a footprint as shown in the outline planning approval. This assessment is based upon the complexity and safety issues associated with retention of a partial structure, and the disproportionate costs associated with doing so'.
- 6.2.5 The existing Power House has no formal or informal heritage status other than its association with the industrial heritage of the former Kodak factory site. Furthermore, the original power house has been extended over time and therefore the partial demolition to bring it back to its original form would as noted by the structural appraisal impact upon the structural integrity of the building and would need extensive intervention work to make it stable. In this regard, the loss of the Power House is considered to be acceptable.
- 6.2.6 During pre-application discussions, the applicant put forward proposals to relocate the proposed energy centre from its intended location adjacent to the eastern edge of Development Zone D (plot D1) and Zone A to the Power House building located on development plot D8 of the approved parameter plan. In the original outline permission was granted for an energy centre located in Development Zones A and D and an temporary energy centre in Zone C, this was on the phased strategy which would deliver Zone C before Zone D as at the time Kodak was still in operation. However, as Zones B-D are now in single

ownership and Kodak ceased operations back 2016, there is no requirement for the temporary energy centre in Zone C. the energy centre located in Zone D was envisaged to be an extension to the energy centre being delivered on Zone A. The proposal would now see the provision of two energy centres on the wider masterplan site. The applicant has submitted an Energy Centre Statement setting out why the wider masterplan would benefit from the relocation of the energy centre to Plot D8. The applicant has stated that the relocation of the energy centre would provide both operational and future management benefits. Officers have no objection to the proposed energy centre.

- 6.2.7 In terms of the proposed community use, the principle of the proposed use within the former power house has already been established in the outline permission. The proposal would see an increase in the overall community floorspace by an additional 120sqm. As the principle of this use has already been established, Officers have no objections to the proposed use or the small increase in the floor area.

Regeneration

- 6.3.1 The proposal would relate to the redevelopment of an allocated site within the AAP. Consolidation of the industrial and employment uses on this site and the subsequent release of Strategic Industrial Land (SIL) for redevelopment would bring about the regeneration of this area through the comprehensive mixed use redevelopment of the site.
- 6.3.2 It is inevitable that the character of the area will significantly change through the intensive urbanisation of the area as a result of the high density of development. However, the increase in density in this location is vital to support the wider regeneration of Wealdstone Town Centre and its surrounding area through sustained economic growth and job creation.
- 6.3.3 The proposed energy centre and the associated community floorspace would support the wider Kodak redevelopment and help to create sustainable community.
- 6.3.4 The proposal would be in accordance with the Council's Regeneration policies and objectives.

6.4 Design, Character and Appearance of the Area

- 6.4.1 The London Plan (2016) policies 7.4B and 7.6B set out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan 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. The London Plan policy 7.6B states, *inter alia*, that all development proposals should; be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion, composition, scale and

orientation. Development should not be harmful to amenities, should incorporate best practice for climate change, provide high quality indoor and outdoor spaces, be adaptable to different activities and land uses and meet the principles of inclusive design. The ethos of these principles are carried over in the draft London Plan policies D1 and D2.

- 6.4.2 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.’
- 6.4.3 Policies AAP3 and AAP4 of the Harrow and Wealdstone Area Action Plan 2013 seeks to ensure that all development proposals achieve a high standard design and layout. Development within all three sub areas of Wealdstone as set out in the AAP will be required to *inter alia* strengthen the district centre and improve the environment and identity of the Wealdstone area as a location for business and industrial activity and for family living. Criterion E of policy AAP3 sets out the design parameters that should be taken into consideration when assessing development proposals within Wealdstone West sub area, which *inter alia* includes the plan’s vision to improve the link between the west sub area of Wealdstone and the district centre, design which creates a sense of place that is related to and an extension of Wealdstone and make provision for community uses that are not appropriate to locate in the district centre.
- 6.4.4 The detailed design considerations for the Kodak site (including the Zoom Leisure site) are set out under the Site 2 allocation under Chapter 5 of the AAP. This sets out a comprehensive list of design considerations.
- 6.4.5 The proposals were presented to the Design Review Panel (DRP) as part of the reserved matters application relating to Plot D7 and the proposals were positively received.
- 6.4.6 The proposed building is designed to be embedded within the park landscape and positioned to strengthen the relationship between the history of the site and the wider masterplan. The scale of the building would be less than that of the Power House and would therefore sit comfortably within the landscape of the proposed green link.
- 6.4.7 The proposed building would include arrangement of fenestration that would offer views of the green link to the north, east and south, enhancing the community for space. The western section of the building would house the energy centre and would be conveniently positioned next to the shared surface route to allowing servicing.
- 6.4.8 The building would be modern in appearance and would sit comfortable in the context of the wider masterplan. It is predominantly proposed to use concrete in the elevations, which would be articulated with large expanse of glazing, which would provide a visual link from north to south and would provide views through of the function space. The concrete panels would be textured and would be

connected to the landscape by related concrete objects. Aluminium windows and door frames, powder coated in a warm grey finished is proposed. Along the southern elevation a large set of concrete steps offer a space to sit and connect with the surrounding landscape and provide additional external functional space. The roof would be clad in standing seam aluminium and would be powder coated in a colour finish to tie in with the concrete cladding.

6.4.9 It is considered that the modern use of textured concrete panels would provide a contrast to what is predominately a brick led wider redevelopment across the wider masterplan site and would emphasise the community hub within the centre of the wider site, without appearing too dominant in the surrounding landscape.

6.4.10 The internal space in terms of its layout would offer a flexible community uses. Parts of the energy centre apparatus would be publically visible.

Landscaping

6.4.11 The landscape surrounding the energy centre is captured under the served matters application for Plot D7 (see application P/5079/17). It is intended to reuse the existing concrete surface where suitable and integrate this with new paved slabs, which would be punctuated by recycled bricks and planting. A colonnaded surround is also proposed formed from concrete pillars which would help integrate the internal floorspace to the surrounding landscape.

Refuse

6.4.12 The proposal shows provision of adequate refuse store located within the footprint of the proposed building. This would be collected by a private operator and would as noted below have suitable servicing/ loading bay located adjacent to the western side of the proposed building.

6.4.13 In conclusion, it is considered that the proposed development would be of a high quality which would respond to the wider master plan and would give rise to no conflict with the above stated policies.

6.5 Impact on Residential Amenity

6.5.1 There are no specific policies within the AAP which deal with safeguarding residential amenity but it states 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”. In terms of noise policy 7.15B of the London Plan seeks to avoid noise impacts on health and quality of life as a result of new development. This is carried over into the draft London Plan policy D13.

6.5.2 In terms of the physical built form, the proposed energy centre is sited centrally within the site and at a sufficient distance from the future development plots comprising residential development. In terms of the proposed use of the building for community uses, given the floor area and that fact that the principle

of a community use has already been established through the outline permission, it is considered that the proposed use is unlikely to have any adverse impact on the wider residential community.

6.5.3 With regard to the proposed energy centre, the applicant has submitted an Environment Noise Survey and accompanying Technical with regards to the noise impact from the proposed energy centre. These have been reviewed by the Council's Environmental Health Officer who has confirmed that the survey sets satisfactory noise emission standards for the building services plant and the technical note dated 9 November 2017 sets satisfactory noise emission standards for the energy centre. Notwithstanding this, as the plant for the energy centre has not been defined at this stage, the details of this would need to be secured by condition to ensure that the plant would meet the noise criteria set out in the noise survey.

6.5.4 Subject to appropriate conditions, it is considered that the proposed development would give no detrimental impact to future residential amenity.

6.6 Sustainability

6.6.1 London Plan Policy 5.2 (Minimising Carbon Dioxide Emissions) requires in the case of new 'major' developments to minimise carbon emissions in accordance with the energy hierarchy of be lean (use less energy), be clean (supply energy efficiently) and be green (use renewable energy). The policy sets targets for carbon emission reductions and in the case of non-residential buildings that target for the plan period 2016-2019 is set as per the Building Regulations requirements.

6.6.2 As the development, is not categorised as a 'major' development it would fall outside to the above carbon target emissions requirements. However, as the proposed energy centre is intended to serve a wider strategic site, due regard has been given to this policy and those noted below.

6.6.3 Policy 5.5 (Decentralised Energy Networks) requires developers to prioritise connection to existing or planned decentralised energy networks where feasible, with Policy 5.6 (Decentralised Energy in Development Proposals) requiring the evaluation of the feasibility of Combined Heat and Power (CHP) systems in new developments and where such a system is appropriate, the examination of opportunities to extend the system beyond the boundary to adjacent sites. The policy also requires development to prioritise connection to existing heating and cooling networks, followed by a site wide CHP network, and lastly communal heating and cooling.

6.6.4 Harrow Local Plan policy largely cross-refers to the London Plan requirements with respect to carbon emissions [see Core Strategy Policy CS1 (T), Policies DM12 Sustainable Design and Layout, DM13 Decentralised Energy, and DM14 Renewable Energy Technology]. Within the Harrow and Wealdstone AAP, Policy AAP4 (Achieving a High Standard of Development throughout the Heart of Harrow) also cross-refers to the London Plan. Policy AAP10 (Harrow and Wealdstone District Energy Network) recognises that the nature and scale of

development envisaged within the AAP area is likely to be conducive to the establishment of a district energy network and requires all new development to prioritise connection to existing or planned decentralised energy networks, where feasible. Where such a network is not feasible at present, development proposals should ensure the design of the development would facilitate connection in the future.

- 6.6.5 The proposed energy centre has been considered in context of the wider master plan and seeks to endeavour to broadly accord with the principles established by the masterplan energy strategy. In particular seeking opportunities that are presented to efficiently deliver energy supply and to enhance energy and carbon performance standards on a site-wide basis.
- 6.6.6 Based on the energy statement, it is demonstrated that the proposed development can achieve a 2.80% reduction in annual carbon emissions savings against the Building Regulations Part L 2013 baseline.
- 6.6.7 The proposals have been reviewed by the Council's Environmental Health Officer who raises no objection to the proposed energy centre, subject to a condition requiring an air quality assessment, and air quality neutral assessment, in accordance with the Mayor's SPG on sustainable design and construction. Any mitigation required should be agreed with the local authority before the energy centre becomes operational.
- 6.6.8 Subject to the above, recommendation, the proposed energy centre is considered to be acceptable.

6.7 Traffic, Parking and Servicing

- 6.7.1 The London Plan Policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimise additional car travel, reduce trip lengths and encourage use of other, more sustainable means of travel. Draft London Plan policies T5 (Cycling) and T6 (Car parking) broadly carry over the principles of the current policies.
- 6.7.2 The applicant has submitted a Transport Statement in support of this application. The transport statement does not consider external trips to the community use as this was agreed via Transport Assessment approved under the outline permission P/2165/15. The current proposal increases the size of the community floorspace by 120sqm from that approved under the outline permission for Development Zone D. This is not assessed further due to the size of the increase and being a community floorspace, it is anticipated that the vast majority of users would be very local and would travel sustainably.
- 6.7.3 There is no associated vehicular parking, however cycle parking is to be provided at the venue and space for up to 10 cycle spaces would be provided, which exceeds the minimum standards set out in the London Plan. Deliveries and servicing can take place using the loading bay proposed within the shared surface route to the west of the site within D7. The lack of parking and its location within the green link should encourage travel to and from this venue either on foot or by bicycle. Those who do drive would need to find alternative

visitor parking which has been suggested can be within D7 or in the proposed multi-storey car park which is expected to be the subject of a later application.

- 6.7.4 The Council's Highways Engineer has reviewed the proposal and considers that it is unlikely to generate a significant amount of vehicular traffic and therefore has no objection to the proposal.
- 6.7.5 The energy centre is not expected to generate anything more than maintenance trip and therefore the Highways Engineer has no concerns regarding this element of the proposal.
- 6.7.6 Based on the above factors the proposal is not considered to give rise to any undue impact in terms of parking and highway safety. However, in order to ensure that the proposed community floorspace does not give rise to any unreasonable impact in terms of parking, it is considered necessary to restrict the use of the space as a place of worship, which could serve a much wider community and could potentially led to impact on parking and highway safety of the surrounding roads.

6.8 Drainage

- 6.8.1 London Plan Policy 5.12 *Flood Risk Management* states that development proposals must have regard to measures proposed in Catchment Flood Management Plans. It is noted that the EA's Thames Catchment Flood Management Plan (2009) focuses on the adaptation of the urban environment to increase resistance and resilience to flood water, and that this objective informed the preparation of Harrow's Local Plan policies on flood risk management.
- 6.8.2 Core Strategy Policy CS1 U undertakes to manage development to achieve an overall reduction in flood risk and increased resilience to flood events. Policy AAP9 of the AAP calls for major development to: reduce surface water run-off; utilise sustainable drainage systems; ensure adequate arrangements for management and maintenance of on-site infrastructure; use appropriate measures to prevent water pollution; and where appropriate, demonstrate that the proposal would be resistant and resilient to flooding from all sources.
- 6.8.3 London Plan Policy 5.13 states that development should utilise sustainable urban drainage systems (SUDS) and should aim to achieve greenfield run-off rates and this objective is reiterated in Policy AAP9. Policy 5.13 of the London Plan sets out a drainage hierarchy to manage surface water run-off as close to its source as possible.
- 6.8.4 The applicant has submitted a drainage strategy to support this application. This sets out that the drainage strategy for both development Plots D8 and D7, the latter being subject to a reserved matter application submitted under Ref: P/5079/17. The strategy being the same as submitted under the reserved matter application was reviewed by the Council's Drainage Engineer and Thames Water and it was established that the current sewers do not have capacity to take on the proposed development and that future capacity work

needs to be undertaken to fully understand the existing capacity and what works are required to improve this. The Council's Drainage Engineer has no objection to this development subject to the imposition of standard drainage conditions. This will ensure that whatever detailed design that is approved under the reserved matters application is captured under this site. In this regard, the proposals are considered acceptable.

6.9 Access

6.9.1 Policy AAP4 of the AAP, policy DM2 of the DMP and policy 7.2 of The London Plan requires all future development to meet the highest standards of accessibility and inclusion. This is continued to be echoed under draft policy D3 (Inclusive design) of the draft London Plan (2017).

6.9.2 The applicant's Design and Access Statement states that inclusive access for all users would be adopted as part of the design of the building and would be compliant with Part M of the Building Regulations and DDA standards, which will include level threshold access to all entrances, ground floor disabled WC facility and lift access to the upper level. The proposal is considered to be acceptable in regard to the above stated policies.

6.10 Impacts on Biodiversity

6.10.1 The applicant has provided a Breeding Bird Survey Statement in support of this application, which states that a site wide survey was undertaken as part of the reserved matter application (P/5079/17). The results show evidence of feral pigeon within the former power house located within Plot D8. In addition two adult peregrine falcons and two juveniles were recorded within the site boundary during the survey. It is highly indicative that a nesting site is present at the top of the chimney. Peregrine falcons are a protected species and therefore any intentional or reckless disturbance carries penalties under the Wildlife & Countryside Act 1981.

6.10.2 The proposal seeks to retain the existing chimney; however, the associated works could lead to disturbance issues. As such, the survey statement sets out a recommendation that building clearance (including demolition) should be undertaken outside the nesting bird season for this species (March-September). If this is not possible, then appropriate mitigation would need to be in place as listed out under R2 of the Breed Bird Survey Statement.

6.10.3 In regard to feral pigeon, roosting and nesting was recorded in the former power house associated with Plot D8. As in the case of peregrine falcons, any clearance works must be undertaken outside of nesting bird season and in line with the mitigations set out under R1 of the survey statement.

6.10.4 Further enhancement works are incorporated within the wider masterplan and therefore no further work is required in this regard.

6.10.5 Based on the above, it is considered that appropriate mitigations can be secured by condition to protect breeding birds on the site. Officers are to

discuss the appropriate wording for such condition with the Council's Biodiversity Officer and this will be reported via the addendum.

Lighting

- 6.10.6 The lighting strategy sets out that the illuminance of the proposed plot provides opportunities to enhance the architectural language and balance this with the need for security and safety.
- 6.10.7 It proposes three main types of lighting for Plot D8; façade lighting which includes ground mounted up-lighters to illuminate the western elevation of Plot D8; Cantenary type feature lighting to illuminate the colonnade; and entrance lighting which would feature spot lighting installed within the soffits of the main building entrances.
- 6.10.8 Light pollution will be minimised and the lighting strategy focuses on illuminating key features only. Apart from the lighting to main entrances, other forms of lighting shall be turned off outside of the building operational hours.
- 6.10.9 The lighting strategy is considered in principle to be acceptable, however, it is considered necessary to condition the design specification for the proposed lighting to ensure that the appropriate illuminance is incorporated to not impact on the ecology enhancements sought for the wider green link and open space.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 It has been demonstrated that the retention of the power house building surrounding the chimney is not viable and on this basis a modern building is proposed to frame the retained chimney and to house the new energy centre in this building. The proposed development is considered to be of a good design and would provide a focal point in context of the wider masterplan and would respond positively to the green open space that would surround the building. The proposals to utilise the existing chimney are also welcomed. The proposals to include a community facility would further enhance the functionality of the space and activate this part of the wider masterplan.
- 7.2 The proposals would not give rise to any unreasonable impact upon the amenities of any neighbouring occupiers, or the wider community and the proposed energy centre would support the reduction in carbon emissions relating to the wider masterplan site.
- 7.3 The decision to grant planning permission has been taken having regard to the National Planning Policy Framework (2012), the policies of The London Plan (2016), Harrow's Core Strategy (2012), the policies of the Harrow and Wealdstone Area Action Plan (2013) and the policies of the Harrow Development Management Policies Local Plan (2013), as well as to all relevant material considerations including the responses to consultation. Due regard has been also given to the relevant draft policies contained in the Draft London Plan published by the Mayor in November 2017. As the policies contained in this

London Plan are draft, limited weight has been given to them in the assessment of this application.

APPENDIX 1: Conditions and Informatives

General

- 1 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 Unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the approved drawings and documents.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials.

Pre-Commencement Conditions

- 3 No development shall take place, other than works of demolition, until details of works for the disposal of surface water, including surface water attenuation and storage, have been submitted to, and agreed in writing by, the local planning authority. The submitted details shall include measures to prevent water pollution and details of SuDS and their management and maintenance. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves an appropriate greenfield run-off rate in this critical drainage area and to ensure that sustainable urban drainage measures are exploited. To ensure that measures are agreed and built-in to the development to manage and reduce surface water run-off, this condition is a PRE-COMMENCEMENT condition.

- 4 No development shall take place, other than works of demolition, until a foul water drainage strategy, has been submitted to and agreed in writing by the local planning authority. The development shall not be occupied until the agreed drainage strategy has been implemented.

REASON: To ensure that there would be adequate infrastructure in place for the disposal of foul water arising from the development, and to ensure that the development would be resistant and resilient to foul water flooding. To ensure that measures are agreed and put in place to dispose of foul water arising from the development, this condition is a PRE-COMMENCEMENT condition.

Progression-Point Conditions

- 5 Notwithstanding the details shown on the approved drawings, the development hereby approved shall not progress beyond damp proof course level until samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below have been submitted to, and agreed in writing by, the local planning authority:

- a) facing materials for the building, including roof;
- b) windows/ doors, including those to all servicing areas;
- c) ground surfacing, including any steps and external seating area;
- d) colonnade pillars.

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To safeguard the appearance of the locality and to ensure a satisfactory form of development.

- 6 The development hereby approved shall not progress beyond damp proof course level until detailed specification and drawings of the combined heat and power plant and the external part of the flue, have been submitted to, and agreed in writing by, the local planning authority. The details submitted shall demonstrate compliance with the Mayor's SPG for sustainable design and construction in terms of emissions and shall include any noise mitigation as so required if the proposed plant is unable to meet the noise level criteria set out in the submitted Environmental Noise Survey (Report 8203/ENS) and accompanying Technical Note dated 9th November 2017. The combined heat and power plant shall be installed and thereafter retained in accordance with the specification so agreed, and the post installation noise/ emissions testing shall be carried out in accordance with the arrangements so agreed. In the event that the local planning authority does not approve the test results, such remedial action as shall be specified in writing by the local planning authority shall be carried out no later than a date as shall be specified in writing by the local planning authority.

REASON: To ensure that the combined heat and power system comply with the standards published in the Mayor of London's Sustainable Design & Construction supplementary planning guidance (2014) (or such appropriate standards as may supersede them).

- 7 The development hereby approved shall not progress beyond damp proof course level until details of the lighting (full specification, elevations and location) of all public realm and other external areas (including buildings) within the site has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development incorporates lighting that contributes to Secured by Design principles, achieves a high standard of residential quality and enhance the biodiversity/ ecology of the site.

General Conditions

- 8 The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage areas, as shown on the approved drawing plans.
REASON: To safeguard the appearance and character of the surrounding area and to ensure a high standard of residential quality in accordance.

- 9 Unless otherwise agreed in writing by the local planning authority, the proposed use (use classes D1/ D2) shall only be open to the public between: 7am and 11pm on Mondays to Saturdays; and 8.30 am and 10.30pm on Sundays and Bank Holidays.

REASON: To ensure that the operation of the uses is compatible with residential amenity.

- 10 The premises shall be only be used for the purposes set out as below under sub-sections a) and b) and for no other purpose, including any other purpose in Classes D1 and D2 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 without modification).

a) Class D1 permitted uses - Clinics, health centres, day centres, art galleries (other than for sales or hire), museums, libraries, law court and higher education college

b) Class D2 permitted uses - Gymnasiums or area for indoor sports or recreation

REASON: To safeguard the amenity of neighbouring residents and the character of the locality and in the interests of highway safety.

- 11 No demolition of buildings or removal of trees or shrubs is recommended take place between the months of March to August inclusive, however, if works are required within the bird breeding season, a bird nesting survey should be undertaken by a suitably qualified ecologist no greater than 24 hours prior to works commencing. If nesting birds are found a suitable cordon sanitaire around the nest(s) site should be established and maintained until the young birds have fledged in accordance with the recommendations of the ecologist. No works should commence unless otherwise agreed in writing by the local planning authority.

REASON: To protect breeding birds and safeguard the ecology and biodiversity of the area.

Informatives

- 1 The following policies are relevant to this decision:

National Planning Policy Framework (2012)

The London Plan (2016)

Policies: 5.2, 5.3, 5.5, 5.12, 5.13, 6.3, 6.9, 6.13, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.14, 7.15

The Draft London Plan (2017)

Policies: D1, D2, D3, D13, SI3, S15, SI12, SI13, T5, T6

The Harrow Core Strategy (2012)

Core Policies CS1

Harrow and Wealdstone Area Action Plan (2013)

Policies: AAP 1, AAP 3, AAP 4, AAP 9, AAP10, AAP 19

Development Management Policies Local Plan (2013)

Policies DM 1, DM 2, DM 10, DM 12, DM 14, DM 42,

Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016).

- 2 CONSIDERATE CONTRACTOR CODE OF PRACTICE

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

- 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 CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405
E-mail: communities@twoten.com

4 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.

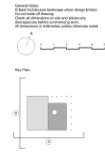
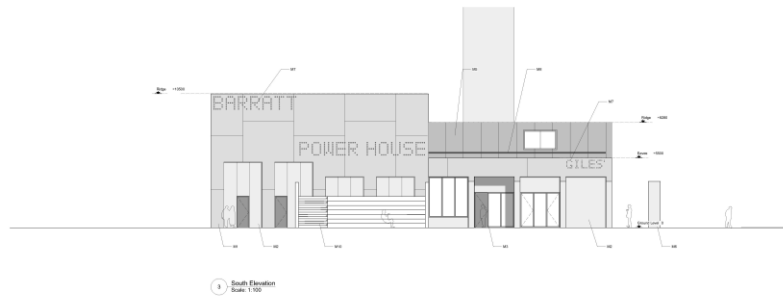
Plan Nos: Breeding Bird Survey Statement; Design and Access Statement; Drainage Strategy; Energy Centre Plant Noise Assessment; Energy Centre Statement; Energy Statement; Environmental Noise Survey; External Lighting Report; Planning Statement; Transport Strategy; 177-KOD-00-010; 177-KOD-00-011; 177-KOD-01-100; 177-KOD-01-101; 177-KOD-01-102; 177-KOD-01-200; 177-KOD-01-201; 177-KOD-01-300; 177-KOD-01-301; 177-KOD-D-100; 177-KOD-D-300; 177-KOD-D-301

APPENDIX 2: SITE PLAN



0 10m
 North
 0 10m
 North
 0 10m
 North
 0 10m
 North

No.	Title	Description
1	Site	Site
2	Site	Site
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5	Site	Site
6	Site	Site
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11	Site	Site
12	Site	Site
13	Site	Site
14	Site	Site
15	Site	Site
16	Site	Site
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- 001 Clay brickwork panels
- 002 Polished concrete panels
- 003 Aluminium cladding panels
- 004 Polished concrete panels
- 005 Aluminium cladding panels
- 006 Polished concrete panels
- 007 Polished concrete panels
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- 050 Polished concrete panels



No.	Code	Description
001	Clay	Clay brickwork panels
002	Polished concrete	Polished concrete panels
003	Aluminium cladding	Aluminium cladding panels
004	Polished concrete	Polished concrete panels
005	Aluminium cladding	Aluminium cladding panels
006	Polished concrete	Polished concrete panels
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046	Polished concrete	Polished concrete panels
047	Aluminium cladding	Aluminium cladding panels
048	Polished concrete	Polished concrete panels
049	Aluminium cladding	Aluminium cladding panels
050	Polished concrete	Polished concrete panels

Proposed south and west elevations

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