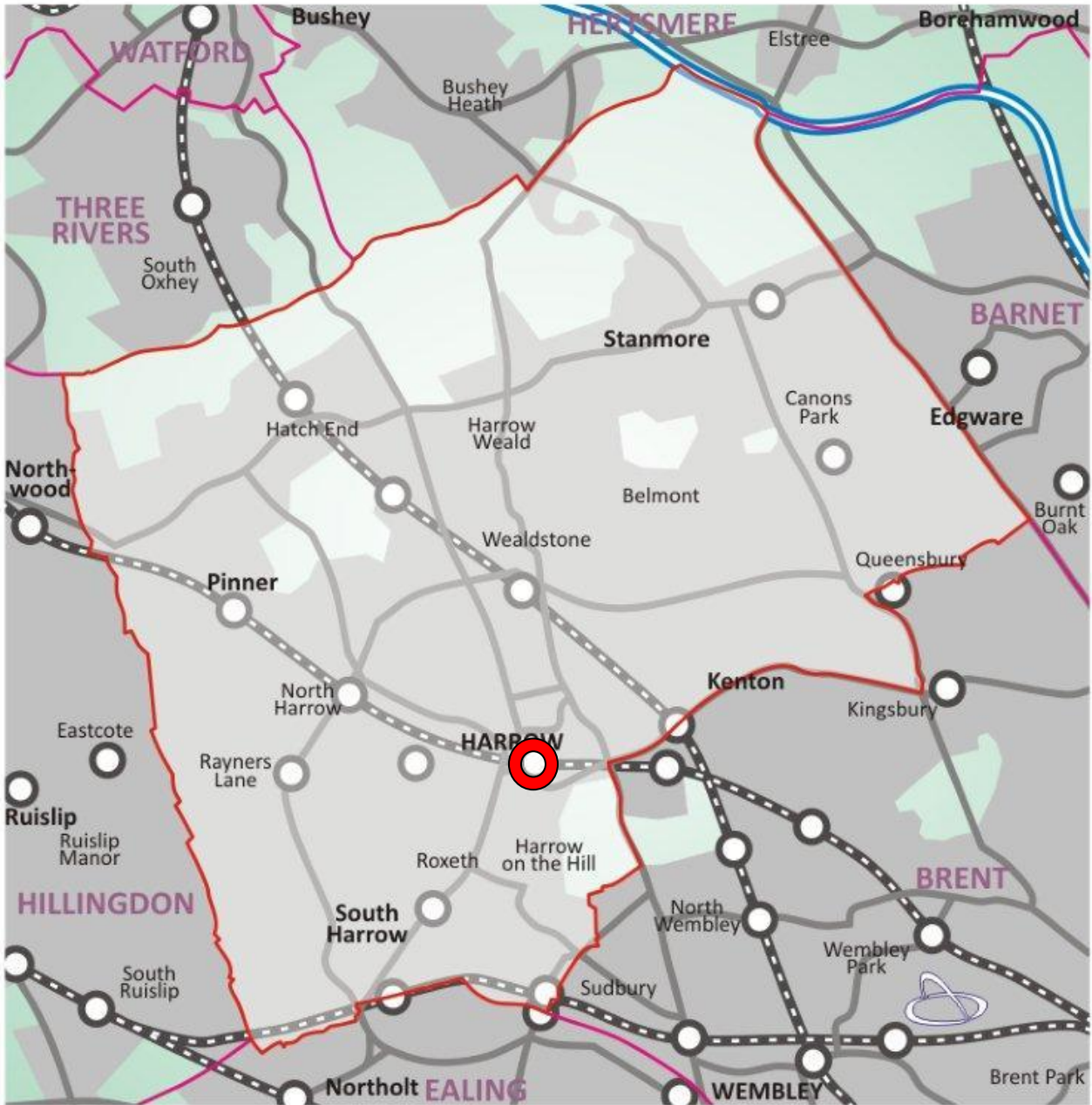
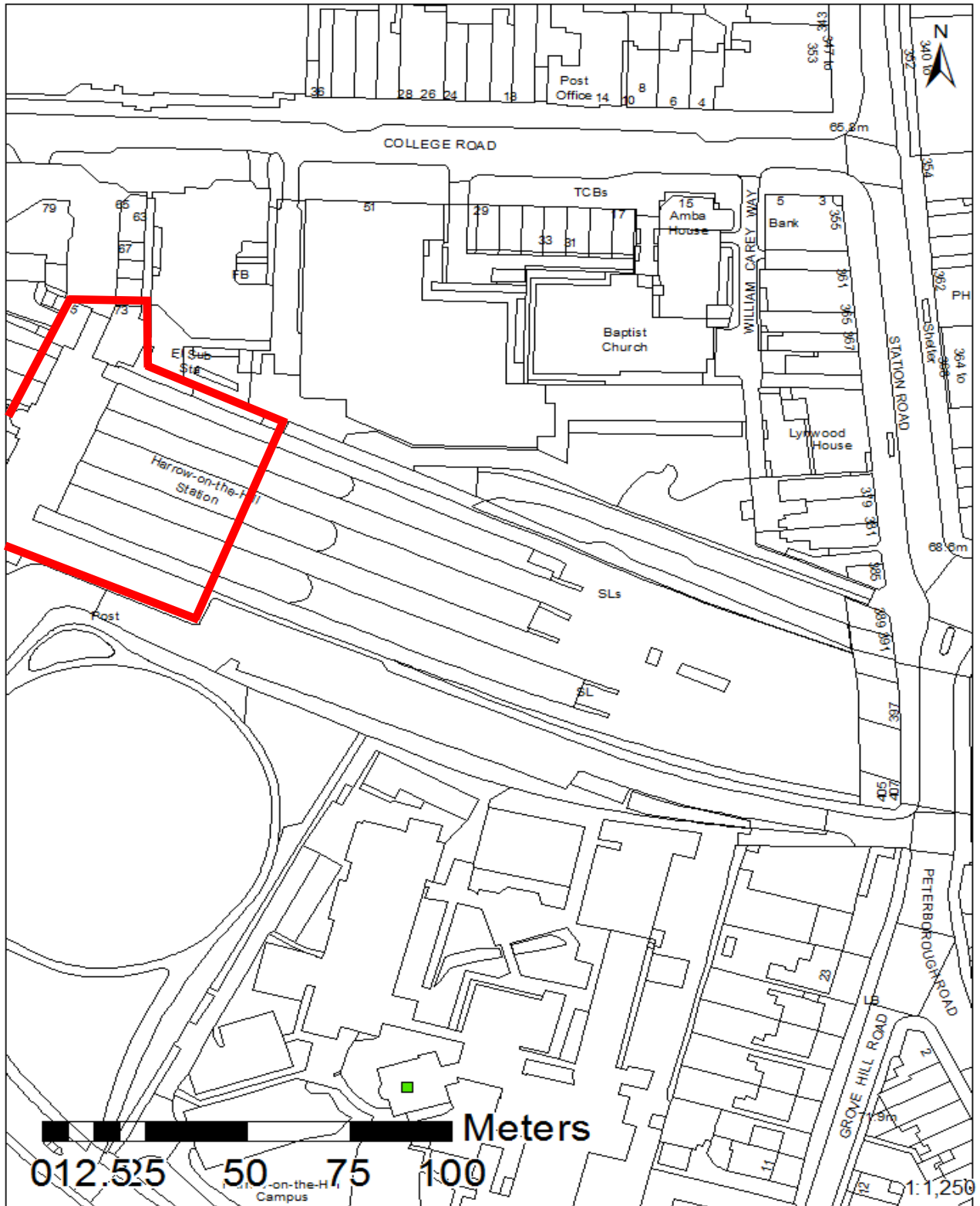


 = application site



Harrow on the Hill Station, Station Approach, Harrow	P/5156/17
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Harrow on the Hill Station, Station Approach, Harrow	P/5156/17
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

24th January 2018

APPLICATION NUMBER: P/5156/17
VALIDATE DATE: 20/11/2017
LOCATION: HARROW ON THE HILL UNDERGROUND STATION,
STATION APPROACH, HARROW.
WARD: GREENHILL
POSTCODE: HA1 1BB
APPLICANT: TRANSPORT FOR LONDON
AGENT: N/A
CASE OFFICER: KATIE PARKINS
EXPIRY DATE: 26TH JANUARY 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:

Prior Approval for works to create footbridge to provide a step free access including internal and external alterations.

The Planning Committee is asked to:

1) **GRANT PRIOR APPROVAL**

It is considered the proposal would not have a detrimental impact on the residential amenities of adjoining occupiers or the occupiers of the subject site.

REASON FOR THE RECOMMENDATIONS

The proposed development would accord with relevant policy and the proposed development would have a satisfactory impact on the character and amenities of the area.

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

INFORMATION

Statutory Return Type: E29: Not categorised
Council Interest: None
GLA Community: Not applicable
Infrastructure Levy (CIL): Not applicable
Contribution (provisional): Not applicable

Local CIL requirement: Not applicable

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
- Town and Country Planning (General Permitted Development) (England) Order 2015
- 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 – Informatives

Appendix 2 – Site Location Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

The Site	
Address	Harrow on the Hill Underground Station, Station Approach
Applicant	Transport for London
Ward	Greenhill
Local Plan allocation	No
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	Critical Drainage Area.

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site is Harrow on the Hill Underground Station. The Station is bounded by College Road and shopping centres to the north and Lowlands Road to the south.
- 1.2 The Station has a stepped entrance from both College Road and Lowlands Road. The platforms are accessed via steps.
- 1.3 The site is located within the town centre boundary, and is adjacent to the Roxborough Park and The Grove Conservation Area and a proposal site.
- 1.4 The site is located in a critical drainage area and parts of the site are within Flood Zone 3a and 3b (surface water).

2.0 PROPOSAL

- 2.1 The applicant is seeking prior approval for:
- Works to accommodate the provision of three lifts linked by an overbridge across the platforms;
 - A link bridge from the existing concourse to the overbridge;
 - Northern entrance lift from the existing concourse to the street providing street free access.
- 2.2 The applicant has stated that the station is unable to cope with the increasing demand being placed on it due to its layout, accessibility and constrained capacity. The proposed upgrade works, which seek to substantially increase the stations accessibility will relieve these pressures enabling it to accommodate future planned growth for the wider area.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history for the site.

4.0 CONSULTATION

- 4.1 A site notice was displayed on the 29th November 2017. The expiry date was the 20th December 2017. No responses were received.
- 4.2 Statutory and Non Statutory Consultation
- 4.3 No statutory and non-statutory consultations were required for this scheme.

4.4 External Consultation

4.5 Not applicable.

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 In this instance, the Development Plan comprises The London Plan 2016, The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan SALP 2013 [SALP].

5.3 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.

5.4 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.

5.5 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.

6.0 ASSESSMENT

6.1 The main issues are;

- Compliance with GPDO
- Location of the Proposal and Character of the Area and Visual / Residential Amenity

6.2 Compliance with GPDO

6.2.1 The applicant has submitted a Planning Statement and Covering Letter which confirms the proposed works constitute railway operational development for

which London Underground Limited has statutory powers. Part 18 of Schedule 2 of the GPDO 2015 permits development that is authorised under local or private Acts of Parliament.

- 6.2.2 The railway in this location was authorised by the Kingsbury and Harrow Railway Act 1874. In addition, the 1874 Act incorporates Section 16 of the Railways Clauses Consolidation Act 1845. This section enlarges the scope of works which may be carried out and includes the power that “they may do all other Acts necessary for making, maintaining, altering or repairing and using the Railway”.
- 6.2.3 Under Part 18, Class A.1, London Underground Limited is required to obtain prior approval of the design and location of the proposed works.
- 6.2.4 Such approval is subject to Class A.2 that prior approval cannot be refused unless the Council is satisfied that the development ‘could reasonably be carried out elsewhere on the land’, or the design or external appearance ‘would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid such injury’.

6.3 Location of the Proposal and Character of the Area and Visual / Residential Amenity

6.3.1 Paragraph A.2 of Class A, Part 18 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 states that:

“The prior approval referred to in paragraph A.1 is not to be refused by the appropriate authority nor are conditions to be imposed unless they are satisfied that-

- (a) The development ought to be and could reasonable be carried out elsewhere on the land...”

6.3.2 In this instance the proposal is to carry out internal and external works to provide the station with step-free access. The proposal is of a modest design and size and would be a sympathetic addition to the existing station.

6.3.3 Due to the size and siting of the proposed works, it would not result in a detrimental impact to the character and appearance of the surrounding area or to residential amenity.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed development is modest in size and design and would be a sympathetic addition and would not result in a detrimental impact to amenities of neighbouring properties or to the character and appearance of the surrounding area. Accordingly, the development is considered to accord with development plan policies.

7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations this application for prior notification is recommended for grant.

APPENDIX 1: INFORMATIVES

1 Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2012)

The London Plan 2016:

7.4, 7.6

The Draft London Plan 2017:

D1, D2

The Harrow Core Strategy 2012:

CS1.B

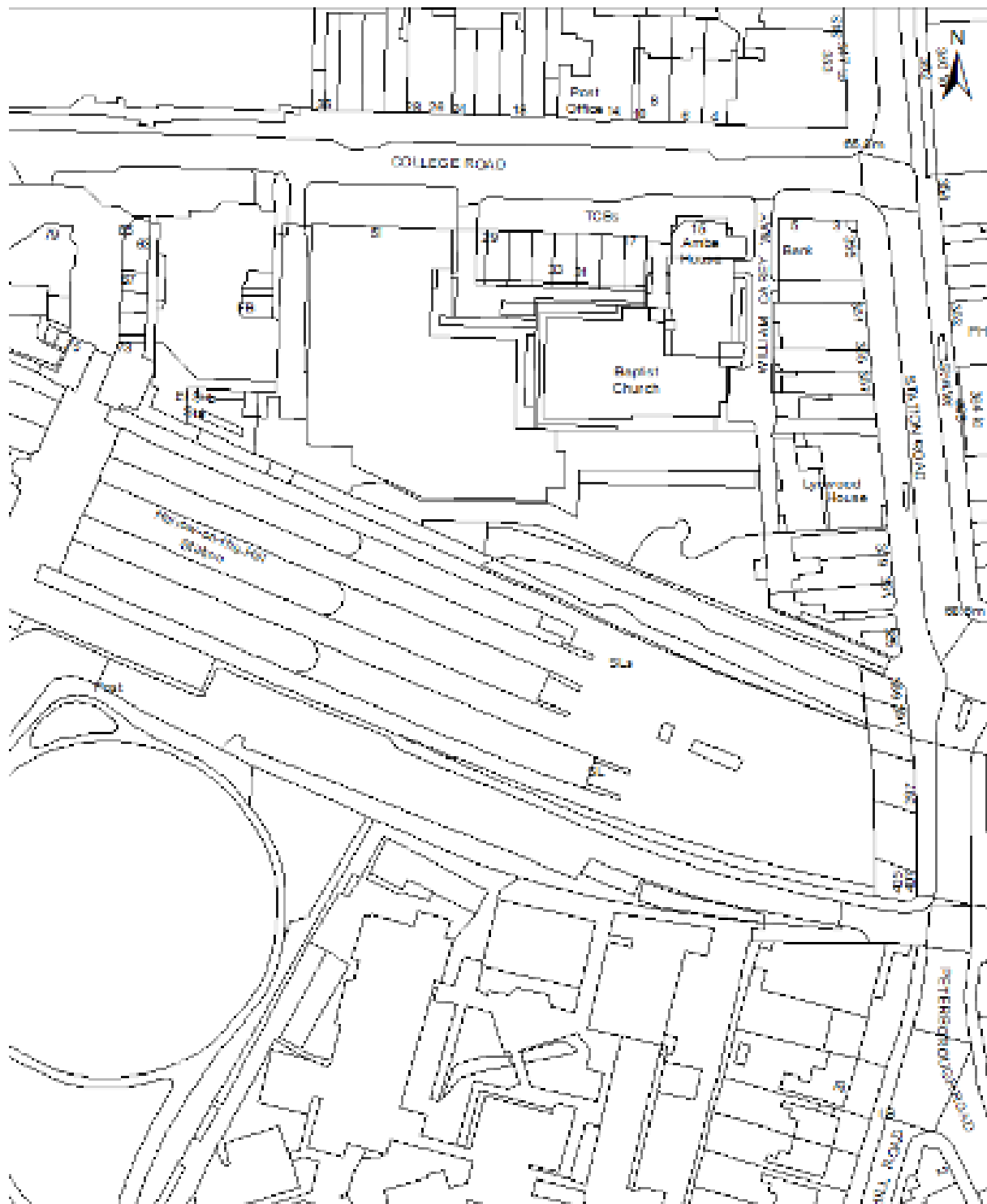
Harrow Development Management Policies Local Plan 2013:

DM1 Achieving a High Standard of Development

Town and Country Planning (General Permitted Development) Order 2015

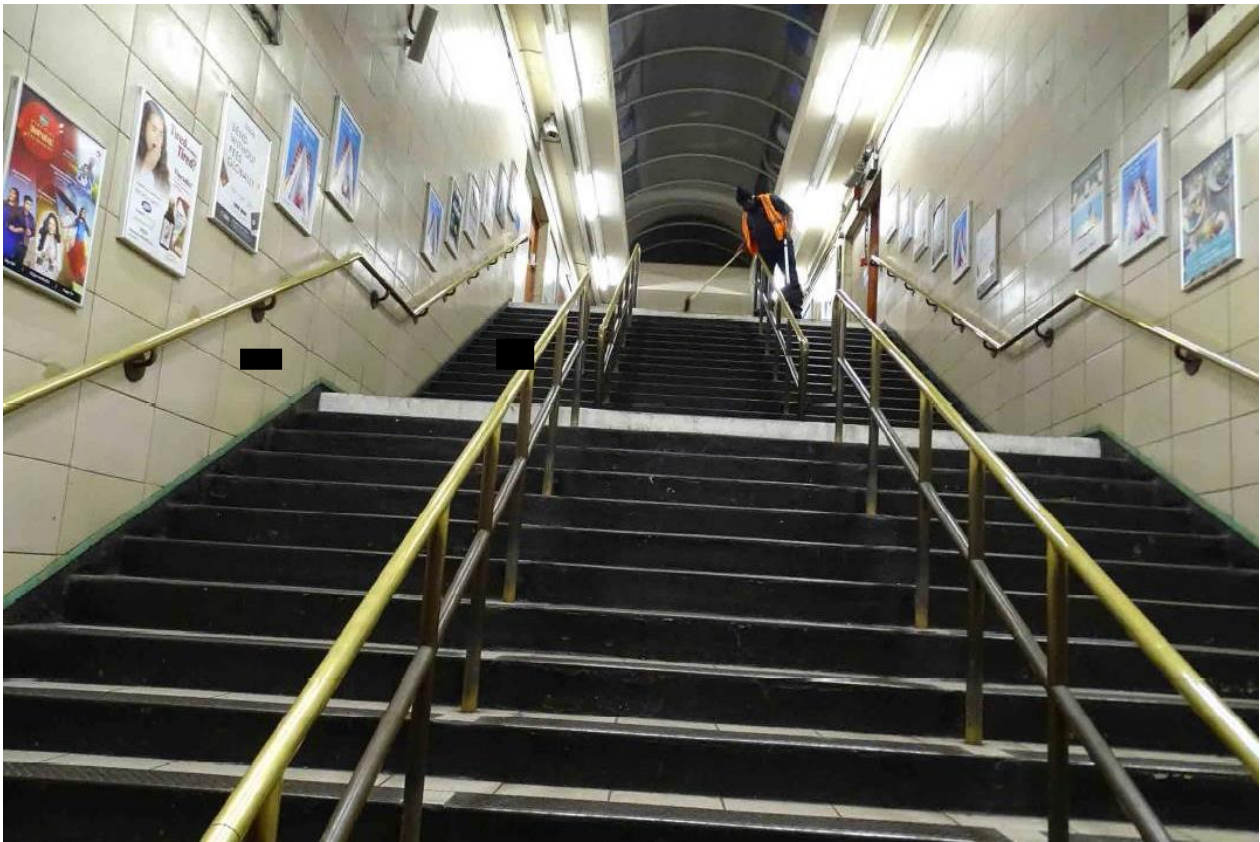
Schedule 2, Part 18, Class A

APPENDIX 2: SITE LOCATION PLAN



APPENDIX 3: SITE PHOTOGRAPHS

North Entrance Stairs



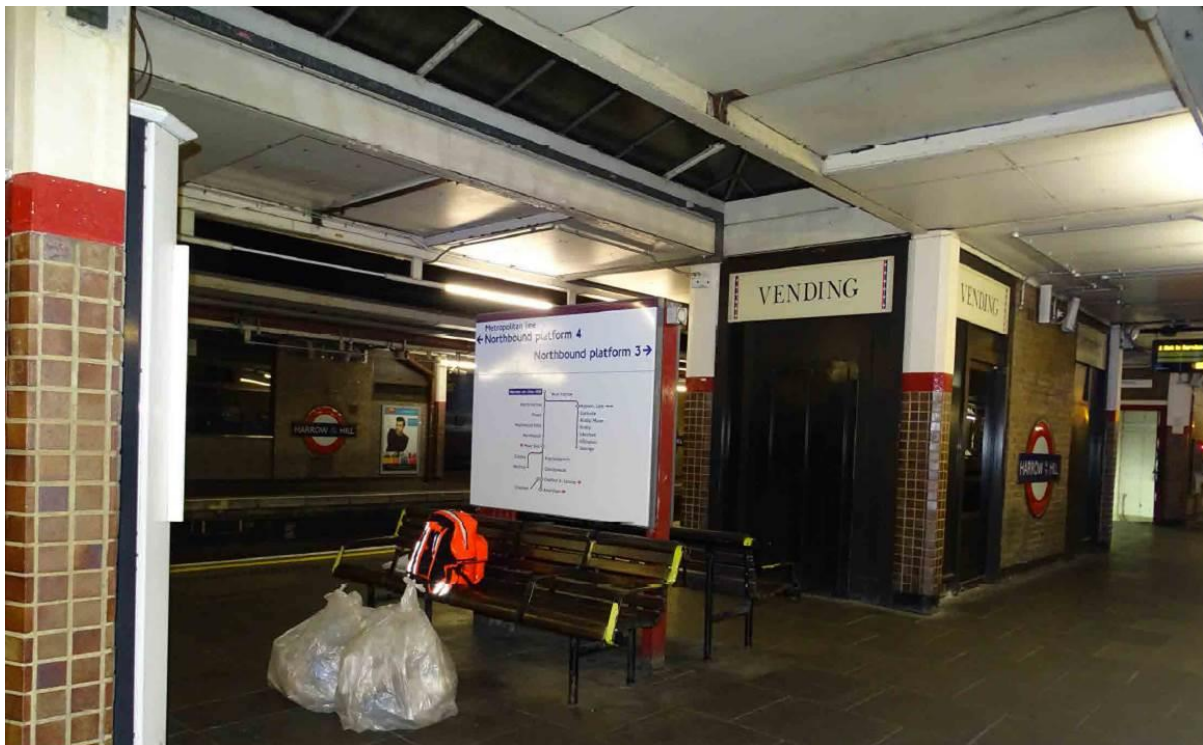
Looking towards Ticket Office



Platform 1 and 2



Platform 3 and 4

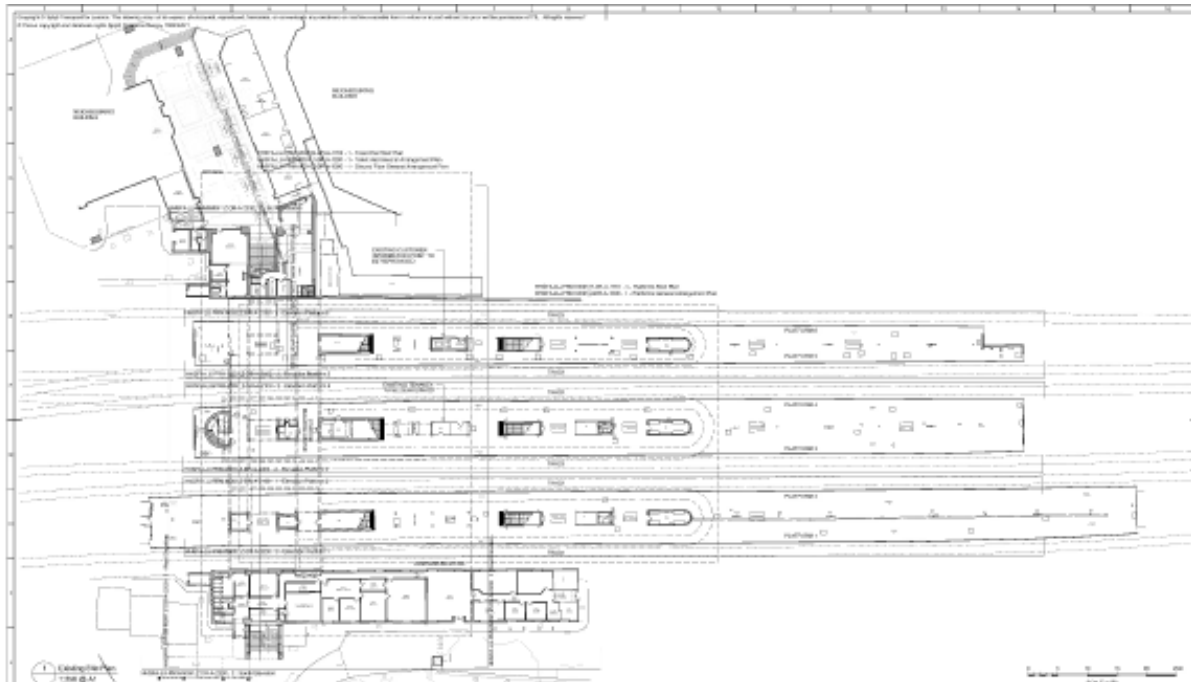


Platform 5 and 6

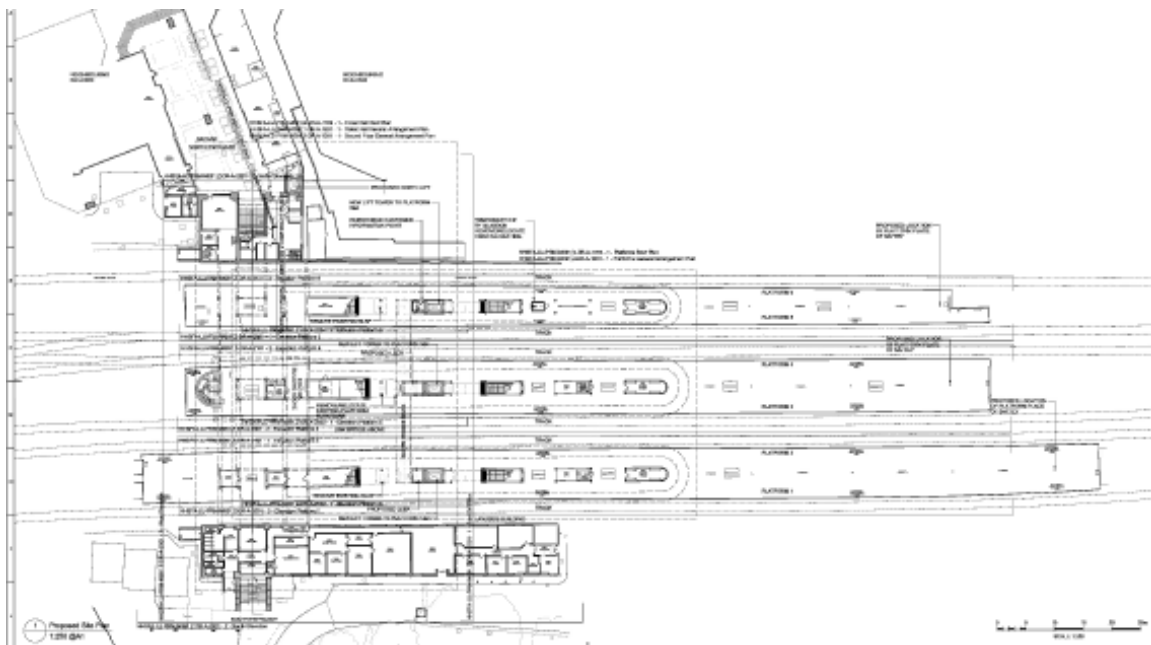


APPENDIX 4: PLANS AND ELEVATIONS

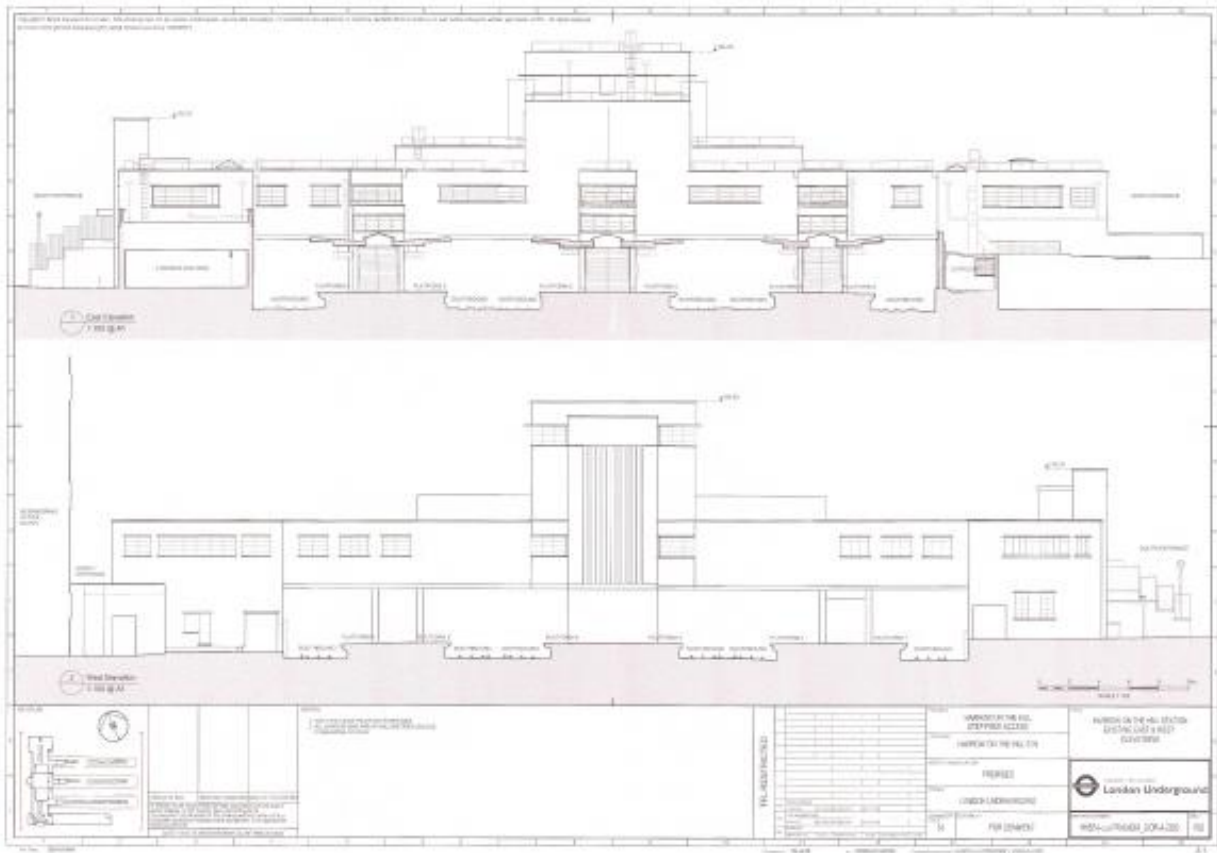
Existing Site Plan



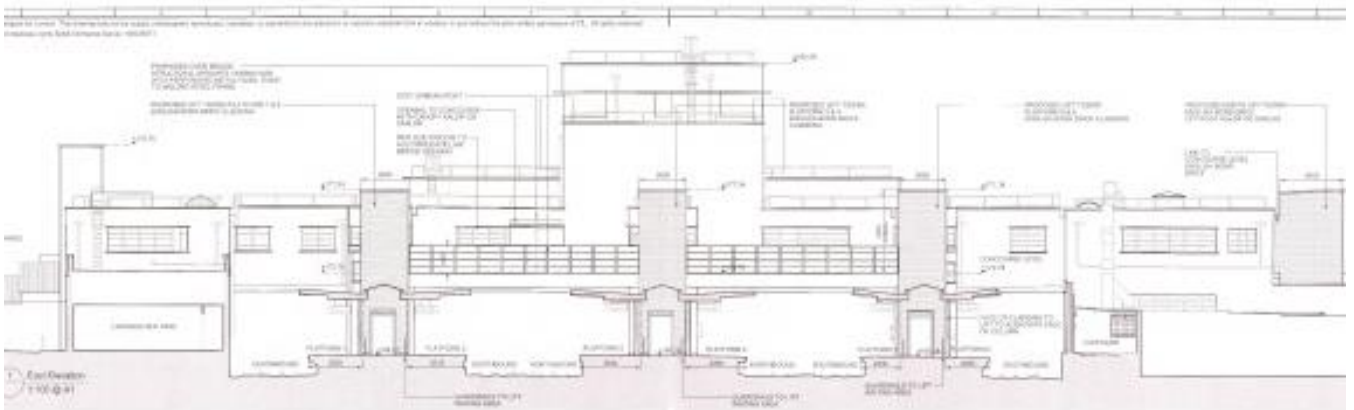
Proposed Site Plan

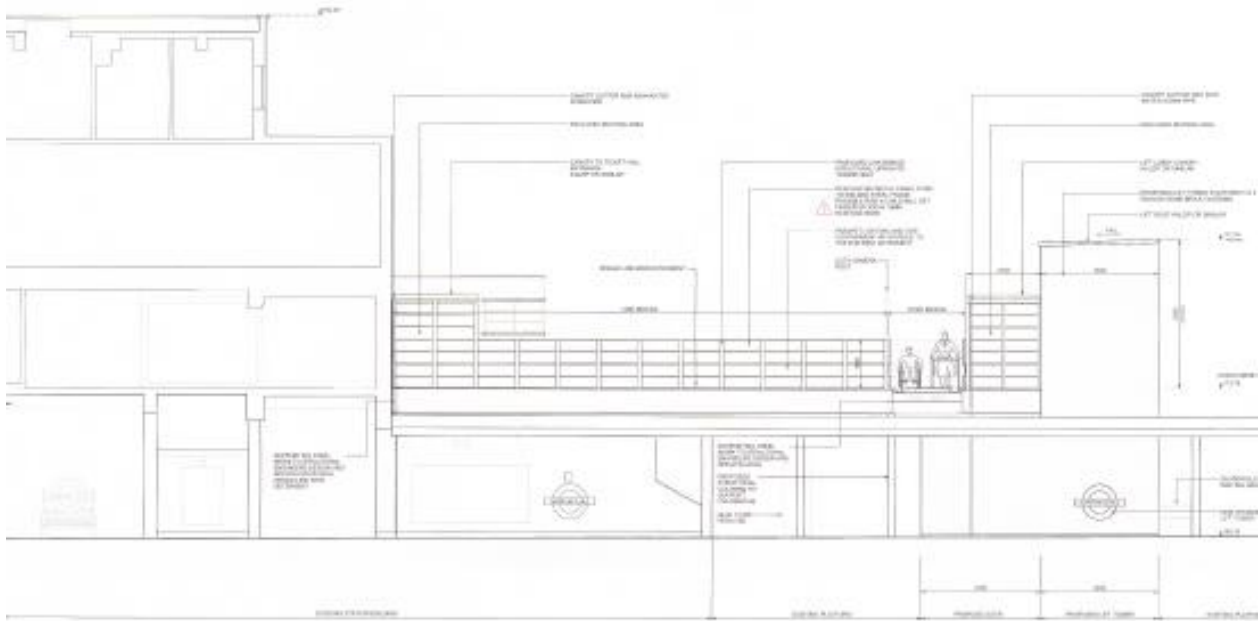


Existing Elevation

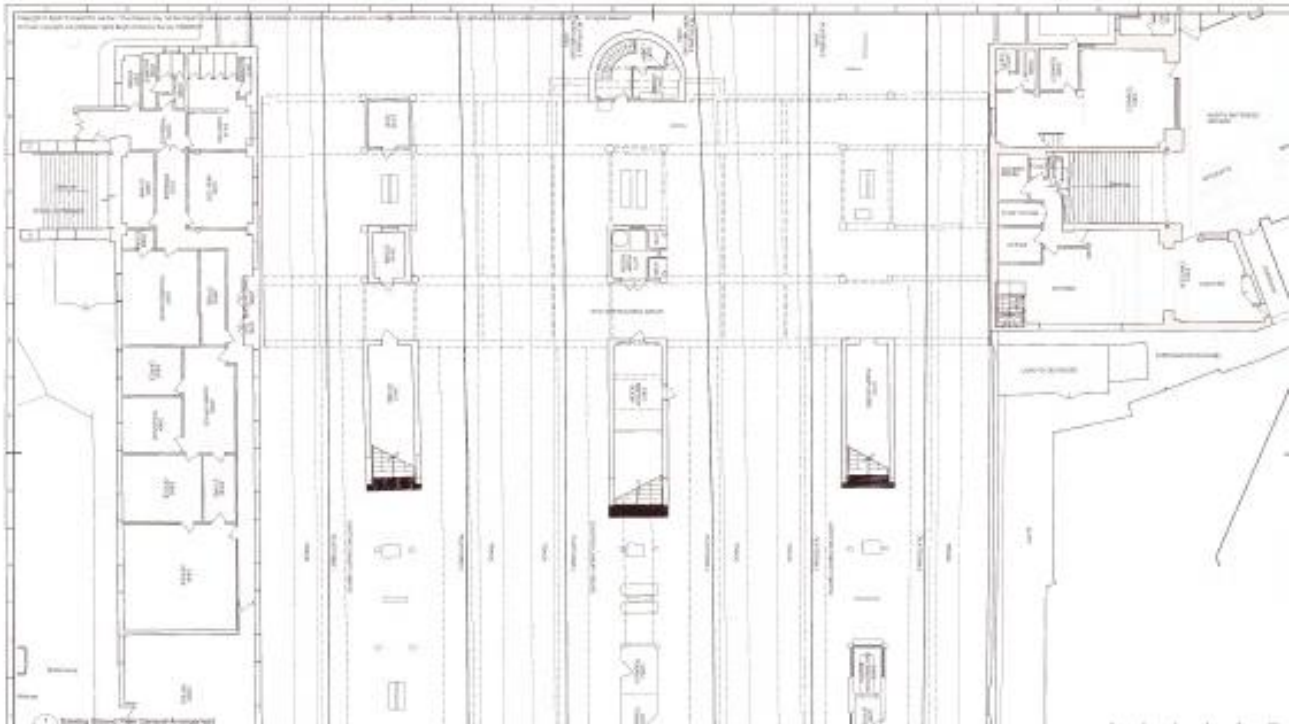


Proposed Elevations

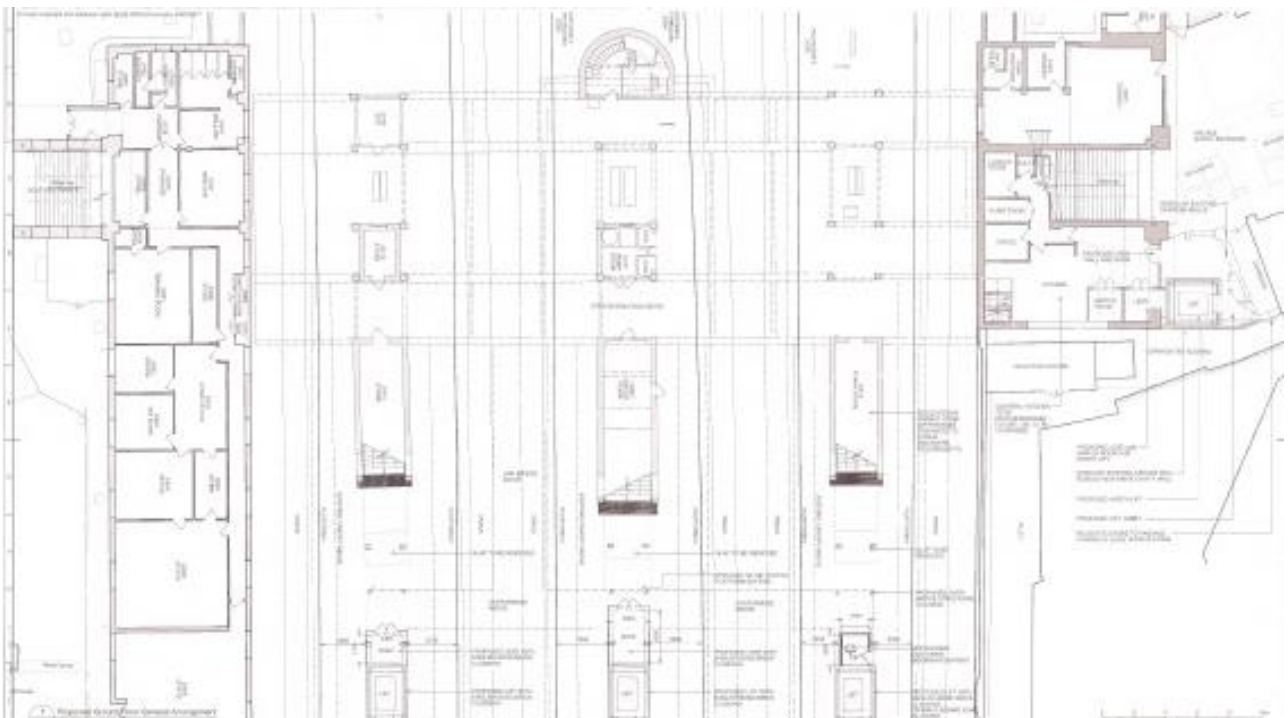




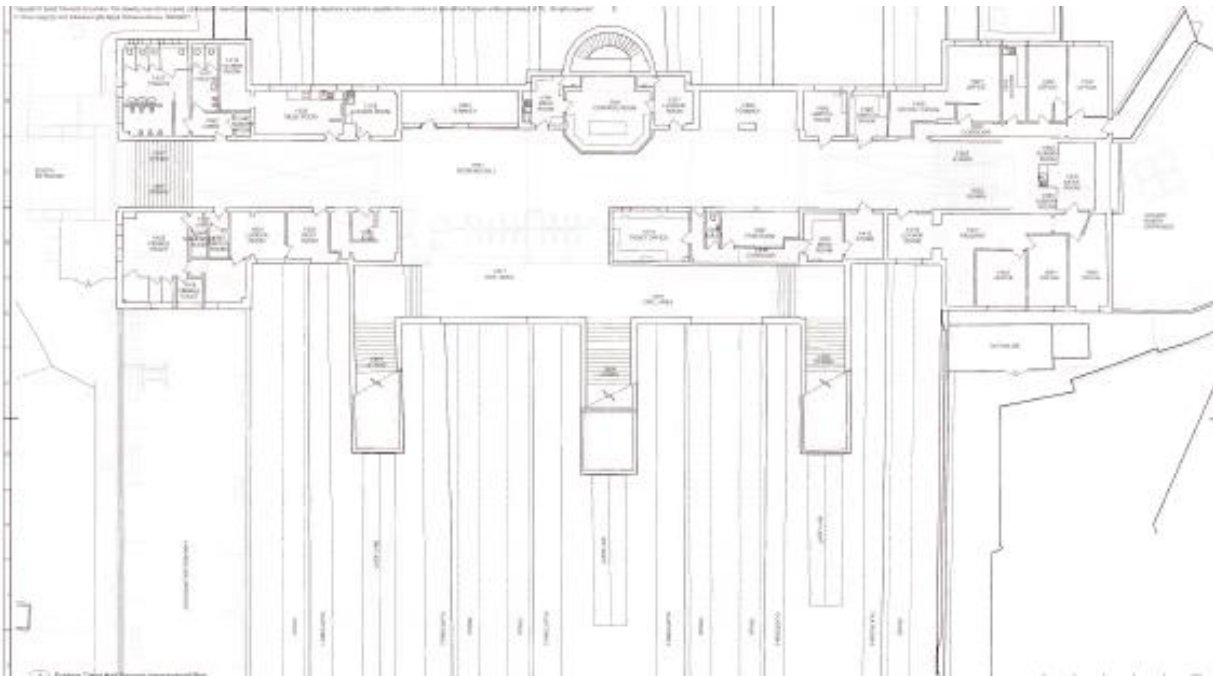
Existing Ground Floor Plan



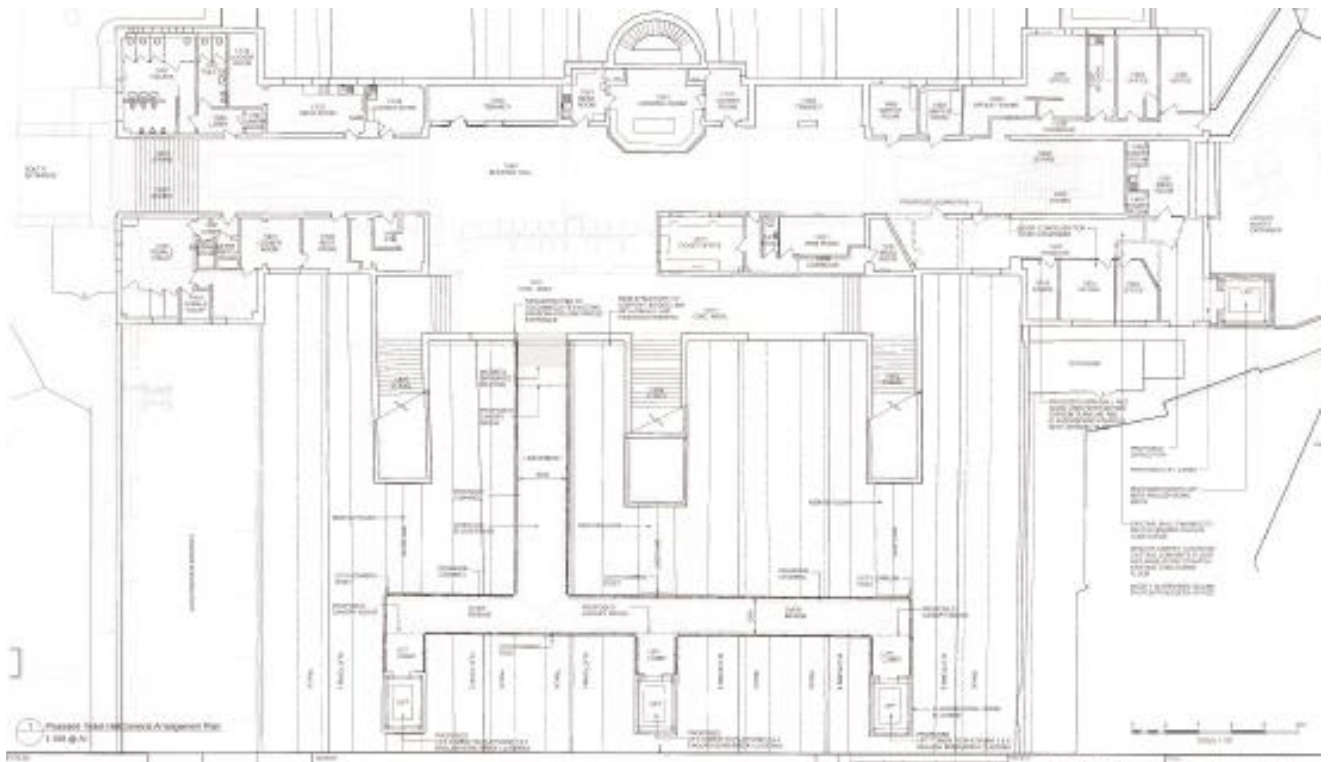
Proposed Ground Floor Plan



Existing Floor Plan



Proposed Floor Plan



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