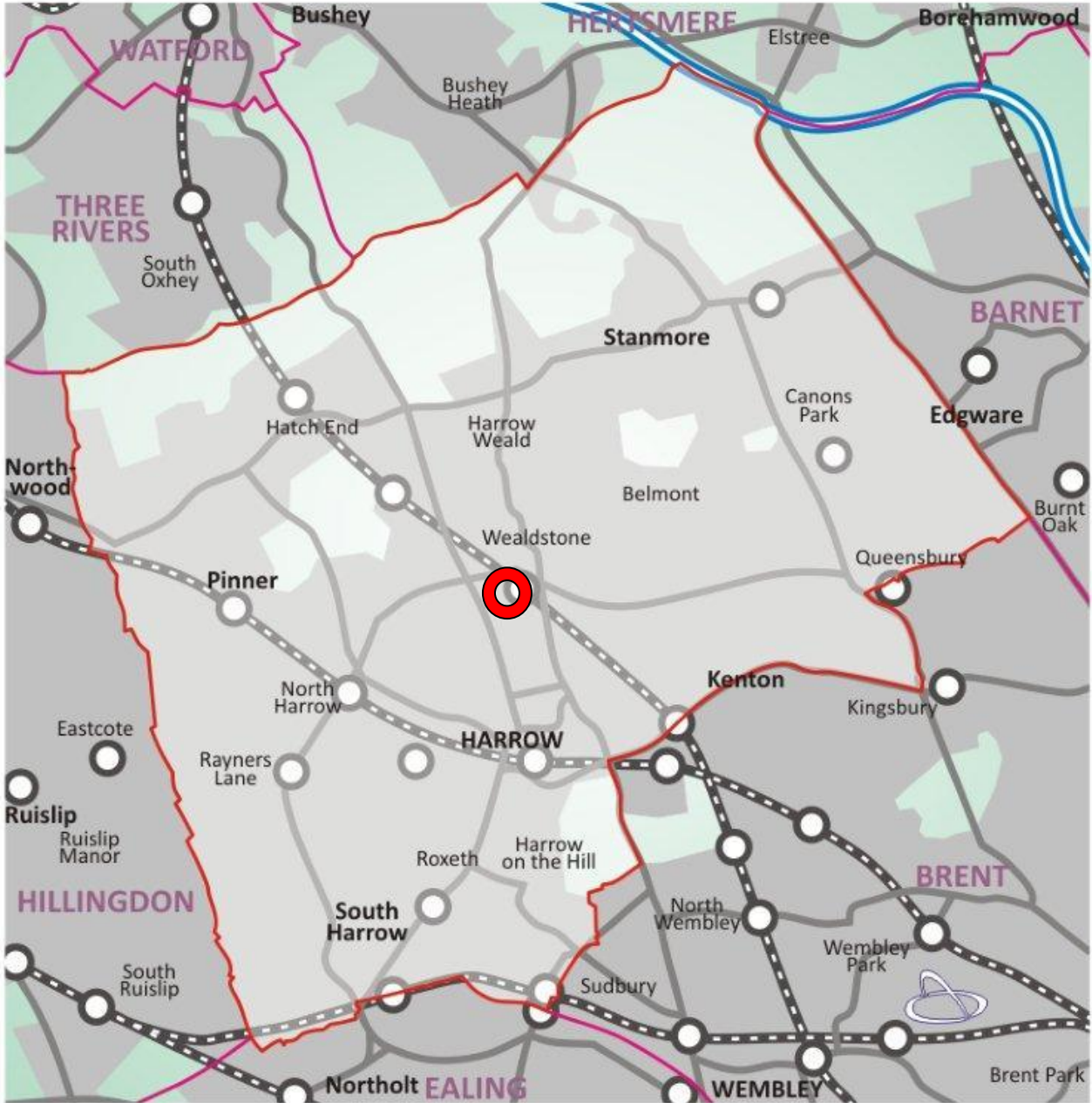
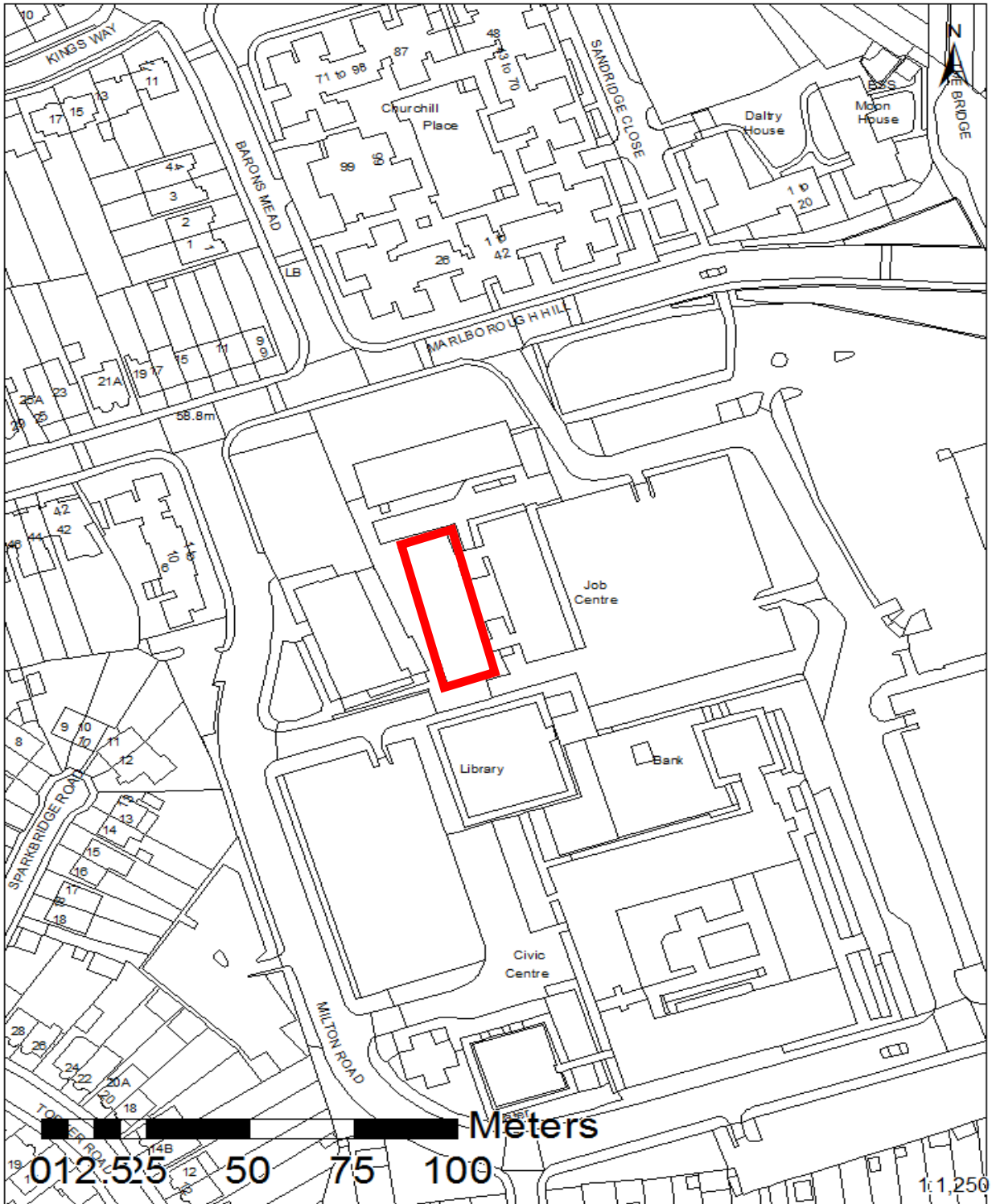


 = application site



Civic Centre, Station Road, Harrow	P/0956/18
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Civic Centre, Station Road, Harrow	P/0956/18
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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

25th April 2018

APPLICATION NUMBER: P/0956/18
VALIDATE DATE: 14/03/2018
LOCATION: CIVIC CENTRE, STATION ROAD, HARROW
WARD: MARLBOROUGH
POSTCODE: HA1 2XY
APPLICANT: HARROW REGENERATION UNIT
AGENT: MR NIK SMITH
CASE OFFICER: NICOLA RANKIN
EXPIRY DATE: 04/05/2018

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:

Temporary Change of use of ground floor office (Class B1) to Place of Worship (Class D1)

The Planning Committee is asked to:

RECOMMENDATION A

The Planning Committee is asked to:

- 1) agree the reasons for approval and the conditions as set out in this report in appendix 1 and
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

The proposed development would make use of a redundant Council building whilst maintain the borough social infrastructure and community facilities. Furthermore, it is considered that the development would not give rise to any harmful impacts on the character of the area, the highway network or on neighbouring residential amenity. Accordingly, the proposed development for a temporary change of use is recommended for grant.

INFORMATION

This application is reported to Planning Committee as proposal relates to the change of use of a non-residential building in excess of 400m² and therefore falls outside Schedule 1(f) of the Scheme of Delegation.

Statutory Return Type:	(E)20 Change of Use
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£17,150
Local CIL requirement:	N/A

PROCEDURAL ISSUES

The application is also made under Regulation 3 of the Town and Country Planning Regulations 1992 (as amended). Regulation 3 permits a local authority to make an application to itself for planning permission to develop land within its area and to then also determine the application. In this case, the planning application has been developed and submitted by the Regeneration Unit within the Council and the Council is also the owner of the application site.

Regulation 3 of the Town and Country Planning General Regulations 1992 [Statutory Instrument 1992/1492] provides [in relevant part] that applications for planning permission by an interested planning authority to develop any land of that authority shall be determined by the authority concerned, unless the application is called in by the Secretary of State under Section 77 of the Town and Country Planning Act 1990 for determination by him.

The application is made by LB Harrow who intends to carry out the development on the land at Civic 5, Civic Centre, Station Road, Harrow, HA1 2XY.

The grant of planning permission for this development falling within Regulation 3 shall enure only for the benefit of LB Harrow.

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	Civic Centre, Station Road, Harrow, HA1 2XY
Applicant	Harrow Regeneration Unit
Ward	Marlborough
Local Plan allocation	AAP Site 9 Civic Centre
Conservation Area	No
Listed Building	No
Setting of Listed Building	No
Building of Local Interest	No
Tree Preservation Order	No
Other	<ul style="list-style-type: none"> • Within protected views setting corridor: Wood Farm Country Park and Roxborough Road Footbridge • Allocated site 9 in Harrow AAP • Harrow and Wealdstone Opportunity Area • Critical Drainage Area

Transportation		
Car parking	No. Existing Car Parking spaces	0
	No. Proposed Car Parking spaces	0
	Proposed Parking Ratio	n/a
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	0
	Cycle Parking Ratio	n/a
Public Transport	PTAL Rating	4/5
	Closest Rail Station / Distance (m)	Harrow and Wealdstone Station (Bakerloo line, London Overground, London Midland and Southern Services) 1330m
	Bus Routes	Various routes along Station Road within 30 metres
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	Yes Mon –Fri 10 to 11am
	Previous CPZ Consultation (if not in a	N/A

	CPZ)	
	Other on-street controls	N/A
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	N/A

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site contains a two storey building forming part of the Harrow Civic Centre Campus. It was historically used as Council offices.
- 1.2 More recently the building has been used as a school. In 2014, Marlborough Primary School occupied Civic 3, 4, 5 and 6 for one year (P/3602/14). Temporary planning permission was granted in 2017 for Pinner Wood Primary School to use the site as a school until August 2018. The school has now left the site which is currently vacant.
- 1.3 To the west of the application site is a two storey brick building known as the Samanvaya Cultural Centre and is occupied by office floorspace on the ground and first floors. Beyond this is are the rear garden boundaries of the residential dwellings of Sparkbridge Road and Torver Road and a two/three storey block of flats situated at the corner of Milton Road and Marlborough Hill and its associated parking area.
- 1.4 The north is a two storey civic building and parking area and to the south and south west is the former Civic Centre Library building and a Council Car park accessed from Milton Road.
- 1.5 Further beyond the northern boundary are the two storey residential dwellings fronting Marlborough Hill and a group of three storey buildings containing flats know as Churchill Place.
- 1.6 Pedestrian access to the building is gained through an entrance lobby on the southern side of the building.
- 1.7 The application site lies within a critical drainage area.
- 1.8 The site is located within the Harrow and Wealdstone Opportunity Area. The application site and the wider civic centre campus is allocated for comprehensive mixed use residential development to deliver 'Heart of Metroland' aspirations and is a key site in terms of urban regeneration for the Borough.

2.0 PROPOSAL

- 2.1 The application seeks planning permission for a change of use of ground floor office space of the Civic Centre building 5 (Class B1) to a Place of Worship (Class D1) for a temporary period of 2 years.
- 2.2 The total floorspace for the proposed use would amount to 490m². The proposed ground floor would consist of a hall area (220m²) together with other ancillary kitchen, dining, office and storage spaces.

3.0 RELEVANT PLANNING HISTORY

3.1 The relevant planning history for the site is outlined in the table below:

Planning Ref	Description	Status and Date of Decision
P/3602/14	Notification of a 1 Year State Funded School (Part 4, Class C) Harrow Council Civic Centre, Buildings 3, 4, 5 & 6 for use as a state-funded school for Marlborough Primary School from 08 Sept 2014	
P/3924/17	Change of use of Office buildings Civic 3 - 6 (use class B1) to school (use class D1) to provide temporary home for Pinner Wood Primary School; Installation of two temporary single storey kitchen blocks on southern elevation (Retrospective)	Granted 23 rd November 2017
P/5737/17	<p>A Hybrid planning application for:</p> <p>Full planning application: Redevelopment to create a part four/part six storey building with additional rooftop plant and façade/screen above fifth floor level, to provide approximately 9, 362 sqm Gross Internal Area (GIA) of office floorspace (Use Class B1) and associated civic facilities, incorporating a semi basement car park (34 spaces) /plant area, a surface level car park (57 spaces) associated public realm and landscaping works, incorporating service bays, a cycle parking pavilion/ other cycle parking.</p> <p>Outline planning application: Construction of a building for a place of worship and ancillary residential use (Use Class D1 (h)) between one and three storeys in height with a single basement level to provide floorspace between 321 and 1,672 sqm (GIA) together with public realm and landscaping works, incorporating surface level car parking (2 accessible</p>	Planning Committee resolved to granted planning permission on 21 st March 2018, subject to the application being referred to the Mayor of London in accordance with the Mayor of London Order 2008.

	spaces) and cycle parking (with all matters reserved)	
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4.0 **CONSULTATION**

4.1 A total of 64 consultation letters were sent to neighbouring properties regarding this application on the 14th March 2018.

4.2 The overall public consultation period expired on the 4th April 2018.

4.3 **Adjoining Properties**

Number of letters Sent	64
Number of Responses Received	1
Number in Support	0
Number of Objections	1
Number of other Representations (neither objecting or supporting)	0

4.4 The following comments have been received from No. 64 Marlborough Hill:

- The proposal will generate extra traffic congestion which will affect the amenities of the residents with air and noise pollution.
- The building is currently vacant and the proposal will generate loss of amenity for neighbouring occupiers including noise and rubbish.

4.5 **Statutory and Non Statutory Consultation**

4.6 The following consultations have been undertaken:

4.7 **External and Statutory Consultation**

4.8 The following external and statutory consultation was undertaken

LBH Highways
LBH Planning Policy

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

Consultee	Summary of Comments	Officer Comments
LBH Highways	Comments received 28 th March 2018: We require further information – please can you request the number of staff	Noted. A condition is recommended to ensure that a Travel

	<p>associated with the Temple and the number of regular attendees.</p> <p>Additional comments received 4th April 2018: It is possible that this proposal will have some impact on parking as worshippers will be able to park in the surrounding streets when the CPZ isn't in operation (Mon-Fri 10-11am). The phased removal of on-site parking at the Civic Centre will also contribute to additional pressure. I was asking in order to determine whether a travel plan was required or not. In this case, the proposal doesn't meet the threshold for requiring a travel plan on its own, however due to the issues mentioned above and that the Civic Centre site has an existing use that generates a significant trip demand, we would require a full travel plan for this temporary arrangement to aid minimising impact. Subject to the provision of a travel plan, we have no objection to the proposal.</p>	<p>Plan is agreed with the LPA and implemented on first occupation of the building for the intended use.</p>
LBH Policy	No comment received	

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], the Draft London Plan (2017) 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 The Draft new London Plan was published on 29th November 2017. The current 2016 London Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions. It gains more weights as it moves through the process to adoption and the weight given to it is a matter for the decision maker. The Draft London Plan consultation takes place between 1 December 2017 and 2 March 2018, prior to Examination in Public in autumn 2018 and that at this stage carries limited weight.
- 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.
- 5.6 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

6.0 ASSESSMENT

- 6.1 The main issues are;

Principle of the Development
Character and Appearance of the Area
Residential Amenity and Accessibility
Transport and Parking
Regeneration

- 6.2 Principle of Development

6.2.1 The ground floor of Civic 5 would be occupied by the International Siddhashram Shakti Centre (ISSC). The ISSC is a temple and community centre which is currently located at No. 22 Palmerston Road, Wealdstone.

6.2.2 The Council has recently resolved to grant planning permission at a site that includes 22 Palmerston Road, Wealdstone under P/5737/17 for a new replacement Civic Centre and temple. Application P/5737/17 proposes the following development:

A Hybrid planning application for:

Full planning application: Redevelopment to create a part four/part six storey building with additional rooftop plant and façade/screen above fifth floor level, to provide approximately 9,362 sqm Gross Internal Area (GIA) of office floorspace (Use Class B1) and associated civic facilities, incorporating a semi basement car park (34 spaces) /plant area, a surface level car park (57 spaces) associated public realm and landscaping works, incorporating service bays, a cycle parking pavilion/ other cycle parking.

Outline planning application: Construction of a building for a place of worship and ancillary residential use (Use Class D1 (h)) between one and three storeys in height with a single basement level to provide floorspace between 321 and 1,

672 sqm (GIA) together with public realm and landscaping works, incorporating surface level car parking (2 accessible spaces) and cycle parking (with all matters reserved)

- 6.2.3 The above development was granted by the Planning Committee on 21st March 2018 and is subject to referral to the Mayor of London for consideration before planning permission can be formally granted.
- 6.2.4 If approved, Outline Planning Permission would be in place for a replacement temple building at that site. The existing temple at the site would be demolished before it was replaced at a different part of the site.
- 6.2.5 As such, the subject application seeks permission for an alternative temporary site to be used between the demolition of the current building and its replacement with a new one.
- 6.2.6 The applicants (Harrow Regeneration Unit) have outlined that Civic 5 has been selected as an alternative temporary site as it is owned by the Council, is within close proximity of the existing site and regard has also been given to a previous planning permission granted by the Local Planning Authority for a temporary change of use of the site for a D1 use – please refer to planning history.
- 6.2.7 The subject site and the wider Civic Centre campus is allocated for residential led comprehensive redevelopment (Site 9) within the Harrow and Wealdstone Area Action Plan (2013). It is anticipated that a planning application will come forward for a development in Spring 2018.
- 6.2.8 The applicant has outlined that the existing temple at 22 Palmerston Road is anticipated to be demolished by October 2018 and that use of Civic 5 as a temple would commence from September 2018. Civic 5 would not be demolished as part of the Civic Centre redevelopment before the replacement temple building in Wealdstone was completed. As such Civic 5 would be available for use as a temporary temple for the whole period between the demolition of the existing building and the completion of the new one which is expected to be by March 2020.
- 6.2.9 Policy 3.16 of the London Plan (2016) supports high quality social infrastructures, accessible to all section of the community.
- 6.2.10 Policy DM46 of the local plan outlines that proposals for the refurbishment and reuse of existing premises for community, sport and educational facilities will be supported. Part D of the policy requires that proposals for the conversion of employment floorspace to community and educational use should have regard to policy DM 31, the impact on other uses within the building and neighbouring buildings and the adequacy of parking and access arrangements.
- 6.2.11 Policy DM 47 of the Harrow Development Management Policies Local Plan states that: *“Proposals involving the loss of an existing community, sport or educational facility will be permitted if:*

- a. *there is no longer a need for that facility (having regard to the amount of local patronage, the quality of facilities offered and the duration and extent of marketing) or*
 - b. *there are adequate similar facilities within walking distance which offer equivalent provision; or*
 - c. *the activities carried on are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents or*
 - d. *the development of the site would secure an over-riding public benefit*
- B. Proposals for the redevelopment of community or educational facilities that secure enhanced re-provision on the site, or another site which improves accessibility will be supported.”*

- 6.2.12 Policy DM 31 D of the Harrow Development Management Policies Local Plan is also relevant to the proposal. It states that the “redevelopment or change of use of offices outside of designated town centres and business use areas will be permitted where the building has been vacant for more than 12 months and there is genuine evidence that all opportunities to re-let the accommodation have been fully explored, including evidence of suitable marketing over a 12 month period”.
- 6.2.13 The temporary education use of the site will fall away in August 2018 and the authorised use of the site will revert to offices. As such there is no longer a need for the educational facility. The proposal would provide for a replacement community facility in compliance with policies DM 46 and 47 of the local plan which seek to protect and expand community facilities to meet the needs of local residents in the Borough.
- 6.2.14 The site has currently been vacant for a number of months. Having regard to this and given the site has not been used by the Council as offices for a prolonged period of time as well as the sites allocation and subject to planning permission, will be redeveloped in the coming years, officer consider that there is no likelihood of the building being used as offices for the remainder of its lifetime. Furthermore, the principle of a replacement Civic Centre building at an alternative site in Wealdstone has already been accepted by the Council in respect of application P/5737/17. As such, although the proposal would not strictly comply with the requirements of policy DM 31 D, having regard to the sites allocation, the proposal is not considered to constitute a departure from policy.
- 6.2.15 Moreover a community D1 use within the building has already been established through the temporary planning permission for a school.
- 6.2.16 Policy AAP 4 C outlines that development that would prejudice the future development of other parts of the site, adjoining land or which would frustrate the delivery of adopted plans and allocated opportunity sites will be resisted.
- 6.2.17 The Council has entered into a legal agreement with the ISSC as detailed in related planning application P/5737/17. In short, this provides for the exchange of land ownership, the provision of suitable decant premises, so that the ISSC can continue to operate at all times pending it moving back in to a new ashram

on the site. The agreement provides a sound legal basis for ensuring the replacement temple at the Wealdstone site is done so in a timely manner and would therefore not impact on the comprehensive redevelopment of the existing wider Civic Centre site, whilst also ensuring no loss of community facilities. A condition is also recommended, should approval be granted for this permission to ensure the use of the building for a temple ceases two years from 31st August 2018.

- 6.2.18 It is considered that the temporary change of use would allow for the continued operation of the temple which is considered an importance piece of social infrastructure for many local residents and overall there would be no conflict arising with any policies in the Harrow Development Plan and therefore the principle of the development is considered to be acceptable.

6.3 Character and Appearance of the Area

- 6.3.1 National Planning Policy Framework (2012) advises at paragraph 58 that planning policies and decisions should aim to ensure that developments should optimise the potential of the site to accommodate development and respond to local character and history and reflect the identity of local surroundings and materials.
- 6.3.2 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 (2016) 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 (2016) 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.
- 6.3.3 Core Policy CS(B) states 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.’
- 6.3.4 Policy DM 1 A of the Local Development Management Policies Local Plan (2013) states that: “*All development and change of use proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance will be resisted*”.
- 6.3.5 No external alterations are proposed to the building as part of this planning application and therefore there would be not conflict with any of the above referenced policies of the development plan.

6.4 Residential Amenity

- 6.4.1 The NPPF requires sustainable development, and as part of this developments should aim to minimise adverse effects on the local environment, which includes neighbouring properties.
- 6.4.2 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.
- 6.4.3 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”.
- 6.4.4 The impact of community uses on neighbouring amenity is also considered in polices DM 46 and DM 47 of the Local Plan as outlined above.
- 6.4.5 The closest residential property lies to the north on Marlborough Hill and is approximately 100 metres away from the Civic 5 building and this distance is considered more than adequate to negate any harm to neighbouring residential properties.
- 6.4.6 The applicant has outlined that there are currently five full time staff working at the temple and normally between 50 to 100 worshipers would be expected to visit the temple across the day. Notably until recently the Pinnerwood School had occupied the building since April 2017 and prior to this date it was also occupied by Marlborough school over the academic year 2014/15 and during this time there were no reports of disturbance to any of the neighbouring properties. The proposed intensity of use for a temple is considered in officer opinion to be less than the former uses a school as the overall anticipated numbers of worshipers would be spread throughout the day and furthermore there would be associated external activities around the building unlike the school use which had regular children play breaks in the area surrounding e building. As such, the proposed use and intensity is considered highly unlikely to result in any harm to the users of the remaining Civic Centre site or the surrounding neighbouring occupiers.
- 6.4.7 Nevertheless in order to safeguard the residential amenities of the surrounding neighbouring occupiers a planning condition is recommended to restrict the opening hours and number of patrons using the facility at anyone time.
- 6.4.8 Overall, subject to the above conditions it is considered the development complies with policy 7.6 of The London Plan (2016) and policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

6.5 Transport and Parking

- 6.5.1 Paragraph 32 of the NPPF states that decision should take account of whether

- The opportunities for sustainable transport modes have been taken up depending on the nature and the location of the site, to reduce the need for major transport infrastructure;
- Safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.

- 6.5.2 London Plan policy 6.3 requires that development proposals should ensure that impacts on transport capacity and the transport network, at both corridor and local level are fully assessed.
- 6.5.3 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. The Parking Addendum to Chapter 6 of The London Plan sets out maximum parking standards for new development dependent upon their use and level of public transport accessibility.
- 6.5.4 The Development Management Policies DPD gives local interpretation of London Plan parking standards and detail requirements for sustainable Travel Plans. The document refers to the maximum London Plan standards for the parking standards of vehicles (including those with vehicle charging points) and cycle parking spaces. The policies in the DMPLP are echoed in policy AAP19 of the Harrow and Wealdstone AAP (2013).
- 6.5.5 The existing temple at Palmerston Road does not benefit from any visitor parking with existing public car parks and public transport being used by those visiting the site.
- 6.5.6 Civic 5 is served by large public car parks that staff and visitors could use. Additionally the site is in close proximity to the Harrow and Wealdstone national rail, underground, and over ground stations, Harrow on the Hill underground and national rail station and a number of local bus services. The site has a PTAL rating of 4/5 and as such is considered to be a highly accessible and sustainable location.
- 6.5.7 Notwithstanding the above, it is recognised that some worshipers will drive to the site resulting in some parking on the surrounding street when the CPZ isn't in operation (Mon to Fri 10-11am). Furthermore it is intended that the parking at the Civic Centre site will be reduced over time as phases of the redevelopment of the site progress and this will add to increased parking pressure within the immediate vicinity, particularly as the Civic Centre generates a high trip demand.
- 6.5.8 In view of the above, it is considered that a travel plan would be required to encourage more sustainable modes of travel to the site and that this will help mitigate any additional parking pressure as a result of the issues mentioned above. Subject to securing a travel plan to assist in minimizing any impact, the Highways Authority does not object the proposed temporary use.

6.6 Regeneration

- 6.6.1 The proposed temporary use would allow the operations of an important piece of social infrastructure to be maintained whilst the new Civic Centre is built out at a site in Wealdstone where the temple is currently located and would therefore assist in providing significant regeneration benefits for Wealdstone.

7.0 **CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposed development would make use of a redundant Council building whilst maintain the borough social infrastructure and community facilities. Furthermore, it is considered that the development would not give rise to any harmful impacts on the character of the area, the highway network or on neighbouring residential amenity. Accordingly, the proposed development for a temporary change of use is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

General Planning Conditions

1 Timing

The temporary change of use for a place of worship (Use class D1 h) hereby approved shall cease and the land restored and reverted to its former authorised use (B1) on or before 31st August 2020.

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

2 Approved Drawing and Documents

The development hereby permitted shall be retained in accordance with the following approved plans and documents: Harrow Council Site Plan; JCL-06-01 (Civic-5-Existing-Plan); JCL-06-02 (Civic-5-Proposed-Plan); Planning Statement (March 2017)

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

Pre-Occupation Conditions

3 Travel Plan Statement

The development shall not be occupied until a Travel Plan Statement has been submitted to the Local Planning Authority in writing to be agreed. ii) No part of the development shall be occupied prior to implementation of the Approved Travel Plan [or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation]. Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the details therein and shall continue to be implemented as long as any part of the development is occupied. iii) The records of implementation shall be made available to the Local Planning Authority at anytime upon request.

Reason: To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan polices 6.1 and 6.3 and policy DM 42 of the Harrow Development Management Polices Local Plan (2013).

Operational Conditions

4 Opening Hours

The place of worship hereby permitted shall not be open outside the hours of 06:30 to 23:00 Monday to Friday and Sunday (including public holidays) and 24:00 on Friday and Saturday and 06.30 to 01.00 the next day on special events and festivals which shall occur no more than 3 times per year.

Reason: To safeguard the residential amenities of the surrounding neighbouring occupiers in accordance with policy DM 1 of the Harrow Development Management Polices Local Plan (2013).

5 Number of occupiers

The maximum number of patrons and staff in the premises shall not exceed 120 persons at anyone time or 250 persons during special events unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the use of the site is not over-intensive and to safeguard the residential amenities of the surrounding neighbouring occupiers in accordance with policy DM 1 of the Harrow Development Management Polices Local Plan (2013).

6 Permitted Development – Change of Use

The premises shall be used for the purpose specified in the application and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

Reason: To safeguard the character of the locality and to safeguard the residential amenities of the surrounding neighbouring occupiers in accordance with policy DM 1 of the Harrow Development Management Polices Local Plan (2013).

Informatives

1 Policies

The following policies are relevant to this decision:

National Planning Policy:

National Planning Policy Framework (2012)

The London Plan (2016):

3.16 Protection and Enhancement of Social Infrastructure
6.3 Assessing effects of development on transport capacity
6.9 Cycling
6.10 Walking
6.11 Smoothing traffic flow and tackling congestion
6.13 Parking
7.3 Designing out crime
7.4 Local character
7.6 Architecture

Harrow Core Strategy (2012)

CS1: Overarching Principles

Harrow and Wealdstone Area Action Plan (2013)

AAP 4 Achieving a High Standard of Development throughout the heart of Harrow
AAP19 Transport, Parking and Access within the Heart of Harrow

Harrow Development Management Policies Local Plan (2013):

Policy DM 1 Achieving a High Standard of Development
Policy DM 31 Supporting Economic Activity and Development
Policy DM 42 Parking Standards
Policy DM 43 Transport Assessments and Travel Plans
Policy DM 46 New Community, Sport and Education Facilities
Policy DM 47 Existing Community Sport and Educational Facilities

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 Mayor of London CIL Liability

Please be advised that approval of this application, (by PINS if allowed on Appeal following the Refusal by Harrow Council), attracts a liability payment of £39690 of

Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

Harrow Council as CIL collecting authority on commencement of development will be collecting the Mayoral Community Infrastructure Levy (CIL).

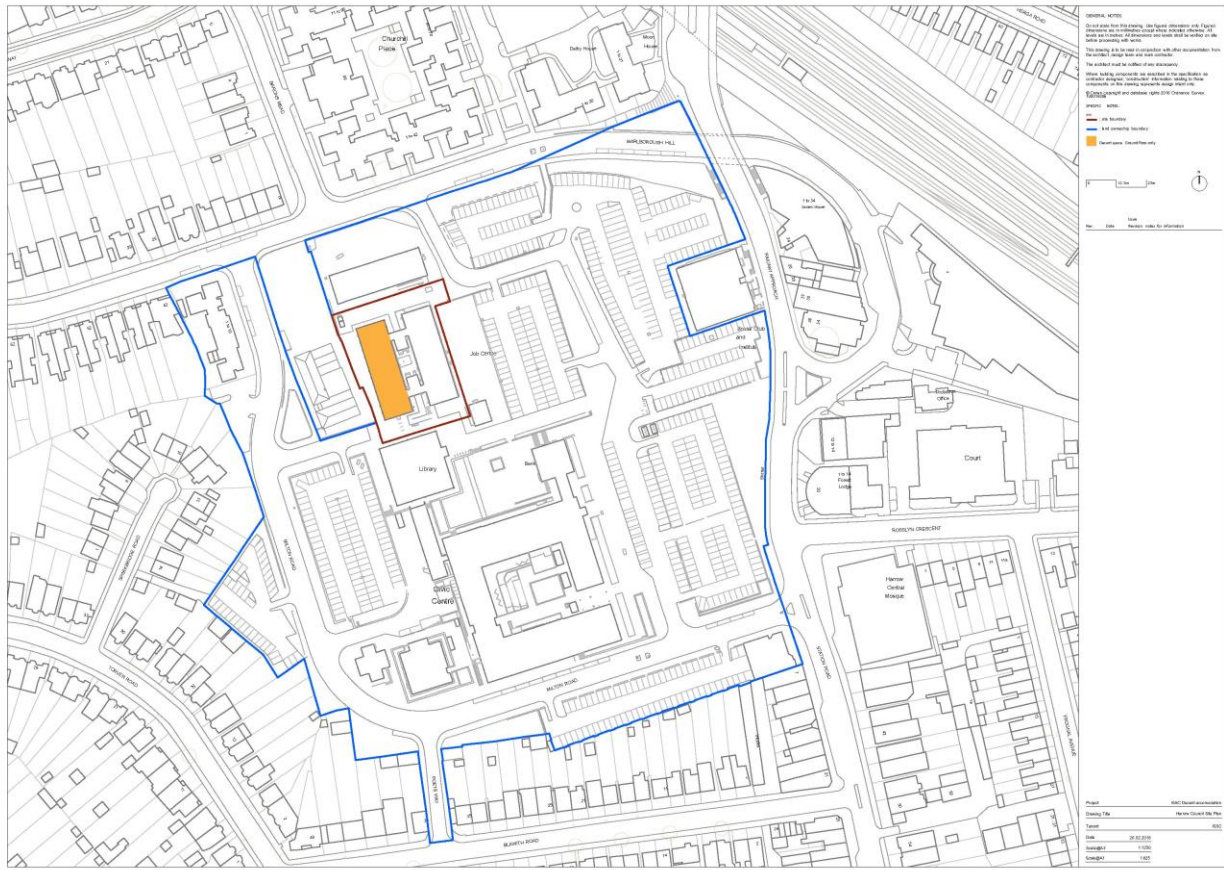
Your proposal is subject to a CIL Liability Notice indicating a levy of £17,150 for the application, based on the levy rate for Harrow of £35/sqm and the stated floor space of 490sqm

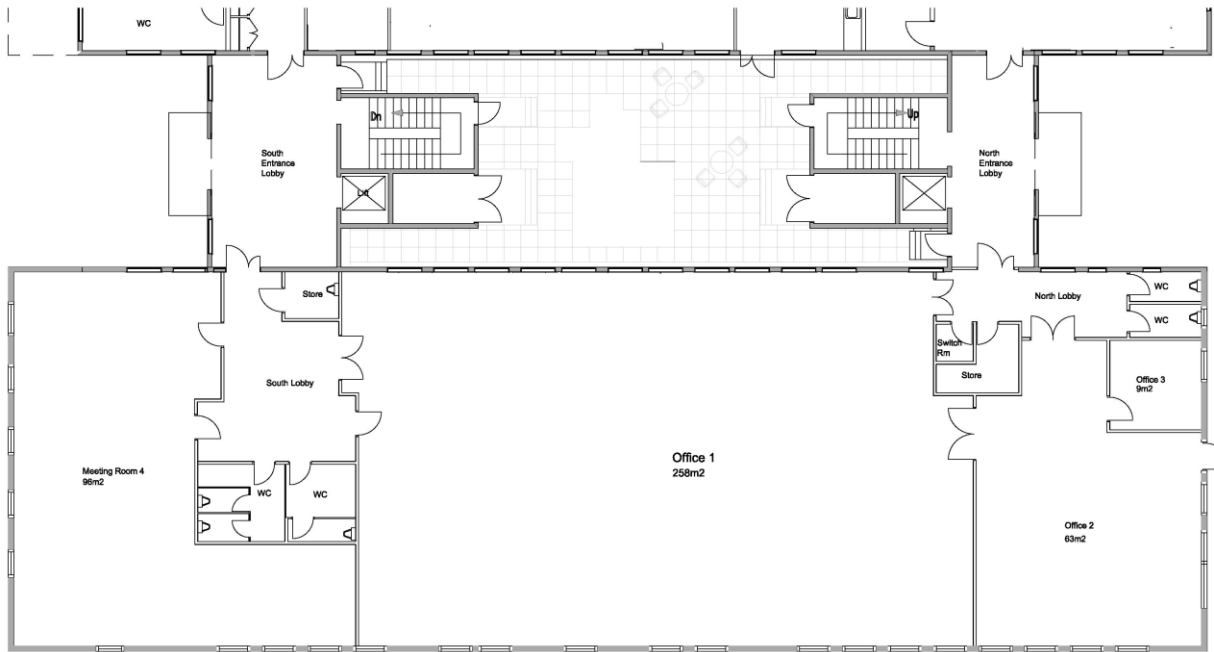
You are advised to visit the planning portal website where you can download the appropriate document templates.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

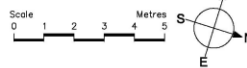
Plans Numbers: Harrow Council Site Plan; JCL-06-01 (Civic-5-Existing-Plan); JCL-06-02 (Civic-5-Proposed-Plan); Planning Statement (March 2017)

APPENDIX 3: PLANS AND ELEVATIONS

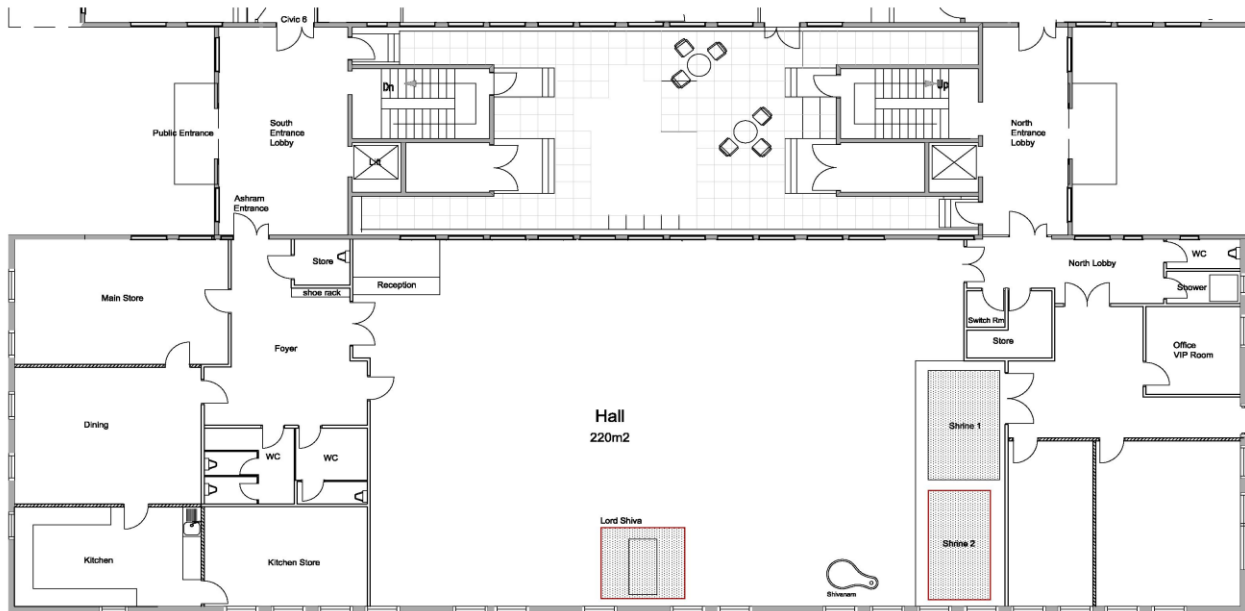




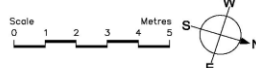
Total GIA 490m²
Subject to detailed site survey



Jaysam 14 Colford Road Harrow HA1 1JG Tel: 0181 881 8995 Fax: 0181 881 8996 Email: info@jaysam.co.uk	Project	ISECC-ASHRAM-DECAT
	Title	CIVIC-5-EXISTING-PLAN
	SCALE-1:1000	Date
	Drawn by: JCL	Revision



Total GIA 490m²
Subject to detailed site survey



Jaysam 14 Colford Road Harrow HA1 1JG Tel: 0181 881 8995 Fax: 0181 881 8996 Email: info@jaysam.co.uk	Project	ISECC-ASHRAM-DECAT
	Title	CIVIC-5-PROPOSED-PLAN
	SCALE-1:1000	Date
	Drawn by: JCL	Revision

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