
SECTION 1 - MAJOR APPLICATIONS

**WESTFIELD HOUSE & HILLSDALE, WESTFIELD
PARK, MIDDX**

**1/01
P/1498/03/CFU/GM**

Ward: HATCH END

REDEVELOPMENT: DETACHED 3 STOREY BUILDING TO PROVIDE 12 FLATS
WITH ACCESS AND PARKING AT THE REAR

HOWARD, FAIRBAIRN & PARTNERS for COSWAY LAND & NEW HOMES LTD

RECOMMENDATION

Plan Nos: 5029-PL01; 2; 3; 4; 5; 6; 7; 8 and site plan.

REFUSE permission for the development described in the application
and submitted plans for the following reason(s):

- 1 Refusal - Residential - Number of Units
- 2 Refusal - Tree Loss - General

INFORMATIVES

- 1 Standard Informative 36 – Measurements from Submitted Plans
 - 2 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E6, E45, H1, H8, T13); (SD1, SH1, D4, D5)
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MAIN CONSIDERATIONS

- 1) Visual and Residential Amenity
 - 2) Density
 - 3) Trees
 - 4) Parking and Highway Issues
 - 5) Accessibility
 - 6) Consultation Responses
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INFORMATION

a) Summary

UDP Key Policies:			E6, E45, H1, H8, T13	
Deposit	UDP	Key	SD1, SH1, D4, D5	
Policies:				
Car Parking			Standard: 18	(18)
			Justified: 18	(18)
			Provided: 15	
Site Area:			0.18ha	
Habitable Rooms:			38	
No. of Residential Units:			12	
Density:			67 dph	211 hrph
Council Interest:			None	

b) Site Description

- pair of large semi-detached houses on western side of road, set back from road frontage by 10m
- protected trees on site frontage and to rear
- two storey block of 4 flats to north, Eaton Court
- garages and access road serving properties in Oakdene Close abut southern boundary

c) Proposal Details

- demolition of existing houses and redevelopment in form of 3 storey building to provide 12 flats
- building to have large crown roof over with dormers on each elevation
- 15 parking spaces at rear accessed via archway on northern flank of building
- timber bicycle store at rear, timber bin store at front
- loss of cherry tree at front, all other trees indicated as retained

d) Relevant History

None.

continued/

e) Consultations

Environment Agency: No comments to make on proposal.
Thames Water Utilities Ltd: No objection

Advertisement Major Development Expiry
07-AUG-03

Notifications Sent Replies Expiry
45 7 plus 29-JUL-03
petition
from
27
properties

Response: Loss of light to properties in Oakdene Close; would add to parking problems in area; noise and disturbance to adjoining properties from more intensive development; sufficient flats in area; concern at tree loss; disturbance from building work; vehicle access too close to Oakdene Close.

Hatch End Association: Overdevelopment; height and mass of building obtrusive and overbearing; loss of family houses; loss of neighbouring amenity; concern at affect on tree; concern at location of bin store; oppose backland parking; insufficient parking.

APPRAISAL

1) Visual and Residential Amenity

At present Westfield House in particular has a high pitched roof and the pair of houses have an imposing frontage. They are set-back from the road frontage however, where there is mature screening.

The proposed block of flats would be no higher than the highest part of Westfield House but would be substantially higher than the majority of Hillsdale. The new building would also have a forward front building line and deeper rear building line than the existing houses. The result would be a very imposing block much larger than the properties to either side and with a reduced setting space.

Eaton Court to the north has no habitable room windows on the flank. Nos. 45 & 46 Oakdene Close lie some 17m from the flank boundary and no. 44 some 8m and to the rear of Hillsdale.

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The amenities of the neighbouring occupiers would be affected both by the scale of the development and the position of the proposed access road and parking. Whilst there are other flatted developments nearby with rear parking, none are of the scale proposed here. The access road would reach to within 0.5m of the boundary with Eaton Court and the parking spaces would occupy much of the rear garden.

The level of usable rear amenity space provision would be very low at some 220m² compared to the Council's standard of 780m² for the form of development proposed. Whilst there would be a further area of 115m² at the far rear of the site, this would be separated from the main amenity area by the access road and parking and would be unlikely to be heavily used. The minimum rear garden depth would be 19m however the site backs onto garages at this point rather than residential gardens.

2) Density

The density proposed would exceed the range set out in Policy H5 of the UDP, and the site is not within or near a district centre or in an area of high public transport accessibility. It is not considered that there are any other mitigating factors.

3) Trees

The building proposed would be very close to large trees, having a much deeper building line at the rear and a forward building line at the front than the existing pair of houses. It is likely that trees would be affected even though they are indicated as retained on the submitted plans. Similarly, the access road would be likely to affect a line of ash and silver birch at the rear of the site. The proposed timber bicycle and refuse stores are also shown immediately adjacent to tree thereby threatening their survival.

4) Parking and Highway Issues

Whilst there would be a shortfall in the parking provision the site lies close to the town centre and public transport links. Westfield Park, whilst heavily parked close to the Uxbridge Road, is not parking restricted and there is space on-street capacity.

5) Accessibility

If all other aspects of the proposal were to be considered acceptable, a planning condition and informative would be required to ensure satisfactory levels of accessibility for the development.

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6) Consultation Responses

These are largely dealt with above. It is not considered that there would be a detrimental loss of light for properties in Oakdene Close, however there would be a loss of outlook. Whilst there are other flats in the area it is not considered that the site is unsuitable for a flatted development. Building work inevitably gives rise to some disturbance however this is not a reasonable reason for refusal in itself. The location of the proposed bin store would be appropriate for refuse collection.

DEMOLITION OF EXISTING BUILDINGS & REDEVELOPMENT IN FORM OF A DETACHED 3 STOREY BLOCK TO PROVIDE 12 FLATS WITH ACCESS & PARKING

GLEN ROBINSON for GLEESK PROPERTY CO LTD

RECOMMENDATION

Plan Nos: 194/CP 00-001, 002, 003

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

- 1 Refusal - Residential - Number of Units
- 2 The alterations to the public highway would prejudice the use of the footway and are unacceptable in this regard.
- 3 The proposed siting of the development on the boundary with no. 80 Buckingham Road would fail to comply with the Council's Supplementary Planning Guidance and result in a loss of light and overbearing impact to the detriment of the residential amenity of the occupiers of that property.

INFORMATIVES

- 1 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E6, E45, T13, S16, S19); (SD1, D4, D5, EM21, EM22)
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MAIN CONSIDERATIONS

- 1) Character of the Area
 - 2) Amenity of Neighbours
 - 3) Car Parking
 - 4) Loss of Retail
 - 5) Consultation Responses
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INFORMATION

a) Summary

UDP Key Policies: E6, E45, T13, S16, S19
Deposit UDP Key SD1, D4, D5, EM21, EM22
Policies:

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Item 1/02 - P/1610/03/CFU continued.....

Car Parking	Standard:	16	(15)
	Justified:	16	(15)
	Provided:	14	(14)
Site Area:	0.078 ha		
Habitable Rooms:	27		
No. of Residential Units:	12		
Density:	346 hrph		
Council Interest:	None		

b) Site Description

- site lies at the apex of the junction of Buckingham Road and Merlin Crescent
- the site is occupied by four vacant retail units, all single storey
- the surrounding area is made up of residential buildings, mainly two storey semi-detached houses and 3 storey flats

c) Proposal Details

- redevelopment to provide a 3 storey block of 12 flats
- eleven car parking spaces are proposed within the site and three are proposed within the adjacent highway
- the building would have a curved elevation facing the road junction and a flat roof with a large roof terrace

d) Relevant History

None.

e) Applicant's Statement

- existing retail units are vacant (for at least 2 years)
- amenity space is provided by patios and roof terrace
- building will be a landmark at this road junction

f) Consultations

Thames Water Utilities Ltd: No Objection

Advertisement Major Development Expiry
21-AUG-03

Notifications Sent Replies Expiry
59 0 12-AUG-03

continued/

APPRAISAL

1) Character of the Area

There are other examples of 3 storey blocks of flats within the area, the principle of such a development has therefore been generally accepted.

The proposal would provide approximately 110m² of amenity space, much of which is not considered “usable” as it is in the form of narrow strips, adjacent to car parking spaces or adjacent to the road frontage. The Council’s standard requirement for such a development would be 450m².

The proposal would result in a density of 153 dwellings per hectare and 346 habitable rooms per hectare, which is still well in excess of the ranges stated in the Deposit UDP and PPG3.

It is considered that the proposal represents an over-development of the site with insufficient amenity/setting space.

2) Amenity of Neighbours

The proposal would be sited on the boundary with No. 80 Buckingham Road and would project 4m further to the rear of the main rear wall of this property. This would fail to comply with the 45⁰ Code and would prejudice the amenity of those residents.

3) Car Parking

In numerical terms, the provision of 14 spaces is considered acceptable. However three of the spaces would require alterations to the public highway and such works would not acceptable.

4) Loss of Retail

Policy S16 of the adopted UDP and EM21 of the Revised Deposit Draft UDP seeks to control the *change of use* of shops outside centres (as opposed to the loss through redevelopment). It is considered that the same criteria could be applied to such a redevelopment. The policy criteria are that the proposal should not result in the loss of necessary local retail provision and that parking and servicing can be accommodated. Additionally policy S10 of the adopted UDP and EM22 of the Revised Deposit Draft accepts the loss of such uses where a long term vacancy exists. The applicants state, and observations confirm, that the premises have been vacant for a considerable period of time. In these circumstances it is considered that the loss of the premises as retail floorspace is acceptable.

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5) Consultation Responses

None.

REDEVELOPMENT: 3 STOREY BUILDING TO PROVIDE 16 FLATS WITH ACCESS & UNDERCROFT & PARKING AT THE REAR.

GILLETT MACLEOD PARTNERSHIP for W E BLACK LTD

RECOMMENDATION

Plan Nos: 03/2247/1A; 2A; 3A; 4; 5A

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Disabled Access - Buildings
- 4 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (b) the boundary.of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 5 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
b: before the building(s) is/are occupied
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

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Item 1/03 - P/1607/03/CFU continued.....

- 6 Highway - Closing of Access(es)
7 Highway - Approval of Access(es)
8 Highway - Approval of Construction
9 Highway - Visibility - 3
10 Landscaping to be Approved
11 Landscaping to be Implemented
12 Levels to be Approved
13 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 03/2247/1A and 2A have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
14 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.
REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.
15 The development hereby permitted shall not commence until a scheme for:-
(a) The storage and disposal of refuse/waste
(b) and vehicular access thereto
has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.
REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.
16 Prior to commencement of the development hereby permitted a scheme identifying a minimum of 4 of the units as lifetime homes shall be submitted to and approved in writing by the local planning authority. The units shall be built in accordance with the scheme.
REASON: To ensure a satisfactory form of development in accordance with the Council's access policies.
17 Water Storage Works

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INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 27 – Access for All
- 3 Standard Informative 32 – The Party Wall Etc Act 1996
- 4 Standard Informative 35 – CDM Regulations 1994
- 5 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E6, E45, E51, H1, H3, H8, H9, T13, A4, A5); (SD1, SH1, EP21, EP25, D4, D5, T13, H4, H5, H6, H19)
- 6 There are public sewers crossing this site, therefore, no building work will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form or have other questions relating to your building/developemnt work, please contact Thames Water on: 020 8568 2777.
- 7 The applicant is advised that notwithstanding the indication of entrance gates on the plan No; 03/2247/1A, these are not included within the planning permission hereby granted as no details have been submitted of them.

MAIN CONSIDERATIONS

- 1) Housing Policy
- 2) Accessibility
- 3) Visual and Residential Amenity
- 4) Parking and Highways Issues
- 5) Consultation Responses

INFORMATION

a) Summary

UDP Key Policies:	E6, E45, E51, H1, H3, H8, H9, T13, A4, A5
Deposit UDP Key	SD1, SH1, EP21, EP25, D4, D5, T13, H4, H5, H6, H19
Policies:	
Town Centre	Harrow Weald
Car Parking	Standard: 24 (23)
	Justified: 24 (23)
	Provided: 19
Site Area:	0.175ha
Habitable Rooms:	48
No. of Residential Units:	16
Density:	274 hrph 91.4 dph
Council Interest:	None

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b) Site Description

- former petrol station with car wash and shop on south-eastern side of junction of College Avenue and High Road, Harrow Weald (now disused).
- traffic signals immediately outside site on High Road.
- block of flats, Harewood Court, to immediate east.
- commercial parade to south with some residential use above.
- strip of mature planting on northern boundary of site lies outside of application site and is highway land.

c) Proposal Details

- clearance of all existing site, construction of 3 storey 'L-shaped' building wrapping around College Avenue/High Road frontages to provide 16 two bedroom flats.
- building to have main hipped roof with gable and subordinate hip feature details, front balconies and setting space at front.
- 19 car parking spaces at rear (of which 8 would be undercroft, 11 in the open) accessed via shared entrance with Harewood Court.
- brick piers and low wall with railings above to form boundary treatment
- 155m² of usable rear amenity space with setting space at front.
- bin store and cycle store adjacent to eastern elevation of building.

d) Relevant History

LBH/1218/1	Erect petrol service station	GRANTED 11-MAY- 67
LBH/1218/4	Erection of a petrol service station	GRANTED 04-SEP-68
LBH/20022/E	Installation of pump islands, canopy over, erection of single storey kiosk building to new petrol filling station	GRANTED 15-OCT-81
LBH/36221	Replacement car wash and installation of 2 pressure wash machines	GRANTED 08-SEP-88
LBH/40102	Extensions to existing sales building and forecourt canopy, 2 jet wash machines, and additional 10,000 gallon underground storage tank	GRANTED 16-MAR-90
EAST/131/02/FUL	Revised petrol filling station layout with canopy, shop, compound and 6m high floodlight and parking	WITHDRAWN 05-APR-02 continued/

Item 1/03 - P/1607/03/CFU continued.....

EAST/429/02/FUL	Revised petrol filling station layout with canopy, shop, compound and 6m high floodlight and parking	GRANTED 05-JUN-02
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e) Applicants Statement

- application carefully designed to reflect character and scale of this important corner site whilst providing much needed small scale accommodation close to local amenities and transport links
- seeks to utilise and improve the existing access drive serving the adjacent Harewood Court which will enable both existing crossovers on the High Road to be closed off
- underground parking was considered but would have required separate entrance with extremely long ramp and would have further limited the rear amenity area
- undercroft parking will be hidden by the existing screen of planting on the adjacent highway land
- details provided of bin store and cycle storage

f) Consultations

Environment Agency:	No comments to make
Thames Water Utilities Ltd:	No objections subject to informative

Advertisement	Major Development	Expiry 21-AUG-03	
Notifications	Sent 54	Replies 0	Expiry 11-AUG-03

APPRAISAL

1) Housing Policy

The site comprises a formerly developed piece of land and is suitable for housing development. The provision of small units for sale would accord with an identified need in the Borough and in principle is supported. There are no policies within the UDP which seek to protect and retain petrol filling stations.

The density proposed, at 91 dwellings per hectare would be high, however there are flats adjacent and on the corner of Weald Lane and High Road nearby at a similar density. The site is within the town centre and access to public transport is relatively good. Policy H5 of the revised deposit draft acknowledges that higher densities in such locations are appropriate and necessary to minimise the amount of development on greenfield sites.

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Both Policy H9 in the adopted UDP and Policy H6 in the revised deposit draft UDP support the inclusion of affordable housing in this scheme through negotiation. However the applicant has not offered to make any such provision, the number of units being below the prescribed threshold in Circular 6/98. Given the stance taken by Inspectors at appeal, the Council is not likely to be successful if it unilaterally insists on the provision of affordable housing on this site, as part of this application at the present time.

2) Accessibility

A condition requiring the inclusion of lifetime homes on the ground floor of the building is proposed and would accord with the Council's access policies. A further condition and informative are proposed to ensure satisfactory levels of accessibility for the building as a whole.

3) Visual and Residential Amenity

Although a prominent corner site, the application site is suitable for a substantial development having a three storey block of flats to the east and a part three storey development adjacent on the High Street. Maison Alfort on the corner of Weald Lane to the south is four storey.

The proposal would have frontages to both High Road and College Avenue and would not affect the existing tree and shrub planting screen on College Avenue. The building would be articulated with design features providing visual interest.

Due to the orientation of the building there would be no overlooking issue. The High Road element of the building would have a rear garden depth of up to 25m whilst that for the College Avenue element would be between 14m-25m. Where the distance would be at its lowest, the building would face the rear car park of the adjacent flats, 'Harewood Court'. There would be no rear balconies, just balconettes as design features. There would be front balconies as an integral part of the design of the building.

The general level of amenity would be significantly improved from the former petrol station with car wash facilities and floodlights, which had no hours of use restrictions.

In terms of amenity of future occupiers of the site itself, whilst there would be a shortfall in usable rear amenity space (a provision of 155m² against a requirement of 960m²) the site lies within a local centre where there is a park and access to other facilities is equally important. Members may recall that this approach was considered acceptable for a similar nearby redevelopment of the former Molly Maguires public house. The level of provision would not be dissimilar to the flats at Maison Alfort or Harewood Court. A higher level of provision could be achieved by bringing the building closer to the High Road frontage however this would be at the expense of setting space and would detract from the streetscene.

4) Parking and Highways Issues

The proposal would make use of the existing access to Harewood Court from College Avenue with improved sightlines and an increased width. The existing crossovers to High Road would be reinstated as pavement. This would offer significant benefits to highway safety and traffic flow. The former use as a petrol station clearly generated far more vehicle trips than the proposed use. Traffic entering or leaving Weald Lane or travelling along High Road would no longer be affected by vehicles using the petrol station.

In terms of the parking provision, whilst there would be a shortfall in terms of the Council's standards, given the local centre location it is not considered that this should be overriding. Basement parking has been investigated but would not be practical given the need for a separate access and ramp. Additional surface parking could be achieved at the rear with a further reduction of amenity space however this is not recommended.

5) Consultation Responses

None.

60-64 LOWER RD, HARROW

1/04

P/1599/03/CFU/GM

Ward: HARROW ON THE HILL

REDEVELOPMENT 13 x 3 STOREY & 1 x 2 STOREY HOUSES WITH ACCESS AND PARKING.

GILLETT MACLEOD PARTNERSHIP for RADCLIFFE PROPERTIES LTD

RECOMMENDATION

Plan Nos: 02/2216/1A; 2A; 3A; 5A; 6A; 12; 13; 14 and site plan

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

- 1 The proposal would represent overdevelopment of the site, by reason of inadequate rear garden depth and amenity space and excessive density, contrary to the provisions of the Harrow Unitary Development Plan and detrimental to the character of the locality.
- 2 The proposed detached house would appear incongruous and out of character with the remainder of the development, would give rise to overlooking and a loss of privacy to the occupiers of properties on Dudley Gardens to the rear, and would itself be overlooked, with a resultant lack of privacy, from the proposed 2 houses on plots 5 and 10.
- 3 The proposed pair of houses at the site frontage would have an unacceptable level of privacy and amenity due to their siting relative to an existing adjoining office block on Lower Road which has large windows which face across the site.
- 4 Refusal – Tree Loss – General
- 5 Refusal – Parking Insufficient

INFORMATIVES

- 1 Standard Informative 41 – UDP & Deposit Draft UDP Policies & Proposals : (E6, E29, E45, E51, H1, H8, EM1, New Employment Policy, T13, A5); (SD1, SH1, EP21, EP25, D4, D5, D11, T13, H4, H5, EM16, H19)

MAIN CONSIDERATIONS

- 1) Employment Policy
 - 2) Housing Policy
 - 3) Visual and Residential Amenity
 - 4) Parking and Highway Issues
 - 5) Trees
 - 6) Accessibility
 - 7) Consultation Responses
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continued/

INFORMATION

a) Summary

UDP Key Policies:	E6, E29, E45, E51, H1, H8, EM1, New Employment Policy, T13, A5
Deposit UDP Key Policies:	SD1, SH1, EP21, EP25, D4, D5, D11, T13, H4, H5, EM16, H19
Car Parking	Standard: 28 (25) Justified: 28 (25) Provided: 19
Site Area:	0.31 ha
Habitable Rooms:	68
No. of Residential Units:	14
Density:	219 hrph 45 dph
Council Interest:	None

b) Site Description

- long rectangular site on western side of Lower Road in use for car repairs (Class B2)
- site presently occupied by 2 storey building on frontage with various single storey sheds, workshops and garages behind
- largely hardsurfaced with areas of open parking
- northern boundary abuts access path at rear of gardens of properties on Lower Road and Dudley Gardens; western boundary abuts service road at rear of properties on The Crescent; southern boundary abuts office building at front, residential flats on Lower Road and allotment gardens (partly disused)

c) Proposal Details

- demolition of all buildings on site
- revised site layout and elevations to recently approved scheme
- redevelopment to provide pair of 3 storey semi-detached houses at front of site, one block of 3 x 3 storey houses, 1 x detached 2 storey house and two blocks of 4 x 3 storey houses to rear
- communal parking in 3 areas and private parking providing a total of 18 spaces with 1 garage

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d) Relevant History

This site has a long planning history with various car repair and storage uses being granted. The most recent applications were as follows:

LBH/38990	Outline: Erection Of 4 Three Storey Buildings To Provide 36 Three Bedroomed Flats, With Access And Parking	REFUSED 07-NOV-89
WEST/1273/02/ FUL	Redevelopment: 10 2-Storey Houses And 2-Storey Block Of 4 Flats With Parking	GRANTED 30-APR-03

e) Consultations

Thames Water: No Objections
Environment Agency: No Comments to Make

Advertisement Major Development Expiry
21-AUG-03

Notifications Sent Replies Expiry
45 2 12-AUG-03

Response: Three storey buildings are too high; overlooking of Dudley Gardens; will increase traffic problems; insufficient parking; concern at effect on trees.

APPRAISAL

1) Employment Policy

In granting permission for the previous redevelopment proposals for the site, the Committee accepted that there were no overriding employment policy objections.

The site has fallen into a low level of usage and general disrepair over a considerable length of time. Whilst it would not appear to have been actively marketed for Class B2 use, its difficult access and proximity to residential properties do not encourage a refurbishment or rebuilding for such use. It is also the case that there is no shortage of available commercial space within the Borough. Thus, whilst the proposal would

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have some conflict with aspects of the Council's employment policies there are wider concerns. The restitution of an active B2 use would give rise to highway concerns due to the proximity of the site access to the roundabouts and traffic light junction at the bottom of Lower Road. There would also be likely to be amenity issues with regard to the residential properties on Lower Road and Dudley Gardens which abut the site, should a B2 use be pursued.

2) Housing Policy

The proposal would be above the density range set out in Policy H5 of the revised deposit draft UDP and greater than the previously approved scheme for the site. It does not lie within or near Harrow Metropolitan Centre or a district centre and is only in an area of average public transport accessibility. There would therefore be a conflict with Policy H5 of the revised deposit draft UDP.

3) Visual and Residential Amenity

The existing state of the site is something of an eyesore though it is largely screened from public view by trees and shrubs on the boundaries.

In visual terms, the proposed development would enhance the appearance of the Lower Road frontage with the redevelopment of the existing two storey building. The site frontage is unusual, with a two storey office building lying immediately adjacent at no.66 and having windows facing across the site. The proposed two houses at the front of the site would have their front and rear gardens overlooked from the offices with no degree of privacy and a resultant poor level of amenity.

Within the site, the revisions to the design and form of the buildings to some extent would serve to improve their appearance. However, in changing the design from 2 storey buildings with accommodation in the roof to 3 storey buildings, the proposal fails to comply with the Council's Supplementary Planning Guidance on rear garden depths. In addition, the provision of additional habitable rooms would result in a shortfall in usable rear amenity space for most of the properties. The introduction of house 6 would produce a discordant feature within the overall layout. This property would have a rear garden depth of just 5m and there are trees shown within the rear garden. The property would overlook properties on Dudley Gardens and would itself be heavily overlooked from new properties on plots 5 and 10 in particular. Overall the level of residential amenity would be sub-standard for occupiers of the new houses and that of adjoining occupiers would be harmed. This is notwithstanding the improvement in amenity for adjoining occupiers from the removal of the authorised B2 use.

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4) Parking and Highway Issues

The proposal would have a shortfall of between 6 and 9 spaces dependent upon whether the adopted UDP or revised deposit draft UDP standards are applied. The approved scheme met the standards.

Whilst the replacement of traffic for a commercial use with that for a purely residential development would be of benefit for general highway safety and traffic flow, the level of deficiency in parking would inevitably add to parking stress on the immediately surrounding roads.

5) Trees

The level of identified tree loss would not change from the appeal scheme. Two large trees are shown to be retained immediately to the rear of the detached house on plot 6 however. The crown spread would occupy more than 70% of the garden and it is likely that there would be pressure for these trees to be removed.

6) Accessibility

The proposal falls below the threshold for lifetime homes of 15 units. If all other matters were considered to be acceptable than a planning condition and informative could be applied to ensure satisfactory levels of accessibility.

7) Consultation Responses

These are addressed in the report.

REDEVELOPMENT TO PROVIDE 14 FLATS (RESIDENT PERMIT RESTRICTED) IN A 4 STOREY BUILDING WITH ACCESS AND PARKING.

DALTON WARNER DAVIS for CONLATUSE LTD

RECOMMENDATION

Plan Nos: DWD/2488/001; 1901/L (0) 02 Rev A; 03 Rev A; 04 Rev A; 05 Rev A.

INFORM the applicant that:-

- 1) The proposal is acceptable subject to the completion of a legal agreement one year (or such period as the Council may determine) of the date of the Committee decision on the application relating to:-
 - i) the making up and dedication of that element of the service road with the site to the side and rear of the building as shown on plan no. 1901/L(0)02 Rev A at the applicant's expense.
- 2) A formal decision notice, subject to the planning conditions noted below, will be issued only upon completion of the aforementioned legal agreement.
 - 1 Time Limit - Full Permission
 - 2 No demolition or site works in connection with the development hereby permitted shall commence before:-
 - (b) the boundary.of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.
 - 3 Highway - Closing of Access(es)
 - 4 Highway - Approval of Access(es)
 - 5 Highway - Approval of Construction
 - 6 Highway - Visibility - 3
 - 7 Landscaping to be Approved
 - 8 Landscaping to be Implemented
 - 9 Levels to be Approved

continued/

Item 1/05 - P/1513/03/CFU continued.....

- 10 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
(b) the ground surfacing
(c) the boundary treatment
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 11 Noise from Plant and Machinery
- 12 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 1901/L(0)02 Rev A have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 13 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.
REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.
- 14 Disabled Access – Buildings

INFORMATIVES

- 1 Standard Informative 19 - Flank Windows
- 2 Standard Informative 23 - Considerate Contractor Code of Practice
- 3 Standard Informative 27 - Access for All
- 4 Standard Informative 32 - The Party Wall etc Act 1996
- 5 Standard Informative 33 - Residents Parking Permit
- 6 Standard Informative 35 - CDM Regulations 1994
- 7 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E6, E45, E47, T13, T24, H1, H8, EM1, New Employment Policy);
(SD1, SH1, D4, D5, T13, T19, H4, H5, EM16)

MAIN CONSIDERATIONS

- 1) Streetscene/Visual Amenity
- 2) Residential Amenity
- 3) Employment Policy
- 4) Housing Policy
- 5) Parking and Highway Issues
- 6) Accessibility
- 7) Consultation Responses

continued/

INFORMATION

a) Summary

UDP Key Policies:	E6, E45, E47, T13, T24, H1, H8, EM1, New Employment Policy	
Deposit UDP Key Policies:	SD1, SH1, D4, D5, T13, T19, H4, H5, EM16	
Town Centre	Harrow	} See Report
Car Parking	Standard: Justified: Provided:	
Site Area:	0.08 ha	
Habitable Rooms:	42	
No. of Residential Units:	14	
Density:	525 hrph	175dph
Council Interest:	None	

b) Site Description

- two storey building on north-eastern side of St John's Road with 5 garages to the rear
- no. 17 to the south-east is a 4 storey residential care home whilst no. 13 to the north-west is a 4 storey office development
- to the rear of the site lies Nightingale Court, a residential development of 39 flats accessed from Sheepcote Road
- within Harrow town centre boundary

c) Proposal Details

- demolition of existing building
- redevelopment to provide 4 storey building of 14 flats
- building of modern design with butterfly style roof
- all flats to be 2 bedroom (3 habitable room)
- flank windows to both sides, front and rear balconies
- provision of approximately half-width of new service road on flank adjacent to no. 13 and to rear in accordance with UDP service road improvement proposal
- 2 parking spaces at front and 7 at rear accessed off jointly provided service road (these spaces will not be accessible unless the service road is fully implemented as they rely upon access across it)
- integral cycle and refuse storage areas

continued/

d) Relevant History

HAR/2584	Two Rooms Ground Floor As Film Library	GRANTED 20-DEC-49
HAR/3543	Use Premises As A Guest House	GRANTED 20-JUL-50
LBH/3440/4	Alterations To Elevations And Roof (Revised)	GRANTED 06-JAN-70
LBH/3440/5	Erection Of Five Lock-Up Garages At Rear	GRANTED 01-APR-70
LBH/3440/6	Erection Of Front Entrance Porch	GRANTED 27-APR-70
LBH/3440/8	Erection Of Ground And 1st Floor Extensions To Rear Of Existing Offices	GRANTED 03-DEC-76
LBH/3440/9	Erection Of 2 Storey Side To Rear Extension To Provide Additional Office Accommodation	GRANTED 13-JUL-78
EAST/423/95/FUL	Change Of Use From Offices To Educational Use (Tutorial College)	REFUSED 18-OCT-95

Reasons for Refusal:

- “1) The proposal would result in the loss of a Class B1 site in the strategic centre contrary to the policies of the UDP.
- 2) The proposal would be provided with inadequate parking and servicing for the intended use.
- 3) The proposal would be prejudicial to the implementation of the proposed service road network indicated in the Harrow Unitary Development Plan.”

P/352/03/COU	Outline: Redevelopment To Provide 14 Flats In 4 Storey Building With Access And Parking	WITHDRAWN 25-JUL-03
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continued/

e) Applicant's Statement

The applicant has submitted lengthy planning and design statements to justify the application. The key points are as follows:-

- proposal provides for Council service road proposal, cycle store, parking and landscaping
- site is within town centre where there are many facilities, including public transport, and proposal would accord with advice of PPG3
- building was not purpose-built for offices, does not meet modern office standards and there is plenty of vacant office floorspace in the town centre and borough as a whole (details submitted)
- previous occupier has moved to other premises and there would be no harm to the local economy
- new building designed to recognise patterns established by existing developments along same side of St John's Road
- modern design and materials, compliant with Part M of building regulations
- sustainable form of development
- cycle storage and refuse store incorporated within ground floor of building
- development to be resident permit restricted

f) Consultations

Thames Water:	No Objections
Environment Agency:	No Comments To Make

Advertisement	Major Development	Expiry 07-AUG-03
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Notifications	Sent 89	Replies 0	Expiry 29-JUL-03
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APPRAISAL

1) Streetscene/Visual Amenity

In terms of the general streetscene, a four storey building would be appropriate for the site, matching the general massing of the building to either side. Whilst the modern design, with low pitched roof rising to the front and rear from a central valley, would differ from the more traditional buildings in the vicinity, it is one of Harrow's strengths that the town centre contains a varied style of building design. The building would be energy efficient and would contribute to the vitality and diversity within the town centre.

continued/

2) Residential Amenity

Tapsley Court, the residential home to the south includes flank windows however these serve corridors/landings and staircases and there would be no loss of amenity from the proposal. On the opposite flank there is an office building and again there would be no loss of amenity from the proposal. For occupiers of the new building, they would be aware of the flank windows facing them prior to occupation. An informative advising that the proposed flank windows will not be protected is recommended to prevent the adjoining sites from being prejudiced with regard to any future redevelopments.

Whilst there would be little communal amenity space provision, most of the flats would have balconies. In addition it is relevant that the site is within the town centre where access to other facilities is high. Both the recent Platinum House and Roxborough Heights developments have little or no amenity space.

3) Employment Policy

In strict terms the proposal does not meet the criteria of Policy EM16 of the revised deposit draft UDP. The unit has only relatively recently been vacated and has not been actively marketed. The building was not purpose built as an office however and does not meet modern office standards. In addition there is currently an oversupply of office floorspace in the town centre. Given the small scale of office floorspace involved it is not considered that this should be an overriding issue.

4) Housing Policy

The proposal would involve previously developed land, and although of a high density would not be out of character with its surroundings. Government advice suggests that town centres should accommodate higher density developments to ease pressure on outlying areas. The relationship with adjoining properties would be acceptable and it is therefore considered that there would be no conflict with the Council's housing policies.

5) Parking and Highways Issue

The proposal includes adequate provision for the rear service road and access thereto in accord with the UDP. A legal agreement is required to ensure the provision of the service road.

continued/

A limited amount of parking would be provided but could only be accessed once the service road has been completed. As this service road proposal is only one segment of the currently part complete service road as defined in the UDP, it is likely that access to parking on the site would not be forthcoming at this stage. This is because only half the width of the access road to the proposed service road is in place within the neighbouring site of 13 St John's Road. It is anticipated that the completion of the remaining half of this access road would be sought when the whole service road is fully complete.

Given the town centre location with its good public transport accessibility and the description of the development as 'resident permit restricted' this is not envisaged to be problematic as the site could effectively function as a 'car free' development for these reasons.

To further encourage alternative modes of transport to the private car, cycle storage is to be provided within the building in a secure form.

6) Accessibility

The building would be fully accessible, being built to Part M of the Building Regulations standards. The threshold for provision of Lifetime Homes would not be reached however the applicant has indicated that it is likely that some units would be built to this standard.

7) Consultation Responses

None.

**FORMER RAYNERS LANE FILLING STATION,
143 IMPERIAL DRIVE, CORNER OF IMPERIAL
DRIVE & VICARAGE WAY, NORTH HARROW**

**1/06
P/1711/03/COU/GM**

Ward: WEST HARROW

OUTLINE: REDEVELOPMENT TO PROVIDE 16 (RESIDENT PERMIT RESTRICTED)
FLATS IN PART 3, PART 4 STOREY BUILDING WITH ACCESS AND PARKING

DOVETAIL ARCHITECTS for BURNEY ESTATES

RECOMMENDATION

Plan Nos: 1454 P 05A (scheme 2); 1454 P 06 (location plan);
1454 P 06A (scheme 2); 1454 P 10 (scheme 2);
1454 P 11 (scheme 2)

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Outline Permission
- 2 Outline - Reserved Matters (Design, Appear., Landsc.)
- 3 Disabled Access - Buildings
- 4 No demolition or site works in connection with the development hereby permitted shall commence before:-
(b) the boundary.
of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.
REASON: In the interests of amenity and highway safety.
- 5 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
b: before the building(s) is/are occupied
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 6 Highway - Closing of Access(es)
- 7 Highway - Approval of Access(es)
- 8 Highway - Approval of Construction
- 9 Highway - Visibility - 3
- 10 Levels to be Approved

continued/

Item 1/06 - P/1711/03/COU continued.....

- 11 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 1454 P 10 (scheme 2) have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 12 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.
REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.
- 13 Prior to commencement of the development hereby permitted a scheme identifying a minimum of 4 of the units as lifetime homes shall be submitted to and approved in writing by the local planning authority. The units shall be built in accordance with the scheme.
REASON: To ensure a satisfactory form of development in accordance with the Council's access policies.
- 14 Water – Storage Works
- 15 Contaminated Land – Commencement of Works
- 16 Contaminated Land – Prevention of Pollution

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 27 – Access for All
- 3 Standard Informative 32 – The Party Wall Etc Act 1996
- 4 Standard Informative 35 – CDM Regulations 1994
- 5 Standard Informative 36 – Measurements from Submitted Plans
- 6 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E6, E45, E47, E51, H1, H3, H8, H9, T13, A4, A5);
(SD1, SH1, EP21, EP25, D4, D5, T13, H4, H5, H6, H19)

MAIN CONSIDERATIONS

- 1) Housing Policy
- 2) Accessibility
- 3) Visual and Residential Amenity
- 4) Parking and Highways Issues
- 5) Consultation Responses

continued/

INFORMATION

a) Summary

UDP Key Policies:	E6, E45, E47, E51, H1, H3, H8, H9, T13, A4, A5
Deposit UDP Key Policies:	SD1, SH1, EP21, EP25, D4, D5, T13, H4, H5, H6, H19
Town Centre	Rayners Lane
Car Parking	Standard: 24 (23)
	Justified: 24 (23)
	Provided: 17
Site Area:	0.145 ha
Habitable Rooms:	48
No. of Residential Units:	16
Density:	331 hrph 110 dph
Council Interest:	None

b) Site Description

- former petrol station with car wash on eastern side of Imperial Drive at junction with Vicarage Way, site now largely cleared
- ambulance depot lies to south of site, Rayners Lane Free Church to north, no. 2 Vicarage Way (a two storey semi-detached house) to west separated from former petrol station by access road serving further properties along Imperial Drive
- opposite site, on other side of Imperial Drive, lies Imperial Court, a 3 storey block of flats with mature tree screening at front

c) Proposal Details

- outline application with only siting, access and design to be considered
- the changes to the recently refused scheme re the deletion of much of a 4th floor (comprising 3 flats), the deletion of 2 parking spaces, the addition of setting space for the building and the deletion of some terraces and balconies
- construction of 3 storey building with 4 storey feature element on corner of Imperial Drive and Vicarage Way comprising 16 flats
- building to be of modern design, with domed roof and with corner feature with monopitch roof and overhanging eaves, incorporating balconies
- all flats to be 2 bed
- 17 car parking spaces at rear accessed via service road which would be part of site but with through access maintained
- 390m² of usable rear amenity space with setting space at front and sides
- refuse store and cycle racks (one per flat) at rear

continued/

d) Relevant History

The site has a long planning history dating back to 1949 as a petrol station, with shop, car wash and floodlights added later.

e) Consultations

Thames Water:	No Objections
Environment Agency:	No Comments to Make

Advertisement	Major Development	Expiry 28-AUG-03
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Notifications	Sent 51	Replies 2	Expiry 19-AUG-03
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Response: An improvement on previous scheme but still far higher than any building in neighbourhood; no 3 storey buildings locally; absolute eyesore dominating surroundings; out of keeping; concern at lack of boundary treatment with ambulance station as parking may occur on ambulance site - no other objections to make.

APPRAISAL

1) Housing Policy

The site comprises a formerly developed piece of land and is suitable for housing development. The provision of small units for sale would accord with an identified need in the Borough and in principle is supported. There are no policies within the UDP which seek to protect and retain petrol filling stations.

The density proposed, at 110 dwellings per hectare would be high, however there are flats and maisonettes as well as family housing in the vicinity and the site lies within the Rayners Lane District Centre where access to public transport is good. Policy H5 of the revised deposit draft acknowledges that higher densities in such locations are appropriate and necessary to minimise the amount of development on greenfield sites.

Both Policy H9 in the adopted DP and Policy H6 in the revised deposit draft UDP support the inclusion of affordable housing in this scheme through negotiation. However the applicant has not offered to make any such provision, the number of units being below the prescribed threshold in Circular 6/98. Given the stance taken by Inspectors at appeal, the Council is not likely to be successful if it unilaterally insists on the provision of affordable housing on this site, as part of this application at the present time.

continued/

2) Accessibility

A condition requiring the inclusion of lifetime homes on the ground floor of the building is proposed and would accord with the Council's access policies. A further condition and informative are proposed to ensure satisfactory levels of accessibility for the building as a whole.

3) Visual and Residential Amenity

The building has been reduced in scale from the previously refused scheme by the deletion of most of a fourth storey comprising 3 flats. The proposed building would now be largely 3 storey with a 4 storey corner feature. Imperial Drive is a secondary road and with the setting space now proposed, the height is considered appropriate to the location. Imperial Court opposite is three storey with a high pitched roof.

The distances from the rear of the proposed building to the nearest boundary of the residential property at the rear, 2 Vicarage Way would be a minimum of 22.5m for the three storey part and 29m for the four storey part, thus meeting the Council's Supplementary Planning Guidance. There would be balconies at the rear at first and second floor level however these would be 27m from the rear boundary. Balconies closer to the rear boundary have been deleted compared to the previous scheme. It is also relevant that there would be a generally improved level of amenity for adjoining residential occupiers due to a residential use of the site in place of a 24 hour petrol station with car wash facilities and floodlights.

In terms of amenity of future occupiers of the site itself, whilst there would be a shortfall in usable rear amenity space, many of the flats would have balconies and the site lies within a district centre where access to other facilities is equally important.

4) Parking and Highways Issues

The rear access road would not be obstructed by the proposal and no objections are made on highway safety grounds. The relevant junctions are considered capable of accommodating the additional traffic likely to be generated. The former use as a petrol station clearly would have generated substantially more vehicle trips. The flats themselves would be resident permit restricted as the site is within a controlled parking zone. Given the town centre location the reduced level of parking proposed is considered acceptable.

continued/

5) Consultation Responses

There are other large buildings nearby including the 3 storey residential block of flats at Imperial court and office developments along Imperial Drive. The road is classified as a secondary one where Council policies allow for higher development than 3 storeys. The SPG guidelines for rear garden depth and proximity of other buildings would be met. The building would be of an attractive modern design and would enhance the streetscene. A planning condition requiring submission of details for boundary treatment is proposed.

ALEXANDRA AVENUE PRIMARY CARE CLINIC, SOUTH HARROW **1/07**
P/1875/03/COU/SS1

Ward: ROXBOURNE

OUTLINE: REDEVELOPMENT: 3 STOREY PRIMARY CARE CENTRE (CLASS D1) WITH LOWER GROUND FLOOR PARKING, UP TO 2,900M² FLOOR SPACE, ACCESS

ATIS REAL WEATHERALLS for HARROW PRIMARY CARE TRUST

RECOMMENDATION

Plan Nos: PCT 2 Ziggurat Plan Rev 4; PCT 3 Ziggurat Section Rev 1

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Outline Permission
- 2 Outline - Reserved Matters (Design, Appear., Landsc.)
- 3 The development hereby permitted shall not be occupied until the proposed parking area has been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. 42 parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas and in the interest of highway safety.
- 4 Disabled Access – Buildings

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
 - 2 Standard Informative 36 – Measurements from Submitted Plans
 - 3 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E6, E46, , E47, E51, C1, C9, T13); (SD1, SC1, D4, C2, C12, T13)
 - 4 Standard Informative 27 – Access for All
 5. Standard Informative 35 – CDM Regulations 1994
-

MAIN CONSIDERATIONS

- 1 Character and appearance
 - 2 Provision of health care facilities
 - 3 Residential amenity
 - 4 Parking
 - 5 Consultation responses
-

Item 1/07 - P/1875/03/COU continued.....

INFORMATION

a) Summary

UDP Key Policies:		E6, E46, , E47, E51, C1, C9, T13	
Deposit	UDP	Key	SD1, SC1, D4, C2, C12, T13
Policies:			} See Report
Car Parking		Standard:	
		Justified:	
		Provided:	
Site Area:		0.353 ha	
Floorspace:		2,900m ²	
Council Interest:		Application forms a part of a joint venture between Social Services and the Primary Care Trust to upgrade and expand necessary service provision in this part of the Borough	

b) Site Description

- site on western side of Alexandra Avenue, approx. 400m north of the junction with Eastcote Lane and approx. 850m south of Rayners lane Tube Station;
- to north and south: 3-storey pitched roof blocks of flats;
- to south-west: back gardens of semi-detached dwellings which face Malvern Avenue;
- to west: Alexandra School;
- some boundary vegetation between school and clinic site;
- on other side of Alexandra Avenue: 3-storey pitched roof blocks of flats;
- site is currently occupied by single-storey health care buildings (clinic and offices), which are set back from the highway by approx. 25m, behind abundant front boundary vegetation; modest parking provision;
- one access to the site, at its southern end;
- topography: sloping from east to west, with the highway being at a higher level than the existing buildings.

c) Proposal Details

- outline proposal for the re-development of the site: demolition of existing buildings and erection of a Primary Care Trust clinic;
- building to be of three storeys, plus lower ground-floor parking enabled through some excavation/levelling of the site;
- floorspace: up to 2,900m²
- 42 parking spaces;
- using existing access road but extending it further into the site.

d) Relevant History

None.

continued/

e)	Advertisement	Major Development	Expiry	
	Notification	Sent 70	Replies Awaited	Expiry

APPRAISAL

1) Character and appearance

This application is for outline approval for siting and access only. Details in respect of the design and external appearance and landscaping would be submitted at a later stage.

The use of the site would remain the same (Health care, Class D1 of the Use Classes Order).

Taking advantage of the topography of the site, the proposed building would be of three-storeys with parking at lower-ground floor level. From the highway the building would therefore appear to be three-storeys in height like the surrounding blocks of flats which line Alexandra Avenue on both sides, whereas from the back it would appear to be of 4 storeys in height.

An illustrative 'Ziggurat Section' drawing indicates that the building would not exceed the height of the adjoining blocks of flats.

The proposed wide frontage would not be uncommon in the area.

2) Provision of health care facilities

The Council is committed to not only provide adequate health care facilities, but to also upgrade and support an expansion of such facilities in this part of the Borough. The proposed clinic would be of a much larger scale than the existing clinic buildings. Consequently, a wider range of services could be offered to a greater number of people than at the moment, which would be beneficial to the local community.

3) Residential amenity

The site plan shows the footprint of a rectangular building with a rear wing. The proposed layout would ensure that the building would not result in a loss of light to neighbouring properties or appear overbearing to the occupiers thereof.

The proposal would lead to an increase in vehicle movements at the site. The access road is located at a distance of between 9m and 10m from the side wall of the block of flats to the south of the site. There would be scope for some limited

Item 1/07 - P/1875/03/COU continued.....

landscaping along the southern boundary of the site which would act as a buffer. Alexandra Avenue is a designated London Distributor Road and carries large volumes of traffic. Ambient noise levels are high, and it is considered that the noise from cars visiting the site would be largely 'absorbed' by the existing background noise. In view of this, and the fact that the proposed development would be of major benefit to the community, there can be no reasonable objection to the scheme on grounds of increased levels of activity.

4) Parking

Both the adopted and the deposit UDPs require that each proposal should be assessed on its own merits. The site is well connected to the nearby local centres and Rayners Lane Tube station by regular bus services, and is within a 15 minute walk from the station. In view of this and the current central government guidance on transport, the provision of 42 parking spaces appears to be appropriate, and there is no objection to the scheme on parking grounds.

5) Consultation Responses

All relevant planning issues are addressed in the report.

**633-635 UXBRIDGE RD & 138 WAXWELL
LANE, HATCH END, GREENWAYS**

**1/08
P/1514/03/CFU/TW**

Ward: PINNER

REDEVELOPMENT: DETACHED 3 STOREY BUILDING WITH ROOMS IN ROOFSPACE TO PROVIDE 22 FLATS WITH BASEMENT PARKING AND ACCESS (REVISED)

BANNER HOMES LTD

RECOMMENDATION

Plan Nos: P3.01 to 10 (inclusive), P.01.

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

- 1 The proposal, by reason of its size and bulk, would be unduly obtrusive and by virtue of its scale have a detrimental impact on the character of this part of Waxwell Lane.

INFORMATIVES

- 1 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E6, E45, T13, H9); (SD1, D4, D5, T13, H9)
-

MAIN CONSIDERATIONS

- 1) Character of the Area
 - 2) Amenity of Neighbours
 - 3) Parking/Highway Considerations
 - 4) Accessibility
 - 5) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:		E6, E45, T13, H9	
Deposit UDP	Key	SD1, D4, D5, T13, H9	
Policies:			
Car Parking		Standard:	33 (32)
		Justified:	33 (32)
		Provided:	38 (38)

continued/

Item 1/08 - P/1514/03/CFU continued.....

Site Area: 0.39 ha
Habitable Rooms: 72
No. of Residential Units: 22
Density : 184 hrph
Council Interest: None

b) Site Description

- application site lies at the corner of Waxwell Lane and Uxbridge Road
- the site is occupied by three substantial detached properties with large rear gardens
- no. 633 Uxbridge Road is used as a nursing home, the remaining properties are houses
- the site contains a number of trees, some covered by a Tree Preservation Order

c) Proposal Details

- redevelopment to provide a mainly 3 storey building with some accommodation in the roofspace
- the building would accommodate 22 flats and a basement car park
- the vehicular access would be from Waxwell Lane by way of a ramp to the proposed basement car park, containing 38 parking spaces. An additional 6 surface spaces are indicated

d) Relevant History

WEST/550/02/FUL	Redevelopment: Detached 3 Storey Building With Rooms In The Roofspace, To Provide 18 X 2 Bed And 6 X 3 Bed Flats With Basement Parking And Access	APPEAL AGAINST NON-DETERMINATION DISMISSED 05-MAR-03
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e) Consultations

Environment Agency:	Awaited
Thames Water:	Awaited

Advertisement	Major Development	Expiry 21-AUG-03
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Notifications	Sent 114	Replies Awaited	Expiry 12-AUG-03
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continued/

APPRAISAL

1) Character of the Area

This part of Uxbridge Road contains a mix of developments, many detached houses and some flats, notably Cherry Court, immediately to the east of the site. However, Waxwell Lane is characterised by mainly detached houses. Where Waxwell Lane meets Uxbridge Road there is a very wide grass verge adjoining the appeal site, containing mature trees and a small sitting area next to the well. The Inspector who determined the above appeal commented thus:-

“I consider that this open space set among the well-landscaped sizeable gardens of nearby dwellings provides an attractive focal point within the townscape of the locality, and is an important feature of the pleasant spacious character of this part of Waxwell Lane.”

And further stated:-

“... I consider that the height and length of the proposed building along the Waxwell Lane frontage would appear out of keeping with the scale of other properties along this road. Notwithstanding the lower height of part of the rear wing of the development, the scale and massing would, in my opinion, be significantly different from the proportions of the neighbouring dwellings... I consider therefore that the development would create an incongruous and dominant built feature severely detracting from the character of this part of Waxwell Lane.”

Changes to the proposal, when compared to the appeal scheme, have resulted in the rear projecting element being reduced in depth from 21.6m to 11m behind the main rear wall. However, this element is now proposed adjacent to the Waxwell Lane Frontage rather than, as in the previous scheme, to the middle of the site. This would now result in a length of building frontage of 28m facing Waxwell Lane. Whilst it is acknowledged that revisions to the scheme have reduced certain aspects of its impact, the remaining size of the building combined with its proximity to Waxwell Lane would still have a prejudicial effect on the streetscene, being out of scale and character with any other buildings on this road.

The aforementioned Inspector identified three important trees (2 Birch and 1 Cypress) within the site which he considered would have been removed as a consequence the development then proposed, which was a further reason for dismissing the appeal. The current scheme proposes the retention of the 2 Birch trees and the loss of the cypress. The cypress tree appears to be dying, it is therefore concluded that a reason for refusal on this basis could not be justified.

continued/

2) Amenity of Neighbours

The nearest elevation of Cherry Court, to the east, would be approximately 22m away, and to the rear, the proposal would, at its nearest point, be 28m from the plot boundary of no. 136 Waxwell Lane. The Inspector raised no objections to the impact of the previous proposal on the amenity of neighbours, and similarly it is concluded, with this smaller scheme, that no such concerns would arise.

3) Parking/Highway Considerations

It is considered that the number and location of car parking spaces is acceptable. The access from Waxwell Lane is preferred to any alternative onto Uxbridge Road. The safety of the Waxwell Lane/Uxbridge Road junction could be improved, if all other aspects of the development were considered acceptable, with the imposition of a condition regarding sight-lines across the frontage of the site. The issue of highway safety was considered by the Inspector and found to be acceptable.

4) Accessibility

A suitable condition could be imposed if permission were to be granted.

5) Consultation Responses

None.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

**40 SOUTH PARADE, MOLLISON WAY,
EDGWARE**

**2/01
P/1071/03/CFU/RJS**

Ward: EDGWARE

CHANGE OF USE: RETAIL (CLASS A1) TO MIXED USE OF PREPARATION AND SALE OF SWEETS AND SAVOURIES (CLASS B2 AND A1) ON GROUND FLOOR SINGLE STOREY REAR EXTENSION WITH NEW SHOP FRONT AND PROVISION OF EXTRACTOR FLUE

N & V KOTAK ASSOCIATES for PARKWALK ESTATE

RECOMMENDATION

Plan Nos: 5038.01; 5038.02; 5038.03.

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Noise and Odour/Fume from Plant and Machinery
- 3 Restrict Storage to Buildings

INFORMATIVES

- 1 Standard Informative 27 - Access for All
 - 2 Litter Bin Outside Premises
 - 3 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E46, E51, S15, T16, A4); (SD1, EP25, D4, D6, T13, EM21, C20)
-

MAIN CONSIDERATIONS

- 1) Retail Parking
 - 2) Parking
 - 3) Residential Amenity
 - 4) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies: E46, E51, S15, T16, A4
Deposit UDP Key SD1, EP25, D4, D6, T13, EM21, C20
Policies:

continued/

Item 2/01 - P/1071/03/CFU continued.....

Car Parking:	Standard:	2
	Justified:	0
	Provided:	0
Council Interest:	None	

b) Site Description

- a three storey terraced premises in commercial use on the south side of Mollison Way;
- the ground floor commercial premises is currently vacant;
- the upper levels of the building are under separate tenancy and used for residential accommodation;
- a single storey rear extension to the building was approved in March, 2003, (P/152/03/DFU), however is yet to be constructed;
- the shopping parade has an even mixture of A1, B1 and A3 uses

c) Proposal Details

- the proposal would involve the change of use of the premises from Retail (A1) to a mixed use encompassing Retail (A1) and Light Industry (B1);
- the application details nominate that the proposed use would involve the preparation of Indian sweets & savours, including retail sales from the premises;
- the proposed use would encompass both the existing retail premises and the single storey rear addition already approved in March this year;
- an external flue (400 mm x 400 mm) would be attached to the rear elevation of the building, extending to a height of 1.0 metre above the roof of the building;

d) Relevant History

EAST/1/059/02/FUL	Conversion of Maisonette to Two Self Contained Flats	GRANTED 17-OCT-02
P/152/03/DFU	Single Storey Rear Extension To Shop & Shopfront	GRANTED 12-MAR-03

e) Notifications	Sent 12	Replies 0	Expiry 04-JUL-03
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continued/

APPRAISAL

1) Retail Policy

The uses within the local parade predominantly consist of retail premises (A1), interspaced with restaurants/food and drink premises (A3) and offices (B1). As the premises would retain an A1 function, it would not contravene retail policies contained in the adopted and emerging UDP.

2) Parking

Due to its location the subject site is well serviced by both public parking and public transport, which are both factors that favour the proposed application. Therefore the change of use is considered acceptable on traffic grounds despite the lack of any on-site parking.

3) Neighbourhood Amenity

The single storey rear extension would have no impact on the amenity of any neighbouring properties, this was determined to be approved via planning application P/152/03/DFU. The same addition would be re-approved by this application.

From a visual perspective, there is no concern regarding the proposed external flue. The flue would be attached to the rear of the building, and would not interfere with any of the windows in the rear elevation of the building. Conditions of approval can be utilised to control noise and fume emissions from the B1 component of the business to ensure that no detrimental impacts are caused for nearby properties. Likewise a B1 'Light Industrial' use is defined as one that can operate "*in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit*".

With respect of the A1 component of the business, there is no concern that would cause any detriment to any surrounding properties, as retailing is specifically encouraged at street level.

4) Consultation Responses

None.

**LAND TO FRONT AND ADJACENT TO
55, 56 & 57 HARTINGTON CLOSE,
HARROW, SUBSTATION R/O 55**

**2/02
P/1006/03/CFU/RJS**

Ward: HARROW ON THE HILL

ENCLOSURE OF ADJACENT LAND AS FRONT GARDEN ACCESS, LANDSCAPING
OF FORMER PLAY AREA AND PROVISION OF BOUNDARY FENCING.

GROUNDWORK WEST LONDON for LBH HOUSING SERVICES

RECOMMENDATION

Plan Nos: 0203/8/16/01A; 0203/8/16/02C; 0203/8/16/03; 0203/8/16/04;
0203/8/16/06;
2333 – Statement from Groundwork Environmental Services, dated 7
July 2003

GRANT permission in accordance with the development described in the
application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Disabled Access – Buildings
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented

INFORMATIVES

- 1 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E45, E51, A4); (SD1, D4, C10, EP25, C20)
 - 2 Standard Informative 27 – Access for All
-

MAIN CONSIDERATIONS

- 1) Character & Residential Amenity
 - 2) Consultation Responses
-

INFORMATION

a Summary)

UDP Key Policies:	E45, E51, A4
Deposit UDP Key Policies:	SD1, D4, C10, EP25, C20
Council Interest:	The land is in Council ownership continued/

b) Site Description

- a terrace of four two storey dwellings sited at the western end of Hartington Close, likewise abutting Wood End Road to the west. The dwellings in the building are identified as 55-58 Hartington Close. The landscaped and paved areas surrounding the east, west and south sides of the building are the subject of this application;
- the area to the east of the building accommodates a paved communal courtyard area, which abuts the dwellings' front entrances;
- the land to the west of the building is occupied by the rear gardens of the dwellings. Between these rear gardens and adjacent West End Road is an overgrown and unkempt landscaped area. A pedestrian path runs around this landscaped area, providing access between West End Road and Hartington Close;
- the area to the south and south west of the building provides a disused playground area that has been closed off with a combination of a 2.0 metre close boarded fencing and 2.0 metre chain wire fencing;

c) Proposal Details

- remove the paved courtyard adjacent to the front entrances of dwellings' 55-58 Hartington Close. This area would be re-landscape to provide front garden space for each of the four dwellings. The new front gardens would be delineated by 0.95 metre high timber picket fencing. New pedestrian paths would be provided around the allocated front gardens in order to retain access to the remaining pedestrian path network on the estate;
- the disused playground area to the south and south west of the building would be re-landscaped to create a passive landscaping area. The existing timber and chain wire fencing would be removed and replaced with 2.1 metre semi-transparent metal mesh fencing. Although this area would be provided with two gates, they would remain locked and would only be accessible by maintenance staff and residents who require access through their back gardens (ie: 55 Hartington Close);
- the overgrown and unkempt landscaped area to the west of the building is proposed to be re-landscaped;

d) Relevant History

None.

continued/

e) Notifications	Sent 17	Replies 2	Expiry 26-JUN-03
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Response: Fencing will prevent delivery of bulky items. Fencing will isolate properties from a relatively open and accessible street. Development will impact on street layout. Development will affect property value. Development will mean there is no access available from the rear garden of 55 Hartington Close.

APPRAISAL

1) Character & Residential Amenity

The proposed works form general re-landscaping of the areas surrounding the properties 55-58 Hartington Close, whilst providing allocated front gardens for each of the four dwellings. The details of the application indicate that the proposal has been more in response to problems associated with the existing courtyard. With the courtyard being located adjacent to the front entrances of the dwellings', loitering youths and associated anti-social behaviour, has caused general disturbance to some residences in the locality. The application proposes to address such concerns by removing the communal courtyard and giving it over to residences as allocated front garden space. The remaining re-landscaping and re-fencing works are proposed to improve the visual amenity of the area. Accordingly the proposed works are deemed to be reasonable and would not have a detrimental impact on the urban character, whilst improving the residential amenity for a number of dwellings.

2) Consultation Responses

It is considered that the proposed 0.95 metre front garden fencing would not prevent delivery of bulky items nor would isolate properties from the surrounding street networks and in any event, such works are "permitted development" not requiring permission.

Although it is acknowledged that the development would modify the street layout, this is not considered to be detrimental as new pedestrian paths are proposed; Devaluation of property value is not a concern that can be considered by a planning authority.

The agent has clarified in writing that keys will be given to the tenants who require access from their rear garden areas through the new fenced and landscaped area (ie: 55 Hartington Close);

32 CAVENDISH DRIVE, EDGWARE

2/03

P/992/03/CFU/TW

Ward: CANONS

SINGLE STOREY REAR EXTENSION.

C R DAVILA for MR & MRS S MALKA

RECOMMENDATION

Plan Nos: Location Plan, 32/100, 32/101.

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Materials to Match

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
 - 2 Standard Informative 32 – The Party Wall Etc Act 1996
 - 3 Standard Informative 36 – Measurements from Submitted Plans
 - 4 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E6, E45); (SD1, D4, D5)
-

MAIN CONSIDERATIONS

- 1) Impact on the character of the area
 - 2) Impact on neighbours amenity
 - 3) Consultation response
-

INFORMATION

a) Summary

UDP Key Policies:	E6, E45
Deposit UDP Key Policies:	SD1, D4, D5
Site Area:	0.08 ha
Floorspace:	35m ²
Council Interest:	None

continued/

b) Site Description

- two storey gable fronted detached dwelling with two storey front, side and rear extensions; front extension incorporates garages and gable fronted dormer
- neighbouring property to east, no.30, detached and sited 1.5m off boundary with 4m (est) deep single storey rear extension; side elevation of original dwelling features ground floor obscure glazed secondary windows; 1m high fence to boundary
- neighbouring property to west, no.34, detached and sited 1m off boundary with two storey rear extension; side elevation of original dwelling contains first floor high level window

c) Proposal Details

- single storey rear extension in two parts, one element would be 5.5m in width and 2.45m in depth. The other element would be 3.55m in width and 2.5m in depth. The latter element would fill in part of the existing stepped rear elevation
- both elements would have solid flank walls where they would be near to the boundaries
- both elements would be in the form of conservatories

d) Relevant History

EAST/1374/02/FUL	Single storey rear extensions, alterations to front of garage and to side windows, windows to front and rear gable, side dormer	REFUSED 13-FEB-2003
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Reasons for Refusal:-

- “1) The side dormer would be visually intrusive in the streetscene and detrimental to the amenities of the adjoining occupiers and the character of the locality
- 2) The proposal, in conjunction with other extensions built at the property would constitute overdevelopment, reflected in the small rear garden that would be retained, contrary to the provisions of the Unitary Development Plan and detrimental to the character of the locality.

e) Notifications	Sent 4	Replies 0	Expiry 06-JUN-03
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continued/

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APPRAISAL

1) Impact on the character of the area

Compared to the previously refused proposals, the extensions have been considerably reduced to just the single storey rear elements which have been reduced from 3m to 2.45m in depth (in respect of the rearmost elements). The rear garden depth would now be between 14m and 19m in depth. It is considered that this revised proposal now represents an acceptable form of development without any detrimental impact on the character of the area.

2) Impact on neighbours amenity

The eastern flank wall of the proposed extension would project 2m beyond the rear elevation of the existing single storey extensions to No. 30. Such a depth is considered to be acceptable and consistent with the Council's guidelines. The flank wall would also be sited 0.9m from the boundary. It is considered that the amenity of the occupiers of No.30 would not be materially affected.

The element adjacent to the western boundary would be sited 1.5m from the boundary and would be in accordance with the Councils guidance in this regard and would not materially harm the amenity of neighbours.

3) Consultation Responses

None

LITTLE MANOR THE COMMON, STANMORE

2/04

P/1485/03/CFU/GM

Ward: STANMORE
PARK

PART FIRST FLOOR, PART TWO STOREY FRONT EXTENSION, CONSERVATORY
AT REAR

DESIGN ASSOCIATES (LONDON) LTD for MR ASSEFI

RECOMMENDATION

Plan Nos: 790/2/Rev C and Site Plan

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no 790/2/Rev C shall be installed in the first floor flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.
- 4 The balconies at first floor level on the rear elevation shall be for decorative purposes only and shall not be used for sitting out or other amenity purposes.
REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 - The Party Wall etc Act 1996
- 3 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E1, E2, E4, E6, E8, E9 (Revised), E10 (Revised), E11 (Revised), E45);
(SD1, EP31, EP32, EP33, EP34, D4, D5, SEP5, SEP6)

MAIN CONSIDERATIONS

- 1) Green Belt and Area of Special Character
 - 2) Residential Amenity
 - 3) Consultation Responses
-

continued/

INFORMATION

a) Summary

UDP Key Policies: E1, E2, E4, E6, E8, E9 (Revised), E10 (Revised), E11 (Revised), E45
 Deposit UDP Key Policies: SD1, EP31, EP32, EP33, EP34, D4, D5, SEP5, SEP6
 Area of Special Character
 Green Belt
 Site Area: 0.28 ha
 Council Interest: None

b) Site Description

- detached two storey residential property on southern side of The Common, set back 30m from road frontage
- detached residential property 'Birchmoor', to north-west, and Bentley Manor, a large detached residential property to south-east
- within Green Belt and Area of Special Character

c) Proposal Details

- first floor front extensions over existing single storey projections with infill two storey extension to include front gable feature and mock balconies
- extensions to have flat roof over with parapet wall
- single storey conservatory at rear with glass dome roof
- mock balconies at first floor level at rear
- replacement windows
- table below sets out the changes in footprint, floorspace and volume over the original building:

	Original Building	Existing Building	Proposed Building	% Increase of Proposed over Original Building
Footprint (m ²)	193	265	340	76%
Floorspace (m ²)	445	519	623	40%
Volume (m ³)	1,311	1,553	1,997	52% continued/

d) Relevant History

LBH/2089/1	Alterations And Extension To House And Vehicular Access	GRANTED 26-APR-67
LBH/2089/3	Erection - New Greenhouse	GRANTED 14-DEC-67
LBH/2089/2	Alterations And Extension To Kitchen And Boiler Room	GRANTED 14-DEC-67
LBH/2089/4	Erection - Front Entrance Gates And Boundary Wall	GRANTED 12-AUG-68
LBH/2089/6	Erection - Garden Room And Store	GRANTED 18-FEB-70
LBH/2089/7	Extension Of Incinerator Chimney In Garden Enclosure	GRANTED 07-JAN-71
EAST/1327/01/FUL	Single/Two Storey & 1st Floor Front Extension With Accommodation In Roof Over & Front Dormers	REFUSED 24-MAY-02

Reason for Refusal:

“The proposed development in conjunction with previous extensions to the property would result in disproportionate additions to the original dwellinghouse and would be inappropriate and unacceptable in the Green Belt and Area of Special Character.”

EAST/1463/02/FUL	Part Two Storey, Part First Floor Front Extension And Front Dormers	REFUSED 13-FEB-03
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Reason for Refusal:

“The proposed development would be visually obtrusive and in conjunction with previous extensions to the property would result in disproportionate additions to the original dwellinghouse and would be inappropriate and unacceptable in the Green Belt and Area of Special Character.”

continued/

e)	1st Notification	Sent 4	Replies 1	Expiry 23-JUL-03
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Response: Description incomplete; overlooking from balconies; inconsistencies on plans; overbulky construction; loss of garaged parking; overbearing; flank windows existing should be obscure glazed.

	2nd Notification	Sent 4	Replies Awaited	Expiry
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APPRAISAL

1) **Green Belt and Area of Special Character**

The application now proposed is a significant reduction from the most recently refused scheme. Previously an increase of 88% in volume and 54% in floorspace was proposed. The elements that have been reduced are the bulk of the roof over the proposed first floor and two storey front extension and the forward projections of the extensions. A flat roof is now proposed with a front gable feature. Where properties are sited close to the footpath or in a suburban street such a design treatment might not be considered acceptable. In this instance the building is set-back some 30m from The Common and the extension would be viewed against the backdrop of the existing building. With the parapet treatment it would appear appropriate to the existing building and would not be out of character in the location where there are numerous substantial buildings of varying designs.

Notwithstanding the Green Belt location, the increase in size is considered acceptable. Bentley Manor to the south has been substantially enlarged in the recent past as has Birchmoor to the immediate north. The extensions proposed would not affect the setting of the building, given its long set-back from The Common, or eat into the open space at the rear. They would also serve to improve the appearance of the building. Presently there are 2 single storey, flat-roofed wings which project at the front and are devoid of any features. These would be built over with a high parapet on top, matching style windows at the front and mock balconies. The net result would be an enhancement of the streetscene without detracting from the Green Belt or Area of Special Character, notwithstanding the large percentage increase over the original building.

2) **Residential Amenity**

The house is set back behind the front building line of Birchmoor to the north and the extensions proposed would not affect that property. Bentley Manor to the south is set some 25 – 30m off the joint boundary and would also not be affected.

continued/

3) Consultation Responses

The description has been amended from the original submission and the plans amended. Neighbours have been re-consulted. the proposal is considered appropriate for the site given its set-back from the road frontage and the scale of adjoining development. There is ample room for parking and there is no requirement that vehicles be garaged. It is not possible to require existing windows to be obscure-glazed.

63 WEST ST, HARROW

2/05

P/1113/03/CFU/RJS

Ward: HARROW ON THE HILL

PROVISION OF GATES AND INFILLING OF GARAGE DOOR IN ASSOCIATION WITH THE CREATION OF PARKING SPACE TO SIDE OF HOUSE

KENNETH W REED & ASSOCIATES for MR & MRS A N VISIONE

RECOMMENDATION

Plan Nos: 1338:1; 1338:2; 1338:3A

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Materials to be Approved
- 3 The proposed crossover shall have a maximum width of no more than 2.7 metres. The existing crossover must be removed and reinstated with curb and channel.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 36 – Measurements from Submitted Plans
- 3 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E1, E4, E5, E8, E38, E46); (SEP5, SD1, SD2, EP31, D4, D16, D17)

MAIN CONSIDERATIONS

- 1) Conservation Area Character and Appearance
 - 2) Residential Amenity
 - 3) Parking and Manoeuvrability
 - 4) Consultation Response
-

continued/

INFORMATION

a) Summary

UDP Key Policies:	E1, E4, E5, E8, E38, E46
Deposit UDP Key Policies:	SEP5, SD1, SD2, EP31, D4, D16, D17
Area of Special Character	
Locally Listed Building	
Conservation Area:	Harrow on the Hill Village
Car Parking	Standard: 2 Justified: 1 Provided: 1
Habitable Rooms:	5
No. of Residential Units:	1
Council Interest:	None

b) Site Description

- a two storey, end of terrace dwellinghouse located on the northern side of West Street;
- an attached single garage is located to the western side of the building. This has been converted to provide additional living space for the dwellinghouse;
- a paved outdoor garden area is located to the side and rear of the garage;
- the immediate neighbour to the west is a two storey semi-detached dwellinghouse. With this neighbouring building having an excavated basement level with retaining wall, there is significant change in ground level between the two properties;

c) Proposal Details

- demolition of the existing wall/ pedestrian gate to the western side of the 'garage' and installation of new 1.6 metre high double gates in its place. The new gates would be set back 0.8 metres from the front elevation of the garage. The gates are proposed to allow the paved area to the side of the 'garage' to be used for the parking of a single vehicle;
- installation of a new 3.3 metre crossover at the pavement edge;
- removal of the existing garage door, and infilled to match existing brickwork;
- construction of a low brick planter box along the pavement edge of the 'garage';
- removal of the doorway in the west elevation of the 'garage' and installation of two new windows;
- install new brick & tile coping to the parapet of the 'garage';
- installation of a section of railing along the west property boundary wall;
- construct new storage sheds to the rear corner of the property;

continued/

d) Relevant History

LBH/16307	Erect 2-Storey Extension To Side Of Dwellinghouse	REFUSED 31-OCT-79
LBH/42068 LBH/52474 (c.a.c)	Replacement Single Storey Rear Extension, Demolition Of Rear Chimney, And Insertion Of Rear Dormer	GRANTED 29-MAY-91
WEST/292/93/FUL	First Floor Side Extension, Conversion Of Garage Into Habitable Room And Side Entrance Gates	REFUSED 21-JUL-93
WEST/556/93/FUL	1 st Floor Side Extension And Brick Arch Over Gates	REFUSED 29-DEC-93
WEST/887/99/CAC	Demolition Of Wall With Gate And Garage	REFUSED 14-JAN-00
WEST/886/99/FUL	Two Storey Infill Development To Provide 1 Bedroom House With Forecourt Parking	REFUSED 14-JAN-00
WEST/1036/00/CAC	Demolition Of Garage	REFUSED 19-APR-01
WEST/1035/00/FUL	Demolition Of Garage And Part Single, Part Two Storey Infill Development To Provide A 1 Bedroom Dwelling	REFUSED 19-APR-01

e) Consultations

CAAC: No Objections

Advertisement Character of Conservation Area Expiry
03-JUL-03

Notifications Sent Replies Expiry
10 2 24-
JUN-
03

Response: Development will reduce the number of on street parking spaces. There is a lack of turning space from the new driveway into the narrow roadway. Vehicle headlights may cause light interference for neighbours. Proposal will limit on street parking while providing off street parking for one house. The proposal parking space may cause structural damage to the neighbouring property due to the basement level and associated retaining wall.

continued/

1) Conservation Area Character and Appearance

The main element of the proposed works encompasses cosmetic modifications to the streetscape and the façade of the existing building. The infilling of the disused garage door, along with the proposed planter box would improve the streetscape appearance. The remaining works encompassing the new gates, new windows, parapet capping and storage sheds, would likewise have no detrimental impact on the character and appearance of the conservation area.

2) Residential Amenity

Concerns regarding the potential for vehicle headlights to cause material detriment is considered to be unwarranted. In all likelihood a vehicle would enter the site in a forward direction, therefore having no impact on the neighbour located opposite the site. Additionally the solid brick wall along the western side boundary, would prevent the headlights impacting on this immediate neighbour when accessing the space in a forward direction. It is considered that the remaining element of the proposed work (gates, windows, storage sheds), would not cause any detrimental impact upon the amenity of any nearby residential property.

3) Parking and Manoeuvrability

No objections are raised to the proposed on site vehicle space nor the ability of a vehicle to manoeuvre safely in and out of the space. However a condition of approval could require the old crossover to be removed and reinstated, whilst the proposed crossover would be limited to a maximum of 2.7 metres in width, in the interests of pedestrian safety.

4) Consultation Response

Lastly, issues relating to the structural integrity of a proposal is a building engineering issue and is not a valid objection that can be considered by a planning authority.

DETACHED BUILDING TO PROVIDE DAY CARE NURSERY FOR CHILDREN FROM 3 MONTHS TO 5 YEARS OLD

DAVID R YEAMAN & ASSOC for MRS KWABWE

RECOMMENDATION

Plan Nos: 443/001; 443/002; O/S plan received 06-APR-03.

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented
- 5 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 443/001 have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety and to guard against an over-intensive use of the site.
- 6 The number of children at the premises must not exceed 60 at any one time.
REASON: In the interest of residential amenity and highway safety.
- 7 The number of staff at the premises must not exceed 12 at any one time.
REASON: In the interest of highway safety and to guard against an over-intensive use of the site.
- 8 The nursery shall not be open outside the following hours: 07:30 - 18:30
Monday -
Friday.
REASON: In the interest of residential amenity.

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
 - 2 Standard Informative 36 – Measurements from Submitted Plans
 - 3 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E6, E46, E51, T13, C1); (SD1, D4, EP25, T13, SC1) continued/
-

MAIN CONSIDERATIONS

- 1) Character and appearance
 - 2) Residential amenity
 - 3) Parking/ highway safety
 - 4) Consultation responses
-

INFORMATION

a) Summary

UDP Key Policies:	E6, E46, E51, T13, C1
Deposit UDP Key Policies:	SD1, D4, EP25, T13, SC1
Car Parking:	Standard: 8 (8)
	Justified: 8 (8)
	Provided: 8
Council Interest:	Site is Council owned and occupied by local authority school

b) Site Description

- Hatch End High School is located south of Uxbridge Road and west of Courtney Avenue, and is bounded to the east by properties fronting Courtney Avenue, and by Tillotson Road to the north, Headstone Lane to the west, and by Long Elmes to the south;
- the part of the school grounds which forms the application site is a grassed area (with some trees) of approx. 2020m², fronting Tillotson Road;
- footpath crossing the site
- the School buildings closest to Tillotson Road are single-storey buildings sited 32m and 44m respectively from the highway;
- there are two existing vehicular accesses from Tillotson Road, one near the western boundary of the school site, close to No.8 Tillotson Road.

c) Proposal Details

- provision of 8 parking spaces along the eastern boundary of the application site, accessed via the existing drive;
- vehicular cross-over of that drive to be widened;
- erection of single-storey building of 272m² in north-eastern corner of proposal site approx. 5.2m from the edge of the pavement for use as a day-care nursery for children from 3 months to 5 years old;
- building would not project forward of the established building line;

continued/

- some trees, which are not protection under a TPO, would be removed, two of which would be replanted on the western side of the site;
- existing pedestrian access to the school grounds across the application site would be retained, but the actual footpath would be diverted slightly.

d) Relevant History

None.

e) Applicant's Statement

- number of staff: maximum of 12
- anticipated number of children: 60;
- 7:30am – 6:30pm Monday- Friday for 51 weeks of the year;
- proposal would support the Government's National Childcare Strategy to provide good quality facilities to enable more parents to go to work;
- Harrow has fewer child care places than other Boroughs;
- proposal would result in shorter journeys for parents;
- facility would be available for the whole of the community and would be particularly beneficial to the teachers at Hatch End High School and other schools;
- would also make provision for needs generated by Stanmore Park development;
- extra traffic would be minimal as the facility would be used by teachers already commuting to the school;
- the voluntary one-way system on Tilltison Road has improved traffic conditions;
- parents dropping of their children at the proposed nursery are likely to arrive before 8:30am, iew before school traffic starts;
- parents could be instructed to drop off their children at the nursery before 8:30 or after 9am so that the traffic/parking situation would not be affected;
- provision of 8 parking spaces is sufficient and would allow parents to park safely and drop off their children;
- traffic flow in the mornings is reasonably smooth;
- congestion occurs when school children are being picked up, however, children would be picked up at different times from the nursery;
- the Willow tree will have to be removed irrespective of this proposal going ahead or not, as the roots cause structural damage to a school building;
- it is proposed to replace two of the trees, and a further two could be planted within the application site;
- the proposed building and car park would take up approx. one quarter of the site and have been designed to have minimum impact on the site and to maintain the character of the site as much as possible.

continued/

The Chair of Governors of Hatch End High School states the following:-

- the persuasive reason for agreeing to the development was the lure for prospective new staff of having a nursery care facility on site;
- the nursery may also help to stabilise staffing in the feeder schools;
- It could provide work placements for the school's own students taking a GNVQ in health and social care;
- members of staff with young children have indicated interest in places;
- demand may grow as younger teachers are recruited following retirements which are pending in the next 5 years;
- after discussions the Governing Body agreed to allow the project, subject to conditions.

f) Notifications	Sent	Replies	Expiry
	34	11 plus 1 petition signed by 47 people	02-JUN-03

Response: Inadequate parking provision, increase in traffic and worsening of existing traffic and parking conditions/ congestion, already parking and traffic problems, an earlier opening time would still result in increase in traffic and not overcome objections, already deliveries to the school in the early hours of the day, road is chaos in the mornings, people use driveways of properties to turn or mount pavements to let others pass or block driveways, the "voluntary one-way system" on Tillotson Road is not felt not make a difference to traffic conditions, adverse impact on pedestrian safety, outlook from residential properties and the value of properties affected, adverse impact on health of people, loss of trees and green space, adverse impact on appearance of Tillotson Road, there are other, more suitable sites in the area.

The Hatch End Association: loss of green space, adverse impact on street scene, increase in traffic, inadequate parking/ turning layout;

APPRAISAL

1) Character and appearance

The flat-roof single-storey building would be viewed against a backdrop of flat-roof single-storey school buildings, and would integrate well. It would not appear out of place and would not be out of character in this location.

A number of trees would have to be removed in order to allow the erection of the building and the construction of the 8 parking spaces. However, a condition is suggested requiring the submission of a detailed landscaping plan incorporating the planting of replacement trees.

continued/

2) Residential amenity

The proposed building would be single-storey only and would be erected at a considerable distance from any residential properties (nearest property at a distance of 17m). It would not block out light to any residential properties or appear overbearing to residents of neighbouring properties, or result in any material overlooking of nearby properties which would justify an objection to the scheme.

By the very nature of it, the proposed use would result in an increase in noise levels, in particular from children using the outdoor play area. However, it is considered that this would not lead to materially increased noise levels which would justify the withholding of permission, due to the existing use (and related noise levels) of the site as a school, and the proposed opening days of the nursery, which would be limited to Mondays-Fridays and would therefore coincide with the normal school-days.

3) Parking/highway safety

Whilst it is acknowledged that there is heavy traffic and great demand for parking at school drop-off and pick-up times, this is a common occurrence at most schools and is not unusual. It is considered that the proposed use would only increase traffic and parking demand slightly during those hours, as the nursery would open earlier and close later. It can reasonably be expected that parents whose children attend the nursery would avoid the busy times if practicable.

It is considered that the proposed parking would provide adequately for the number of staff proposed, and would allow some spaces to be used by parents.

4) Consultation Responses

All relevant planning issues are addressed in the report.

**SAGE HOUSE 319 PINNER RD, 2/07
HARROW P/27/03/CFU/GM**

Ward: HEADSTONE SOUTH

ADDITIONAL FLOOR OF OFFICES, 1ST & 2ND FLOOR REAR EXTENSION OVER
PARKING AREA WITH LINKED WALKWAYS (REVISED)

LEWIS & HICKEY LTD for SAGE HOLDINGS LTD

RECOMMENDATION

Plan Nos: L2042/100P; 101P; 102P; 103BP; 104BP; 105BP; 106BP; 107BP;
108P

INFORM the applicant that:

- 1) The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on the application relating to:-
 - (i) The developer shall fund all costs of public consultation, analysis, reporting and implementation of a Controlled Parking Zone in the immediate surroundings, at any time within 3 years of first occupation of the development, if in the Council's opinion, a monitoring period shows unacceptable on-street parking, up to a maximum of £10,000 index linked.
- 2) A formal decision notice, subject to the planning conditions noted below, will be issued only upon completion of the aforementioned legal agreement.
 - 1 Time Limit - Full Permission
 - 2 Materials to Match
 - 3 Disabled Access - Buildings
 - 4 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
 - 5 Fume Extraction - External Appearance - Buildings
 - 6 Noise from Plant and Machinery

continued/

Item 2/07 - P/27/03/CFU continued....

- 7 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) L2042/103BP. have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 8 The proposed parking space(s) shall be used only for the parking of private motor vehicles in connection with the development hereby permitted and for no other purpose.
REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.
- 9 Restrict Storage to Buildings
- 10 The doors to the rear fire escape staircase shall be fitted with alarms and the staircase shall only be used for emergency purposes and not as a general means of access to or from the building.
REASON: To safeguard the amenities of the adjoining occupiers.

INFORMATIVES

- 1 Standard Informative 20 – Encroachment
2 Standard Informative 23 - Considerate Contractor Code of Practice
3 Standard Informative 27 - Access for All
4 Standard Informative 32 - The Party Wall etc Act 1996
5 Standard Informative 35 - CDM Regulations 1994
6 Standard Informative 36 – Measurements from Submitted Plans
7 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E6, E46, E51, EM7 (Revised), T13); (SD1, EP25, D4, D6, T13, EM23)

MAIN CONSIDERATIONS

- 1) Employment Policy
2) Residential and Visual Amenity
3) Parking and Highway Issues
4) Accessibility
5) Consultation Responses
-

continued/

INFORMATION

a) Summary

UDP Key Policies:			E6, E46, E51, EM7 (Revised), T13	
Deposit	UDP	Key	SD1, EP25, D4, D6, T13, EM23	
Policies:				
Car Parking			Standard: 27	(No Additional)
			Additional	
			Justified: 27	(No Additional)
			Additional	Report)
			Provided: 8	
			Additional	
Site Area:			0.11 ha	
Floorspace:			794m ²	
Council Interest:			None	

b) Site Description

- three storey flat-roofed office building (Class B1) on southern side of Pinner Road
- 2 parking spaces at front, 21 at rear between office building and bus depot which is served by joint access
- three storey block of 6 flats 'Marlow Court' to west
- two storey residential properties opposite on Pinner Road

c) Proposal Details

- fourth floor over existing building with existing rear fire escape staircase extended upwards
- linked new three storey office building at rear with parking at ground floor level
- total of 31 parking spaces of which 18 to be provided in double-stacking system

d) Relevant History

None.

e) Applicant's Statement

- setting of building unchanged
- additional floor to front building stepped back at front behind existing parapet wall
- impact on streetscene barely discernible
- new building at rear to be accessed by covered walkways
- access to fire escape to be controlled to prevent mis-use
- car parking provision acceptable given proximity to North and West Harrow tube stations, Harrow on the Hill Station and bus services

continued/

f) 1st Notification	Sent 53	Replies 5	Expiry 21-FEB-03
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1st Response: Will facilitate an increase in staffing and cause yet more on-street parking; loss of light to adjoining flats; overlooking of flats; increase in noise and pollution from building works; location already overdeveloped; loss of light to bus depot; concern at likely obstruction of access to bus depot.

2nd Notification	Sent 5	Replies 3 + petition of 54 signature s	Expiry 30-JUL-03
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2nd Response: Will facilitate an increase in staffing and further change the appearance of surrounding from residential to commercial; will obstruct light to adjacent garage; concern at boundary wall foundations; concern at likely obstruction of shared access road; loss of light to adjacent flats; will add to parking problems in area; will add to noise levels, dust and pollution.

APPRAISAL

1) Employment Policy

The Council's employment policies in both the adopted and revised deposit draft UDP's set criteria for consideration where new business development is proposed. Taking these in turn, it is not considered that there would be an adverse impact on the amenity of adjoining occupiers or the character of the area, the site already being in employment use. The processes to be carried out would be appropriate in close proximity to residential use being within the B1 use class. The surrounding roads are capable of accommodating any additional traffic generated. There would be no loss of land from another use. The proposal would make use of modern building methods and materials and not raise concerns as to energy use.

It is therefore considered that there would be no conflict with the Council's employment policies.

continued/

2) Residential and Visual Amenity

The existing building is not of an outstanding design and its appearance would not be affected by the additional floor. The step-back from the front would serve to reduce its immediate impact in the streetscene. The adjacent residential building does not have as deep a rear building line and its outlook is already blocked to a degree by the existing building. The additional floor would have the corner closest to the rear of the residential building set-in to minimise any potential impact. The fire escape staircase would continue to be adjacent to this corner, however a condition is recommended to ensure that it is only used for emergency purposes and that all accesses to it are alarmed to prevent mis-use.

The new building to the rear would be sited adjacent to a bus depot and it is considered that it would have an acceptable appearance and would not detract from any residential amenity. The bus depot to the rear has a glazed elevation facing the site however this is not a 'protected' aspect in terms of the Council's planning standards. Any loss of natural light to the depot, whilst unfortunate, cannot be an overriding consideration given that the light is effectively borrowed across adjoining land, the bus depot being built-up to its boundary.

3) Parking and Highway Issues

The proposal has an existing parking deficiency with regard to the adopted UDP and an over-provision with regard to the revised deposit draft UDP. This is due to a re-assessment of how parking standards are calculated for employment uses and reflects current Government advice on parking provision. The proposal would provide for additional parking by the use of double-stacking mechanisms. The site lies between railway stations and is only classed as being of average public transport accessibility. There is uncontrolled parking on nearby residential streets and it is possible that overspill parking could take place if the on-site parking was deficient. To address these concerns the applicant has offered funding towards a CPZ should this prove necessary. Members recently accepted a similar arrangement for a new residential development proposed for Collapit Close to the north-west of the site. Subject to a legal agreement relating to the funding of a CPZ, no objections are raised with regard to parking or highway issues.

4) Accessibility

A planning condition and an informative are proposed to ensure the proposal provides adequate levels of accessibility in accordance with Council policy and Government requirements.

continued/

5) Consultation Responses

These are largely dealt with above. The relationship with the adjacent block of flats is considered to be acceptable with no direct overlooking or loss of light due to the respective orientations. Obstruction of the shared access drive to the bus depot would be a management issue for the freeholder and is not a planning matter. Noise and disturbance from the building works would not be a reasonable reason for refusal and is an aspect of all new development; an informative relating to the Council's considerate contractor scheme is proposed. It is not considered that the location is already overdeveloped.

TIMBERS, 41 BROOKSHILL, HARROW WEALD **2/08**
P/1362/03/CVA/GM

Ward: HARROW WEALD

SINGLE STOREY REPLACEMENT BUILDING FOR USE AS PLACE OF WORSHIP
AND RELIGIOUS INSTRUCTION (REVISED)

DEREK E ALAN NASH for MAHAVIR FOUNDATION LTD

RECOMMENDATION

Plan Nos: 703/10; 703/8-1; 703/8-2; 703/8-3; 703/8-4

GRANT variation(s) in accordance with the development described in the application and submitted plans as follows:

- 1 Time Limit - Full Permission
- 2 Noise from Music and Amplified Sound
- 3 Water Storage Works

INFORMATIVES:

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 - The Party Wall etc. Act 1996
- 3 Standard Informative 35 - CDM Regulations 1994
- 4 Standard Informative 36 - Measurements from Submitted Plans
- 5 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals (E1, E2, E4, E6, E8, E9 (Revised), E10 (Revised), E11 (Revised), E46, T13, C11), (SEP5, SD1, EP32, EP33, EP34, D4, T13, C13)
- 6 The applicants are reminded of their previous statement to the Council that the site would not be used for large gatherings and are requested to manage their use of the site in future accordingly to minimise disturbance for adjoining occupiers.

MAIN CONSIDERATIONS

- 1) Green Belt and Area of Special Character
- 2) Consultation Responses

INFORMATION

At the meeting of the Committee on 30th July, consideration of this item was deferred for a Members site visit and also to enable objectors to be informed as to when the application would be considered by Committee. The Members site visit took place on Thursday 7th August however it was not possible to gain access to the site. Objectors have been advised of the date of this Committee.

continued/

a) Summary

UDP Key Policies: E1, E2, E4, E6, E8, E9 (Revised), E10 (Revised), E11 (Revised), E46, T13, C11

Deposit UDP Key SEP5, SD1, EP32, EP33, EP34, D4, T13, C13
Policies:
Area of Special
Character:
Green Belt
Site Area: 0.26ha.
Floorspace: 225m²
Council Interest: None

b) Site Description

- vacant site, formerly occupied by a detached chalet bungalow, on western side of Brookshill
- formerly used as clinic with 5 consulting rooms, permission granted for replacement building (to be used for religious purposes) in December 2002
- abuts Harrow Weald Park
- within Green Belt and Area of Special Character

c) Proposal Details

- replacement of chalet bungalow with single storey building with flat roof with side parapet and front canopy
- siting similar to previous building
- proposal differs from previously approved scheme by virtue of raised ground level (up to 1m) with building as a result up to 1m higher, revised roof treatment and additional ornamental detail to elevations consisting of marble pilasters and door/window surrounds with reconstructed Cotswold stone cornice
- there would also be a new tarmac footpath laid from the car park to facilitate disabled persons access to the building
- there would be no increase in the footprint or floorspace of the building over that previously approved

d) Relevant History

The site has a long planning history as a site for a dwelling and a doctors surgery. The most recent applications are as follows:

EAST/641/01/CLE	Certificate of Lawful Existing Use: Use as clinic	GRANTED 14-AUG-01
EAST/113/02/FUL	Single storey rear extension and removal of existing dormer windows	GRANTED 05-JUN-02

continued/

EAST/1286/02/FUL	Single storey replacement building for use as place of worship and religious instruction	GRANTED 12-DEC-02
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e) Applicant's Statement

- proposal is for changes to site levels and elevational treatment of the building
- materials would be 'butterley red bank' bricks with majestic (red multi) for main walls and orient (gold multi) above cornice and in recessed band at lower level, white marble and reconstructed Cotswold stone

f) Consultations

TWU	No objection
EA:	No comments on proposal

Notifications	Sent	Replies	Expiry
	7	69	07-JUL-03

Response: 69 additional letters of objection:

Object to how developers have gone about planning process; no further applications should be accepted; object to increased height; overdominant; design out of keeping; out of character; concern at recent extent of parking due to use of site; conditions should be applied to numbers of visitors, times of attendances and services and parking on surrounding roads if allowed; greater notification of residents should have occurred; wholly inappropriate for a Green Belt site and very special circumstances do not apply; concern at large number of people who recently visited the site; concern of traffic safety due to siting on dangerous bend.

APPRAISAL

1) Green Belt and Area of Special Character

The new proposal involves raising the ground level where the building would be sited to allow for improved access. At present the building is set in a dip. Whilst this would result in a slightly more prominent building it is not considered that this would affect the openness or character of the Green Belt or the Area of Special Character in which it lies. The building would remain set back from the road frontage and existing trees which provide screening would remain.

The alterations to the elevations and roof would enhance the appearance of the new building, but whilst representing a material change would not give rise to any harm.

The new footpath would facilitate access from the car park and would not be obtrusive.

continued/

Overall it is considered that the revised proposal would have a neutral impact on the Green Belt and Area of Special Character when compared to the approved scheme. However, the proposal is considered to be marginal and any further changes would be likely to be unacceptable.

2) Consultation Responses

The objections to the principle of the use and traffic are not relevant to the current applications. Wide notification has now taken place, this did not occur with regard to the use because it did not require planning permission from the Council. The proposed increase in height, due to changes in ground levels, and the increased ornamentation are considered appropriate for the site and would not detract from this part of the Green Belt.

42 & 44 HIGH ST, HARROW ON THE HILL

**2/09
P/1017/03/CFU/SS1**

Ward: HARROW ON THE HILL

INSTALLATION OF MICROCELL ANTENNA 110mm X 320mm AT HEIGHT OF 6M ON FRONT ELEVATION OF NO.44, WITH FEEDER CABLES TO EQUIPMENT CABINET AT SIDE OF NO.42

LCC UK for ORANGE PERSONAL COMMUNICATION

RECOMMENDATION

Plan Nos: 30/GLN 7421/01; /02; /03; /04

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The colour of the equipment cabinet shall be dark green, and the colour of the feeder cables, anti-vandal cowl and antenna shall be black, as specified on the approved plans, or any other colour as agreed by the Local Planning Authority.
REASON: In the interest of the character and appearance of the conservation area.

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E5, E6, E52, E38); (SD1, D26, SD2, D4, D17)

MAIN CONSIDERATIONS

- 1) Conservation Area character and appearance
 - 2) Residential amenity
 - 3) Consultation responses
-

INFORMATION

At the meeting of the Committee on 30th July, consideration of this item was deferred in order for a Members site visit, and to enable a notification of the Governors of Harrow School in line with the requirements set out in PPG8. The Members site visit took place on Thursday 7th August 2003.

continued/

a) Summary

UDP Key Policies:	E5, E6, E52, E38
Deposit UDP Key Policies:	SD1, D26, SD2, D4, D17
Area of Special Character TPO	
Conservation Area:	Harrow on the Hill Village
Council Interest:	None

b) Site Description

- nos. 42 and 44: three-storey pitched roof red/brown facing brick terraced properties with the third floor accommodation partly contained within the roof space
- lies on western side of High Street approx. 50m from the junction with West Street;
- 42 end of terrace, Short Hill (pedestrian access) along side, linking High Street with West Street; steep slope from High Street down to West Street;
- ground floors of 42 and 44: commercial units; residential above;
- two burglar alarm boxes and one hanging sign mounted on front wall.
- side elevation No.42: door with canopy over, window next to it, two metal doors to electricity/ other utilities meters etc., painted white, rainwater downpipe.

c) Proposal Details

- single antenna of 10cm x 30cm and 8cm deep to be fixed to front wall at a height of 6m (measured to centre of antenna) next to second floor window;
- proposed colour of antenna: black;
- erection of equipment cabinet of 0.65m in depth, 1.25m in width and 1.25m in height to the side of No.42 fronting the pedestrian walkway 'Short Hill';
- two feeder cables of 1.6cm outer diameter (proposed colour: black) to run from antenna to equipment cabinet: vertically downwards, then along the top of the shopfront, then horizontally across the side elevation for a length of 2.5m at a height of approx. 4.5m, then vertically downwards parallel/ next to the existing rainwater downpipe;
- to be sited behind dwarf wall with railings and between window next to door and the two white painted doors to utilities meters etc;
- proposed colour: midnight green (BS);
- an anti-vandal cowl of 10cm in width would be fixed to the wall to encase the feeder cables, to a height of 2m above the cabinet.

d) Relevant History

None.

continued/

e) Applicant's Statement

- proposed installations comply with ICNIRP guidelines;
- feeder cable above shopfront would be obscured by it and not be visible from road;
- the area is a conservation area with restricted opportunity for telecoms installations, and the proposed design was felt to be the least intrusive;
- the cabinet would be located off the High Street at the side of the end terrace and not be visible from the highway;
- the microcell antenna is incorporated within a shroud to resemble a burglar alarm box;
- the area has been searched extensively but there are no other more suitable locations available which comply with Planning Policy;
- although it is the Provider's preference to utilise macro installations that fulfil all of an area's coverage requirements, the search was unable to find a single suitable site, and this microcell, in conjunction with the other which was the subject of a previous Licence Notification, are the only possible way of gaining coverage within the area as unobtrusively as possible;
- the precise location was carefully selected to ensure that there are no detrimental effects on the visual aspect of the area and the side location of the cabinet would reduce any further possible intrusion;
- proposal complies with National Guidance and Local Plan Policy;
- the proposed site is compliant with all current health and safety legislation and consequently does not constitute a serious risk to amenity in the neighbouring residential areas.

f) Consultations

CAAC: : The surface cabling is intrusive and the box on the elevation fronting Short Hill will be visible.

Advertisement	Character of Conservation Area		Expiry 10-JUL-03
Notifications	Sent 9	Replies 108	Expiry 02-JUL-03

continued/

Response: Health hazard, unsightly, unattractive and bulky cabinet, a 6m high mast would have an adverse impact on the conservation area, not in line with historic character of the area, antenna is of inappropriate scale, contrary to Council's policy in respect of minimum Street Furniture, worry and stress from perceived health risk, affects the "Right of peaceful enjoyment of ones possessions" (Human Rights Act 1998), undesirable precedent, antenna next to bedrooms poses health risk, proximity to school and health risk to children, resulting clutter would be detrimental to the visual amenities in the area, location of installation not in line with recommendations of the Steward report, antenna inappropriate next to a listed building, adverse impact on value of properties.

APPRAISAL

1) Conservation area character and appearance

The proposed antenna and feeder cables are of a modest scale. The antenna would look similar to a burglar alarm box. The antenna and feeder cables would be viewed against the building's dark red/brown brickwork, and neither the antenna nor the feeder cables would appear prominent or obtrusive.

The equipment cabinet would be 1.25m wide, 1.25m high and 0.65m deep, and it would be sited to the side of No.42, facing Short Hill. The proposed colour is a dark green. Whilst it would be visible for pedestrians using Short Hill, its colour and size would be appropriate, and viewed against the dark red/ brown brickwork, it would not appear obtrusive.

It is considered that, overall, the proposal would preserve the character and appearance of this part of the conservation area, and would not affect the setting of the adjacent Grade II Listed building.

2) Residential amenity

The proposed antenna, feeder cables and equipment cabinet are so designed and would be placed in a position that they would not be visually obtrusive. The outlook from any nearby residential properties would not be affected.

Central Government requires Local Planning Authorities to assess only the visual impact of proposed telecoms installations, provided that the proposal complies with ICNIRP Guidelines which address radiation and health issues. Compliance has been confirmed in writing.

3) Consultation Responses

All relevant planning issues are addressed in the report.

1B ALBURY DRIVE, PINNER

2/10

P/324/03/CFU/SS1

Ward:

PINNER

SINGLE-STOREY SIDE EXTENSION, FIRST FLOOR SIDE EXTENSION, USE OF TWO ROOMS ON GROUND FLOOR FOR BEAUTY TREATMENTS AND CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION

P R ARCHITECTURE for MR M HASHAM

RECOMMENDATION

Plan Nos: 01; 02/A; as date stamped 27-FEB-03

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no 02/A shall be installed in the flank/east or flank/west wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.
- 4 The window(s) in the flank/east. wall(s) of the proposed development shall:
(a) be of purpose-made obscure glass,
(b) be permanently fixed closed below a height of 1.8m above finished floor level,
and shall thereafter be retained in that form.
REASON: To safeguard the amenity of neighbouring residents.
- 5 The use hereby permitted shall be carried on only by Mrs A. Hasham and shall be for a limited period being the period during which the premises are occupied by Mrs A. Hasham.
REASON: To reflect the particular circumstances of the applicant.
- 6 The use hereby granted permission shall not be open to visitors outside the following times: 0900 to 1800 hours, Monday to Saturday inclusive.
REASON: In the interest of the residential amenities of neighbouring residents.

continued/

- 7 Only the two rooms on the ground floor shall be used in connection with beauty treatments, as indicated on the approved plans, and the remainder of the premises shall be used for residential purposes only and not in connection with the business hereby permitted.
REASON: To safeguard the provision of residential accommodation and in the interest of residential amenity.
- 8 The use hereby approved shall be run on an 'appointment only' basis with no more than 2 patients on the premises at any one time.
REASON: To ensure an appropriate scale of use in this residential area and to safeguard neighbouring amenity.
- 9 No more than two staff shall be on the premises at any one time.
REASON: To ensure an appropriate scale of use in this residential area and to safeguard residential amenity.
- 10 No more than 9 clients per day shall visit the premises.
REASON: In the interest of the amenities of adjoining owners.
- 11 Notwithstanding the provisions in the Advertisement Regulations Order 1992, no signage shall be erected on the site advertising the use hereby permitted.
REASON: In the interest of visual amenity.

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
2 Standard Informative 36 – Measurements from Submitted Plans
3 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E6, E45, E46, E51, T13); (SD1, D4, D5, T13)

MAIN CONSIDERATIONS

- 1) Character and appearance
2) Residential amenity
3) Parking
4) Consultation responses

INFORMATION

a) Summary

UDP Key Policies:	E6, E45, E46, E51, T13
Area of Special	SD1, D4, D5, T13
Character:	
Car Parking	Standard: 3 (2) Justified: 3 (2) Provided: 2
Council Interest:	None

continued/

b) Site Description

- detached house on northern side of Albury Drive, approx. 28m east of the junction with Pinner Hill Road;
- attached flat-roof single-garage to western side, which abuts the garage of the neighbouring property to the west, No. 1a Albury Drive;
- flat-roof single-storey side extension to eastern side (3.4m in width), extending across whole depth of building;
- forecourt parking for 2 cars;
- boundary vegetation along flank/eastern boundary;
- distance between existing building and flank/eastern boundary approx. 4.4m.

c) Proposal Details

- conversion of garage to provide habitable accommodation;
- modest single-storey side extension to rear of existing garage (2.25m in depth and 1.5m in width with roof);
- crown roof over garage and extension to it;
- first-floor side extension to eastern side over existing flat-roof single-storey side extension, extending almost across the whole depth of the existing building;
- first floor recessed from the front wall by 1m, fully-hipped but crown roof over two storey element;
- ground-floor of two-storey side extension: 2 rooms in connection with beauty treatments (treatment room, waiting/treatment room) and WC;
- door in side elevation to waiting/treatment room;
- conversion of garage to habitable accommodation

d) Relevant History

LBH/19882/W	Erection of 3 houses.	GRANTED 10-SEP-81
LBH/31246	Single-storey side extension.	GRANTED 02-DEC-86
WEST/520/98	Use of two rooms on the ground floor for beauty treatment and reception purposes.	WITHDRAWN 05-DEC-01

continued/

e) 1st Notification	Sent 7	Replies Petition signed by 10 people	Expiry 25-MAR- 03
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Response: More traffic and congestion, parking problems.

2nd Notification	Sent 14	Replies 3	Expiry 30-JUL-03
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Response: More traffic and congestion, parking problems

APPRAISAL

1) Character and appearance

The design of the first-floor side extension reflects the design of the existing property, and would not appear overly dominant or obtrusive in the street scene.

It is considered that the erection of a roof over the converted garage would enhance the appearance of the property in the street scene.

The use of the property would remain primarily residential. The use of two of the rooms on the ground floor by the occupier of the property for beauty treatment business would enable the occupier to work from home. The intensity of use would be controlled through conditions limiting the hours of operation and the number of staff and clients at the premises at any one time. The use, as proposed, would not have a detrimental impact on the residential character of the area.

2) Residential amenity

The modest single-storey side extension and the garage conversion would not have any materially adverse impact on the residential amenities of the occupiers of the neighbouring property to the west in terms of loss of light or privacy or general disturbance.

There would be a gap of approx. 7m between the proposed two-storey side extension and the neighbouring property to the east, and boundary vegetation would provide some screening. A condition is suggested to require the use of obscure glazing and to control the insertion of windows in the future, in order to prevent any overlooking and associated loss of privacy.

continued/

Despite the difference in levels with the application property being at a higher level than the neighbouring property to the east, in view of the distance between the properties, it is considered that the proposed first floor extension would not appear overbearing to the occupiers of the neighbouring property.

It is considered that the proposed use of two of the ground floor rooms for beauty treatments would not result in levels of activity or disturbance such as to justify the withholding of permission on the grounds of loss of amenity, as the intensity of use and the hours of operation can be controlled by conditions (as suggested).

3) Parking/highway safety

Using the standards in the adopted UDP, there would be a shortfall of one one-site parking space. The proposal would comply with the standards set out in the Deposit UDP. The standards take account of the need for 'visitors' parking to a residential unit.

In reality the proposed use of two of the rooms on the ground floor for beauty treatments may result in a slightly increased demand for parking. However, it is considered that this need could comfortably be accommodated on-street, as there are no parking restrictions and visitors to the property in connection with the beauty treatment business would require parking during the day as opposed to during the night, when they might compete with residents for on-street parking spaces.

4) Consultation Responses

All relevant planning issues are addressed in the report.

17 CHESTNUT AVE, EDGWARE

2/11

P/1398/03/CFU/SS1

Ward: CANONS

FIRST FLOOR REAR EXTENSION WITH DORMERS IN ROOF.

MARCEL BLUM for MR & MRS J SHOHET

RECOMMENDATION

Plan Nos: 1726/1 dated stamped 17-JUN-03.

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the side/west or side/east wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
 - 2 Standard Informative 36 – Measurements from Submitted Plans
 - 3 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E5, E6, E45, E38); (SD1, SD2, D4, D5, D17)
-

MAIN CONSIDERATIONS

- 1) Conservation Area character and appearance
 - 2) Residential amenity
 - 3) Consultation responses
-

continued/

INFORMATION

a) Summary

UDP Key Policies:	E5, E6, E45, E38
Deposit UDP Key Policies:	SD1, SD2, D4, D5, D17
TPO	
Conservation Area:	Canons Park Estate
Council Interest:	None

b) Site Description

- detached dwelling house on southern side of Chestnut Avenue;
- flanked by a detached property to the west and a semi-detached property to the east;
- single-storey flat-roof rear extension.

c) Proposal Details

erection of first-floor rear extension with roof tying into the existing roof over single-storey rear extension;
roof arrangement would be altered from a fully-hipped roof to a crown roof;
three pitched roof dormer windows.

d) Relevant History

E/525/00/FUL	First floor rear extension.	REFUSED 03-JUL-00
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Reason for refusal:

“The proposed extension, by reason of its excessive size, bulk and discordant roof design would be unduly obtrusive and overbearing; it would detract from the character and appearance of this and adjoining properties, and this part of the conservation area.”

continued/

E/399/01/FUL First floor rear extension (Revised). REFUSED
26-JUN-01

Reason for refusal:

“The proposed extension, by reason of its excessive size, bulk and discordant roof design would be unduly obtrusive and overbearing; it would detract from the character and appearance of this and adjoining properties, and this part of the conservation area.”

e) Consultations

CAAC: Dormers should be symmetrically sited
in the roof but no strong objections.

Advertisement	Character and Appearance of Conservation Area	Expiry 31-JUL-03
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Notifications	Sent	Replies	Expiry
	2	1 letter of support	17-JUL-03

APPRAISAL

1) Conservation Area character and appearance

The proposed extension would alter the roof arrangement from a fully-hipped roof to a crown roof. This alteration would be visible from viewpoints up and down Chestnut Avenue. However, the majority of the properties in the vicinity are of different designs, featuring different roof arrangements with some large and prominent gable-end and hipped-roof forward projections and extensions/ alterations which affect the roof arrangements. Therefore, the proposed extension would not result in a roof arrangement which would be unduly prominent and obtrusive in the street scene.

The proposed dormer windows, whilst not sitting symmetrically in the roof, are relatively modest and sit nicely within the frame of the roof.

It is considered that the character and the appearance of the Conservation Area would be preserved.

continued/

2) Residential amenity

The proposed extension would project approx. 2.5m beyond the rear wall of the main body of the neighbouring property to the west, at a distance of approx. 6m from it. It would project approx. 1m beyond the rear wall of the neighbouring property to the east. The proposed extension would not result in a loss of light to the neighbouring properties or appear overbearing to the occupiers thereof.

No windows are proposed in the side/east or side/west elevations of the extension. A condition is suggested to control the insertion of windows in the longer term in order to prevent any material overlooking and associated loss of privacy.

3) Consultation Responses

None.

ST. ANSELMS FIRST & MIDDLE SCH, 18 **2/12**
ROXBOROUGH PARK, HARROW **P/1412/03/CRE/TW**

Ward: GREENHILL

RENEWAL OF PLANNING PERMISSION EAST/501/98/REN DATED 31-JUL-98 FOR REPLACEMENT RETAINING WALL, SURFACING OF NEW PLAYGROUND AREA AND ASSOCIATED LANDSCAPING

NICHOLSON GDA - ARCHITECTS for ST ANSLEMS FIRST & MIDDLE SCHOOL

ST. ANSELMS FIRST & MIDDLE SCH, 18 **2/13**
ROXBOROUGH PARK, HARROW **P/1430/03/CCA/TW**

Ward: GREENHILL

CONSERVATION AREA CONSENT: DEMOLITION OF RETAINING WALL AND REMAINS OF OUTBUILDING

NICHOLSON GDA for ST. ANSELMS FIRST & MIDDLE SCHOOL

P/1412/03/CRE

RECOMMENDATION

Plan Nos: 103/TP/01, /02, /04, /05

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Disabled Access - Buildings
- 3 Trees - No Lopping, Topping or Felling
- 4 Landscaping to be Implemented
- 5 Trees - Protective Fencing
- 6 HBMC - Start of work

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
 - 2 Standard Informative 32 – The Party Wall Etc Act 1996
 - 3 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E4, E38, E46, C4, A1); (SD1, D4, EP18, EP19, C4)
-

continued/

P/1430/03/CCA

RECOMMENDATION

Plan Nos: 103/TP/03, /04, /05

GRANT conservation area consent in accordance with the works described in the application and submitted plans, subject to the

- 1 Time Limit - Full Permission
- 2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made, and planning permission has been granted for the development for which the contract provides.
REASON: To protect the appearance of the:-
(c) conservation area

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
 - 2 Standard Informative 32 – The Party Wall Etc Act 1996
 - 3 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E38); (EP18, EP19)
-

MAIN CONSIDERATIONS

- 1) Character and appearance of the Conservation Area
 - 2) Amenity of neighbours
 - 3) Notification Responses
-

INFORMATION

a) Summary

UDP Key Policies:	E4, E38, E46, C4, A1
Deposit UDP Key Policies:	SD1, D4, EP18, EP19, C4
Area of Special Character Conservation Area:	Roxborough Park/Grove
Site Area:	0.076 ha
Council Interest:	None

continued/

b) Site Description

- this First and Middle School is located to the rear (south) of the Church of Our Lady and St.Thomas of Canterbury on Roxborough Park
- the site is also bounded to the south by Churchfields and to the east by flats at 'Copperfields'
- the application relates to the hard-surfaced playground area with its associated grassed and tree planted area at the south east corner of the site

c) Proposal Details

The application seeks to renew both planning and conservation area consents granted in July 1998.

- demolition of most of the playgrounds existing retaining walls, and a section of low wall near the school buildings would be reconstructed
- new retaining walls would be constructed at the periphery of the enlarged playground which would barely rise above the higher ground beyond
- section of 2m – 2.5m high fence adjacent to boundary with "Copperfields" for a length of 18m
- outer part of proposed playground would consist of four paved terraces with a central flight of steps
- one chestnut tree and several sapplings and shrubs would be lost. A wide variety of trees are proposed to augment the belt of existing trees which would be retained on the outer periphery of the high bank, around the enlarged playground.

d) Relevant History

WEST/365/93/FUL	Replacement retaining wall and surfacing of new playground area and associated landscaping	GRANTED 08-SEP-93
WEST/366/93/CAC	Conservation Area Consent Demolition of retaining wall and remains of outbuilding	GRANTED 08-SEP-93
EAST/501/98/REN	Renewal of WEST/365/93/FUL	GRANTED 31-JUL-98
EAST/502/98/REN	Renewal of WEST/366/93/FUL	GRANTED 31-JUL-98

continued/

e) P/1412/03/CRE

Consultations

English Heritage:	No Objection
CAAC:	No Objections

Advertisement	Character of Conservation Area	Expiry
		27-JUL-03

Notifications	Sent	Replies	Expiry
	19	0	18-JUL-03

P/1430/03/CCA

Consultations

English Heritage:	No Objection
CAAC:	No Objection

Advertisement	Demolition in Conservation Area	Expiry
		27-JUL-03

Notifications	Sent	Replies	Expiry
	19	0	18-JUL-03

APPRAISAL

1) Character and appearance of the Conservation Area.

The proposal would extend the playground and retaining walls in materials to match the existing. There would be substantial amounts of planting around the perimeter of the site on the banked areas adjacent to the playground. In these circumstances it is considered that the character and appearance of this part of the conservation area would be preserved.

2) Amenity of neighbours.

In terms of visual impact on the amenity of neighbouring residents, the proposal would not be visible from adjacent sites except for the replacement fence at the common boundary with flats at "Copperfields". It is considered, that the proposal is acceptable in this regard.

3) Consultation Response

None.

43 CANONS DRIVE, EDGWARE

2/14

P/1390/03/CFU/RJS

Ward: CANONS

SINGLE STOREY REAR EXTENSION AND ROOF EXTENSIONS TO INCLUDE REAR DORMERS (REVISED)

DAVID BARNARD for I GERRARD

RECOMMENDATION

Plan Nos: Ordinance Survey; 2364 1C

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 The window(s) in the west facing wall(s) of the proposed development shall:
 - (a) be of purpose-made obscure glass,
 - (b) be permanently fixed closed below a height of 1.8m above finished floor level,and shall thereafter be retained in that form.
REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

- 1 Standard Informative 19 – Flank Windows
 - 2 Standard Informative 23 - Considerate Contractor Code of Practice
 - 3 Standard Informative 36 – Measurements from Submitted Plans
 - 4 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E4, E5, E6, E38, E39, E45); (SD1, SD2, D4, D5, D16, D17)
-

MAIN CONSIDERATIONS

- 1) Conservation Area Character and Appearance
 - 2) Residential Amenity
 - 3) Consultation Response
-

continued/

INFORMATION

a) Summary

UDP Key Policies:			E4, E5, E6, E38, E39, E45
Deposit	UDP	Key	SD1, SD2, D4, D5, D16, D17
Policies:			
Conservation Area:			Canons Park Estate
TPO			
Habitable Rooms:			7
No of Residential Units:			1
Council Interest:			None

b) Site Description

- a detached two storey house on southern side of Canons Drive, at junction with Orchard Close;
- site lies within Canons Park Estate Conservation Area;
- property features a varied and interesting roof form, particularly to the west facing elevation and north west facing corner of the frontage façade;
- the property and its adjoining neighbour to the west are both setback from the common boundary by approximately 1.0 metre;

c) Proposal Details

- the development proposes a number of elements consisting of a rear conservatory, two dormers within the rear roofslope and a hip to gable conversion to the west facing elevation;
- the proposed conservatory would be attached to the rear elevation, orientated to the south east corner of the dwelling. The conservatory would measure 2.0 metres in depth, 3.9 metres in width, 2.6 metres in height and have a maximum overall height of 3.7 metres at the point where the pyramid pitched roof attaches to the rear elevation. The conservatory would be constructed from brick and glazing for the elevations and tiles for the roof;
- it is proposed to raise the existing hip along the west facing elevation to provide a gable end with a small hip;
- two small dormers (width of 1.3 metres, fascia height of 1.4 metres), with a hipped roof design are proposed within the rear roofslope;

continued/

d) Relevant Planning History

HAR/2457 + HAR/2457A	Convert Garage to Study Erect Garage Room Over	GRANTED 22-DEC-99
EAST/525/98/FUL	Single storey rear extension	GRANTED 31-JUL-98
EAST/678/98/FUL	Two storey rear extension	GRANTED 06-OCT-98
EAST/917/O2/FUL	Single storey rear extension with side and rear dormers	REFUSED 06-SEP-02
EAST/1496/02/FUL	Single storey rear extension, front, side and rear dormers & rooflight in side of roof	REFUSED 8-MAY-03

e) Consultations

CAAC: If adjacent property sets a precedent for this proposal, it is difficult to object.

Advertisement	Character of Conservation Area	Expiry 10-JUL-03
Notifications	Sent 12	Replies 0
		Expiry 17- JUL- 03

APPRAISAL

1) Conservation Area Character and Appearance

The proposed conservatory is of a relatively simple design and would be constructed of appropriate materials. It would be predominantly screened from external vantage points, with only a small section of the roof visible from Orchard Close.

Although the form of the proposed roof is somewhat unorthodox, the hip to gable end/ clipped hip conversion would actually replicate and be mirror designed with the adjoining neighbour to the west. In this circumstance it is considered that the impact on this part of the conservation area would be acceptable.

continued/

Despite the fact that the proposed roof dormers would be visible from a number of external vantage points, they are small in scale and have been designed to ensure that they fit appropriately within the roof profile of the dwelling.

Overall the proposed conservatory, dormers and hip to gable end/ clipped hip would compliment the general style and design of the existing dwelling to ensure that the character and appearance of the conservation area would be preserved.

2) Residential Amenity

The proposed conservatory would not directly abut any adjoining property, nor would the proposed rear dormers give rise to any direct views over adjoining properties. Therefore there would be little impact on adjoining neighbours. However due to the relationship between the proposed clipped hip and the adjoining property to the west, a condition is suggested to require the window in the new gable wall to be fitted with obscure glazing and fixed shut below a height of 1.8 metres above finished floor level, in order to ensure that no overlooking is caused.

3) Consultation Response

None.

**LAND ADJ. THE WHITE HORSE P.H., 50
MIDDLE RD, HARROW**

**2/15
P/476/03/CFU/GM**

Ward: HARROW ON THE HILL

TWO STOREY SIDE AND SINGLE REAR EXTENSION TO PROVIDE SEMI
DETACHED HOUSE WITH DETACHED GARAGE

DENNIS GRANSTON FOR MR & MRS M FITCHET

RECOMMENDATION

Plan Nos: 03/577/7; 8; 10

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
 - (a) the extension/building(s)
 - (b) the ground surfacing
 - (c) the boundary treatmentThe development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented
- 5 Levels to be Approved
- 6 Parking for Occupants - Single Family Dwellinghouse
- 7 PD Restriction - Classes A to H
- 8 PD Restrictions - Minor Operations
- 9 Disabled Access - Buildings
- 10 The window(s) in the first floor flank wall(s) of the proposed development shall:
 - (a) be of purpose-made obscure glass,
 - (b) be permanently fixed closed below a height of 1.8m above finished floor level,and shall thereafter be retained in that form.
REASON: To safeguard the amenity of neighbouring residents.
- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no 03/577/8 shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents. continued/

INFORMATIVES

- 1 Standard Informative 19 – Flank Windows
- 2 Standard Informative 23 - Considerate Contractor Code of Practice
- 3 Standard Informative 27 – Access for All
- 4 Standard Informative 32 – The Party Wall Etc Act 1996
- 5 Standard Informative 35 – CDM Regulations 1994
- 6 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E1, E4, E6, E8, E38, E39, E45, T13); (SEP5, SEP6, SD1, SD2, EP31, D4, D5, D16, D17, D18, T13)
- 7 There are public sewers crossing this site, therefore no building will be permitted within 3m of the sewers without Thames Water's approval. Should you require an application form or have other questions relating to your building/development work, please contact Thames Water on 0845 8502777.

MAIN CONSIDERATIONS

- 1) Conservation Area Character and Appearance
- 2) Residential Amenity
- 3) Parking and Highway Issues
- 4) Accessibility
- 5) Consultation Responses

INFORMATION

a) Summary

UDP Key Policies:	E1, E4, E6, E8, E38, E39, E45, T13
Deposit UDP Key Policies:	SEP5, SEP6, SD1, SD2, EP31, D4, D5, D16, D17, D18, T13
Area of Special Character	
Conservation Area:	Roxeth Hill
Car Parking	Standard: 2 (2) Justified: 2 (2) Provided: 2
Habitable Rooms:	3
No. of Residential Units:	1
Council Interest:	None

continued/

b) Site Description

- large detached building on northern side of road with hardsurfaced forecourt, in use as public house
- public house garden to rear with disused area of land behind informal parking area and crossover at western end of site
- residential properties on both flanks and to far rear as well as opposite
- unrestricted parking on road which is heavily used

c) Proposal Details

- two storey extension to side/rear of public house with single storey rear element, to provide self-contained two bedroom house with private garden and detached garage with pitched roof over
- 2m high metal automatic security gates and 2m high brick wall in front of new house
- alterations to ground level at rear to reduce base level of garage and allow for raised planting on rear boundary with properties on Lower Road

d) Relevant History

WEST/738/97/FUL	Two Storey Detached Cottage with Integral Garage and Forecourt Parking	REFUSED 21-JAN-98
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Reasons for Refusal:

- “1) The proposed cottage, by reason of unsatisfactory siting and design, would be unduly obtrusive and detract from the character, appearance and amenity of this part of the Conservation Area.
- 2) The proposed cottage would be too close to a window in the adjacent eastern flank wall of The White Horse Public House; it would result in overshadowing of that window, to the detriment of the amenities of the public house.”

WEST/456/98/FUL	Two Storey Terraced House With Integral Garage and Forecourt Parking	REFUSED 13-JAN-99 continued/
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Reasons for Refusal:

- “1) The proposed dwelling, by reason of inappropriate size and siting, would have an adverse impact on the amenities of the occupiers of number 46 Middle Road, which, due to its particular internal layout, would suffer an unacceptable loss of light to the ground floor flank window.
- 2) The proposed dwelling by reason of unsatisfactory size, siting, design and appearance would detract from the character and appearance of adjacent properties and the streetscene in this part of the Conservation Area.
- 3) The proposed dwelling, by reason of its size and siting would have a detrimental impact on the adjoining public house as it would result in the unacceptable loss of an area of open space which provides a setting for this uncharacteristically large building within this part of Middle Road.
- 4) The proposal would result in an unacceptable loss of off-street parking spaces, both formal and informal, and such loss would be likely to lead to an increase in on-street parking which would be detrimental to the free flow and safety of traffic on the adjacent highway.”

Appeal Dismissed 20-JUL-99

e) Applicant's Statement

- proposal overcomes previous appeal Inspector's concerns
- existing driveway retained with parking for new house
- separation achieved between new house and no. 46
- design reflects character of public house, yet new building will be subservient
- house is required by manager of public house to accommodate his family and provide privacy within house and garden
- garage design in accordance with Conservation Officer's comments and in location where minimal impact on surrounding occupiers

continued/

f) 1st Consultation

CAAC: This does not meet the Inspector's concerns. It closes the gap, looks very bulky and presents an ugly blank wall to the street. It is not set back from the front wall of the pub and will therefore appear even more bulky. Also concern that the barrels will have to be left on the street as the entrance to the cellar would be obscured by the extension.

1st Advertisement	Character of Conservation Area	Expiry 24-APR-03
1st Notification	Sent 24	Replies 6
		Expiry 10-APR-03

Response: No objection to plans as submitted; object to more development in already overcrowded area; would spoil design of existing building and be out of keeping with rest of Hill; land would be better used for parking; would detract from character and appearance of Conservation Area; loss of views; loss of light; security concerns; concern at where deliveries to public house will take place; concern that new property may be set as B & B; concern at additional traffic and parking; loss of setting space for building.

Harrow Hill Trust - Would exacerbate parking problems in area, concern at aesthetics and lack of separation from public house.

2nd Consultation

CAAC: This is an improvement to previous schemes in design terms, still concerns over use of dwelling which must be tied to the hotel via a legal agreement. Concerns over loss of parking.

2nd Advertisement	Character of Conservation Area	Expiry 19-JUN-03
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continued/

2nd Notification	Sent 25	Replies 3	Expiry 10-JUN-03
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Response: Loss of light; any major building work should not be considered in such a congested area with a School opposite; previous objections still apply; will not visually enhance conservation area; would add to parking problems; existing building should be listed; pleased to note new delivery point for barrels but previous concerns still apply.

Harrow Hill Trust - Previous objections still apply, blank wall facing street not aesthetically pleasing, illogical to build over parking spaces.

3rd Consultation

CAAC: Garage design is an improvement but still have concerns over parking. A legal agreement should be drawn up to tie the house to the pub.

3rd Advertisement	Character of Conservation Area	Expiry 31-JUL-03
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3rd Notification	Sent 25	Replies 4	Expiry 22-JUL-03
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3rd Response: Concern that public house deliveries point not shown on plans; previous objections still apply; object to plain brick facade; will add to traffic problems; fills gap in streetscene; deprives public area of pub forecourt of evening sun; loss of character of existing building.

Harrow Hill Trust - Improvement aesthetically over earlier version however would exacerbate parking problems in area. Would displace parking from White Horse and its existing residential accommodation on to Middle Road.

APPRAISAL

1) Conservation Area Character and Appearance

The extension to form a separate dwelling would appear subservient to the public house which is itself an imposing building. The existing gap between the public house and the adjacent end-of-terrace house, no. 46 Middle Road, would be reduced but not to an unacceptable degree.

continued/

Viewed from the street the extension would be only partly visible as it would wrap around the rear of the public house. Viewed from the rear it would be seen largely against the backdrop of the existing public house with similar design details and materials. Overall it is considered that there would be a positive impact on the character and appearance of the Conservation Area. The existing site adjacent to the public house is in a relatively poor condition.

2) Residential Amenity

The adjacent end-of-terrace property, no. 46 Middle Road, has an obscure-glazed flank window facing the site. In dismissing the appeal for an earlier proposal sited much closer to the window, the Inspector commented that the main source of light came from the rear and that the impact would be acceptable. The building now proposed would be sited to the rear of no. 46, at a lower level and would have only a secondary obscure-glazed window at first floor level on the flank facing no. 46. It is not considered that this would have a detrimental effect on the amenities of the occupiers of no. 46. The windows to the rear would face the rear of properties on Lower Road and would be in a similar position to existing upper floor windows of the public house which serve habitable rooms. It is not considered that they would give rise to any loss of amenity.

The proposal would utilise the existing vehicular access to the site and would incorporate a rear garage. This would involve some activity adjacent to no. 46, however it is not considered that this would be detrimental to the neighbour's amenity. Brewery deliveries currently take place from this area and there is a high fence on the boundary. The garage itself would be small with a low hipped roof over and would not be unduly obtrusive when viewed from properties on Middle or Lower Road.

The occupiers of the new house would have their own private garden separated from the public house by planting both new and existing. Whilst the garden area would not meet the Council's planning standards it would provide for an acceptable level of amenity and would be of a size in character with adjacent properties.

3) Parking and Highway Issues

There would be sufficient access and parking for the new house without affecting the public house. The proposed gates would be set back some 13m from the road frontage and would not give rise to any problems with cars entering or exiting the site as vehicles would have plenty of space to pull off the highway.

continued/

4) Accessibility

A planning condition and informative are proposed to ensure satisfactory levels of accessibility for the proposal.

5) Consultation Responses

The proposal has been amended from the original submission with the siting altered from the immediate side of the public house, adjacent to no. 46 Middle Road, towards the rear of the building. The gap to no. 46 would be maintained and the appearance of this part of the site enhanced. There would be no loss of light and there is no right to a view. The security of the area would be enhanced as the site is currently used as an unauthorised cut-through from Lower Road. Deliveries to the public house would not be affected. The application is for a residential house, not a bed and breakfast. The design is in keeping with the existing building. The location of a School opposite is not in itself reason for refusing planning permission. Sufficient parking is provided for the proposal. There would be no affect on the public house forecourt and a rear garden would be retained. The existing public house has no parking at present, the forecourt including tables and chairs.

RENEWAL OF OUTLINE PERMISSION WEST/429/00/LA3 GRANTED ON 24-JULY-2000 FOR PART SINGLE, PART TWO STOREY SIDE AND REAR EXTENSIONS AND USE AS MUSEUM

DESIGN & BUILDING SERVICES for THE PINNER ASSOCIATION

RECOMMENDATION

Plan Nos: 267/B/D02/C, D03/B, D04/B.

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Application for the approval of reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall commence either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 2 Materials to be Approved
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented
- 5 Trees - Protective Fencing
- 6 Trees - No Lopping, Topping or Felling
- 7 Fume Extraction - External Appearance - Use
- 8 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:
(e) landscaping of the site
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 9 The development hereby permitted shall not commence until details of facilities for the storage of bicycles have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until such facilities have been provided in accordance with the submitted details.
REASON: To ensure that the development is accessible to cyclists.
- 10 The hours of use by customers shall be submitted to, and approved by the local planning authority before the use hereby permitted is commenced.
REASON: To safeguard the amenity of neighbouring residents and the adjacent school.

continued/

- 11 Detailed arrangements for access to and from, and for parking within the site, shall be agreed by the local planning authority before the use hereby permitted is commenced. Such arrangements to include liaison with the adjoining school.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interest of highway safety.

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 35 – CDM Regulations 1994 Act 1990.)
- 3 Standard Informative 36 – Measurements from Submitted Plans
- 4 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E46, T13); (SD1, T13)

MAIN CONSIDERATIONS

- 1) Character of the Area
- 2) Car Parking
- 3) Consultation Responses

INFORMATION

a) Summary

UDP Key Policies:		E46, T13
Deposit	UDP	Key
Policies:		SD1, T13
Site Area:		0.4 ha
Floorspace:		752m ²
Council Interest:		Council are Freeholders

b) Site Description

- West House is located at the western edge of Pinner Memorial Park on the West End Lane frontage
- the site is currently occupied by (i) the vacant single and two storey West House, (ii) the car park area between the above two buildings and the former servants wings – which is outside the site and (iii) the former air-raid shelters used as stores

continued/

c) Proposal Details

- the application is a renewal of application ref: WEST/429/00/LA3
- two storey element linking both buildings, over part of the existing car park measuring approximately 20m x 12m (outline)
- single storey extension at the southern end of the building, approximately 20m in length
- the former air-raid shelters would be converted to stores and a workshop
- the building would be used as museum for the works of Heath Robinson
- the proposed accommodation would include exhibition rooms, hall, café, education areas, video display rooms, and ancillary offices and facilities

d) Relevant History

WEST429/00/LA3	Part Single, Part 2 Storey Side and Rear Extensions and External Alterations including the Provision of New Windows and Use as a Museum with Ancillary Facilities (Outline)	GRANTE D 24-JUL-00
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e) Notifications

Sent	Replies	Expiry
17	0	12-AUG-03

APPRAISAL

1) Character of the Area

Although the building has some historic associations and its design is of some merit, it is neither statutorily nor locally listed. There are therefore no special considerations which apply to the consideration of this proposal. The building is separated from other buildings in the streetscene and does not relate visually to other buildings in West End Lane, and it has a considerable setting within the park. It is considered that the above factors which might normally constrain the form and mass of extensions to a building, in this case give considerable freedom to the size of such additions.

The design of the proposed two storey extension reflects elements of the existing main building. The proposed yellow brick types, window sizes/proportions and arches are as existing. The rolled zinc roof would contain a lantern light, a feature found on the existing building. The proposed single storey southern extension would provide the café and kitchen facilities. The café would be in the form of a conservatory facing towards the main body of the park.

continued/

It is considered that the proposal is acceptable in terms of its effect on the character of the area.

2) Car Parking

The existing car parking areas can accommodate approximately 37 cars. The proposed rearrangements would reduce the car parking provision to approximately 23 and this would remain for use by the park and visitors to the proposal. Whilst it is recognised that there would be a reduction in the number of car parking spaces, the benefits brought as a result of the re-use of the existing building weigh heavily in the balance. It is acknowledge that there would be a shortfall in car parking spaces and some overspill car parking may taken place on adjacent highways. Chapel Lane has waiting restrictions between 8am and 8pm (Mon – Sat) but parts of West End Lane are only affected by the Controlled Parking Zone (CPZ) time of 11am – 12 noon (Mon – Fri) and are thus vulnerable. If such parking takes place and proves to be a problem, the times of the restrictions could be considered for alteration at the next CPZ review.

3) Consultation Responses

Awaited.

**KATIES KITCHEN, FORWARD DRIVE,
CHRISTCHURCH INDUSTRIAL ESTATE,
HARROW**

**2/17
P/904/03/CFU/TEM**

Ward: KENTON WEST

SINGLE STOREY TEMPORARY STORAGE & COLD STORE UNITS WITH
CORRIDOR LINKED TO EXISTING BUILDINGS

LANCHESTER & LODGE ARCHITECTS for GEEST FOODS LIMITED-

RECOMMENDATION

Plan Nos: 1344-1, 2A

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 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 The building(s) hereby permitted shall be removed and the land restored to its former condition within three year(s) of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.
REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.
- 3 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 36 – Measurements from Submitted Plans
- 3 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E6, E46, EM4, EM7, T13); (SD1, D4, EM15, EM23)

continued/

MAIN CONSIDERATIONS

- 1) Employment Policy
 - 2) Design and Appearance
 - 3) Residential Amenity
 - 4) Parking
 - 5) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:		E6, E46, EM4, EM7, T13	
Deposit	UDP	Key	SD1, D4, EM15, EM23
Policies:			
Car Parking		Standard:	} See Report
		Justified:	
		Provided:	
Site Area:		2.6 ha	
Floorspace:		630m ²	
Council Interest:		None	

b) Site Description

- located between Masons Avenue and Euston main railway line
- comprises Christchurch Industrial Estate on south side of Masons Avenue
- occupied by Katies Kitchen which manufactures foodstuffs
- site composed of several single/2-storey buildings used for offices, manufacturing and storage together with silos
- access provided from Forward Drive
- Council Depot and Forward Drive adjacent to eastern boundary
- railway line abuts southern boundary
- residential properties in Herga Road next to western boundary
- Masons Avenue abuts northern boundary
- electricity sub-station occupies part of southern area of site
- car park at front of site, other parking areas within site currently unused following advice by Health and Safety Executive

continued/

c) Proposal Details

- single-storey building providing storage and cold store facilities
- 19m wide x 27.5m long x 3.2m high, with unloading area up to 4.6m high
- grey colour metal faced panels and roof proposed
- sited between buildings KK3 along southern part of land and KK1 in centre of site, and would link 2 buildings together
- separate link corridor proposed between the 2 buildings
- temporary permission sought for 3 years

d) Relevant History

LBH/28740	10 Industrial/Warehouse Units With Access Roads And Car Parking	GRANTE D 09-DEC- 86
E/336/00/FUL	Redevelopment, alterations and extensions to provide manufacturing space with auxiliary storage and facilities, parking and loading space.	GRANTE D 25-APR- 02 WITH LEGAL AGREEM ENT

e) Applicant's Statement

- new development required (i) to enable transfer of pizza bases from KK3 to KK1 under cover in a chilled environment without crossing open yard as at present to meet technical requirements of customers and (ii) to be able to receive pizza bases from new Holbeach factory in connection with reduction of production volume and headcount at Harrow

f) Notifications	Sent 35	Replies 0	Expiry 28-MAY- 03
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continued/

APPRAISAL

1) Employment Policy

This site is allocated for B1, B2 and B8 uses. The proposed development would comply with this allocation and consolidate employment use of the site.

2) Design and Appearance

The proposed building's finish of metal panels would match a new building in the south east corner of the site, and can be accepted, given also that a temporary permission is sought.

3) Residential Amenity

The building would be some 25m from the nearest residential boundary, and in view of this distance and its modest height would not be detrimental to neighbouring residential amenity.

4) Parking

The 2002 permission EAST/336/00/FUL showed about 130 parking spaces onsite for staff and visitors. Phase I of this permission has been completed and provides a new building in the south-east corner of the site, 2 extensions to existing buildings, and a new gated entry/exit system to control better access to and egress from the site. Katies Kitchen advise that they are now reviewing their proposals for this site including whether to implement any other parts of the permission which includes a 2-storey high link building in the area now proposed for the temporary structure.

Parking proposals are also being reconsidered in the light of advice from the Health and Safety Executive that staff car parking should be excluded from the main production area, and in conjunction with strategies in the Green Travel Plan which accompanies the 2002 permission.

Full consideration will need to be given to this issue when more permanent future proposals are received, but at this stage, given the interim nature of this proposal and its urgency on hygiene grounds, it is suggested that this need not delay determination of this current application.

5) Consultation Responses

None.

343 RAYNERS LANE, RAYNERS LANE

2/18

P/1086/03/CFU/RJS

Ward: RAYNERS LANE

CONVERSION OF GARAGE INTO OFFICES IN CONNECTION WITH GROUND FLOOR USE AND REPLACEMENT SINGLE STOREY REAR EXTENSION FOR ANCILLIARY USE

DAVID R YEAMAN & ASSOCIATES for GOLDENS SOLICITORS

RECOMMENDATION

Plan Nos: Ordinance Survey, Drawing No.001, Drawing No.002B

GRANT permission in accordance with the development described in the Application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Materials to Match

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice.
 - 2 Standard Informative 27 - Access for All
 - 3 Standard Informative 36 - Measurements from Submitted Plans
 - 4 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals (E6, E46, T13 & A4), (SD1, D4, T13 & C20)
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MAIN CONSIDERATIONS

1. Character & Amenity
 2. Retail Policy
 3. Parking
 4. Accessibility
 5. Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:		E6, E46, T13 & A4
Deposit UDP	Key	SD1, D4, T13 & C20
Policies:		
Town Centre		Rayners Lane
Employment Area		1

continued/

Item 2/18 - P/1086/03/CFU continued.....

Car Parking	Standard: 3	}
	Justified: - See Report	} No additional
	Provided: 6	}
Site Area:	180m ²	
Floorspace:	101m ²	
Council Interest:	None	

b) Site Description

- a ground floor commercial premises located on the western side of Rayners Lane; The building is currently used as an office;
- the upper floors are under separate tenancy, accommodating residential dwellings;
- a separate and self contained sub-basement level is located to the rear of the building. This sub-basement level was previously utilised as a motor vehicle repair workshop, however it is currently vacant;
- with rear access, there is on site parking for 6-7 vehicles;

c) Proposal Details

- the proposal involves the conversion of the sub-basement level into additional office space for the existing ground floor office;
- the single storey w.c. facility attached to the rear of the building (2.3m depth, 3.0m width, 2.2m height) would be demolished and replaced with new facilities (2.3m depth, 4.5m width, 2.2m height);
- the existing garage door to the rear elevation would be removed and replaced with new pedestrian doorway;
- new windows would be installed in the rear elevation of the sub-basement level;
- the sub-basement level would be linked to the ground floor office via internal stairway access;
- the sub-basement level would accommodate a mezzanine level and provide for 2 new office rooms, an open plan office area, 3 storage rooms, kitchen and W/C;

d) Relevant History

HAR/5096	Change Of Use From Shop To Office + Installation Shop Of Shop Front	GRANT 15-JUN-51
HAR/5415	Use Basement Light Engineering Purposes	GRANT 14-SEPT-51
LBH/2086	Use Basement Motor Car Repairs	REFUSED 21-FEB-67

continued/

Item 2/18 - P/1086/03/CFU continued.....

LBH/2086/ 1	Continued Use Basement Motor Car Repairs	REFUSED 25-JUL-67
LBH/2086/ 3	Use Of Basement As Motor Car Repair Workshop	REFUSED 04-SEPT-68
LBH/2086/ 4	Change Of Use Of Basement From Storage To Use For Sale Of Motorcycles With Ancillary Repairs	REFUSED 25-AUG-71

e) Notification	Sent 12	Replies 0	Expiry 22-JUL-03
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APPRAISAL

1) Character & Amenity

The change of use of the sub-basement level for office purposes is considered to be acceptable, as an office would not pose any detrimental amenity impacts for adjoining neighbours. The change of use is likewise considered to be acceptable given the motor repair workshop would cease operating from the premises. With respect of the proposed replacement single storey rear addition, as it is only marginally larger in footprint than the existing single storey rear addition, it would not pose any detrimental impact for any adjoining property.

2) Retail Policy

Although the subject site accommodates a 'primary shopping frontage' classification, the existing ground floor use of the premises is an office, with the application not proposing a change to this existing use. Therefore the expansion of the existing office into the sub basement level needs to be assessed on merit with respect to its potential to impact on surrounding properties and the wider locality, rather than in respect of retail frontage policy.

3) Parking

The subject site is well serviced by both public parking and public transport, which are both factors that favour the proposed application. Informal parking for 6-7 vehicles is available to the rear of the site. Accordingly the expansion of the existing office is considered to be acceptable with respect to parking.

continued/

4) Accessibility

No modifications to the front façade of the building are proposed, with the existing access arrangements to remain unaltered.

5) Consultation Responses

None.

**LAND ADJOINING 8 PEMBROKE PLACE,
EDGWARE**

**2/19
P/801/03/CFU/AMH**

Ward: EDGWARE

TWO STOREY DETACHED HOUSE WITH PARKING

THE GILLET MACLEOD PARTNERSHIP for R J DIAS

RECOMMENDATION

Plan Nos: 03/2226/1b, 2b

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Materials to be Approved
- 3 PD Restriction - Classes A to E
- 4 The window(s) in the northern flank, first floor wall(s) of the proposed development shall:
 - (a) be of purpose-made obscure glass,
 - (b) be permanently fixed closed below a height of 1.8m above finished floor level,and shall thereafter be retained in that form.
REASON: To safeguard the amenity of neighbouring residents.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the northern wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.
- 6 Disabled Access – Buildings

INFORMATIVES

- 1 Standard Informative 20 - Encroachment
 - 2 Standard Informative 23 – Considerate Contractor Code of Practice
 - 3 Standard Informative 32 – The Party Wall Etc Act 1996
 - 4 Standard Informative 36 – Measurements from Submitted Plans
 - 5 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E6, E17, E45, T13); (D4, D5, SD1, EP42, T13)
 - 6 Standard Informative 27 – Access for All
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continued/

MAIN CONSIDERATIONS

- 1) Impact on Neighbouring Occupiers
 - 2) Amenity Space
 - 3) Appearance in Streetscene
 - 4) Parking Provision
 - 5) Consultation Responses
-

INFORMATION

This application is reported to Committee at the request of a nominated member.

a) Summary

UDP Key Policies:		E6, E17, E45, T13
Deposit	UDP	Key
Policies:		D4, D5, SD1, EP42, T13
Habitable Rooms:		3
Council Interest:		None

b) Site Description

- site to eastern side Pembroke Place at head of cul-de-sac
- on service road formerly providing access to scout hut to east
- scout hut site subject to recent application for redevelopment to provide 56 houses with parking
- adjacent dwelling to north, 26 Milford Gardens, set away from boundary of site by 13m, trees to rear of garden

c) Proposal Details

- application proposes construction of detached 2 storey house 7.6m deep and with stepped flank wall to a maximum of 6.4m wide
- dwelling would be detached from adjacent number 8 by some 3m
- flank wall would be 16m from rear elevation of adjacent number 26 Milford Gardens
- roof would be hipped to front and rear, with lowered eaves details above widest section close to boundary with 26 Millford Gardens
- rear garden of c25m deep by 5m wide would be provided

continued/

d) Relevant History

P/701/03/CFU	Scout Hut Site Subject to Recent Application for Redevelopment to Provide 6 Houses with Parking	GRANTED 03-JUN-03
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Revised plans received showing reduced roof bulk, with the aim to minimise potential impact on 26 Milford Gardens.

e) 1st Notification	Sent 18	Replies 2	Expiry 16-JUL-03
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1st Response: Loss of light; damage to tree roots; Pembroke Place overdeveloped, proposal will add to overcrowding.

2nd Notification	Sent	Replies	Expiry
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APPRAISAL

1) Impact on Neighbouring Occupiers

The proposed development complies with the relevant Supplementary Planning Guidance for siting of new development in relation to existing buildings. There are no protected windows on the facing flank wall of adjacent number 8 to the south, and the proposal would not impact on protected windows to the front or rear of this building.

Number 26 Milford Gardens lies approximately 1.8m below the application site and the flank wall of the proposed development would be 16m from the rear elevation of this property. If the two properties were on the same level, SPG4 would permit a separation of 15m between the rear elevation and flank elevation of two properties. In these circumstances, it is considered that the separation of 16m, the design of the proposed dwelling with hipped roofs to front and rear, and the lowered eaves section adjacent to the boundary would provide a satisfactory form of development. It is not considered the proposal would significantly impact on the usable rear amenity space of this adjacent dwelling.

Purpose built flats to the south are sited c11m from the application site (excluding single storey garages extending close to the boundary). There are no protected windows on the facing flank wall of this adjacent building, and the proposal would not impact on protected windows to the front or rear of this building.

It is not considered that the proposal would lead to any unreasonable overshadowing or loss of residential amenity for the neighbouring occupiers.

continued/

2) Amenity Space

Would provide a rear garden of approximately 125m², well in excess of the SPG requirement of 60m².

3) Appearance in Streetscene

The immediate surrounding area is characterised primarily by pairs of semi-detached properties. The proposed dwelling would be at the very end of the cul-de-sac, with the front wall set c600mm behind adjacent number 8 Pembroke Place. It is not considered that the construction of a two storey dwelling of this size on the application site, would be unduly obtrusive or introduce a feature at odds with the established character of the surrounding area.

It is not considered the proposal would lead to significant overcrowding of the locality.

4) Parking Provision

Two parking spaces would be provided to the front of the proposed dwelling such a provision is consistent with the requirements of the HUDP, and therefore considered acceptable.

5) Consultation Responses

Addressed in the above report.

**VALLEYFIELD - MOUNT PARK RD,
HARROW**

**2/20
P/369/03/CFU/TEM**

Ward: HARROW ON THE HILL

CONVERSION TO PROVIDE 3 HOUSES WITH FORECOURT PARKING, CARRIAGE DRIVE, ALTERATIONS TO EXISTING HOUSE, SINGLE STOREY SIDE EXTENSION, ROOMS IN ROOF

JOHN BROWNING ASSOCIATES FOR JOHN BROWNING

**VALLEYFIELD - MOUNT PARK RD,
HARROW**

**2/21
P/368/03/CCA/TEM**

Ward: HARROW ON THE HILL

CONSERVATION AREA CONSENT: DEMOLITION OF OUTBUILDINGS

JOHN BROWNING ASSOCIATES FOR JOHN BROWNING

P/369/03/CFU

RECOMMENDATION

Plan Nos: 324/01, 02, 03, 07A, 08A, 09A.

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 The development hereby permitted shall not be occupied until the extended driveway and parking area shown on the approved plan number(s) 324/07A have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

continued/

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.
REASON: To preserve the character of the Conservation Area, the setting of this locally listed building and the amenity of neighbouring residents.
- 5 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
b: before the building(s) is/are occupied
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 6 Landscaping to be Approved
- 7 Landscaping to be Implemented
- 8 Landscape Management Plan
- 9 Disabled Access – Buildings

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 27 – Access for All
- 3 Standard Informative 32 – The Party Wall Etc Act 1996
- 4 Standard Informative 36 – Measurements from Submitted Plans
- 5 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E6, E8, E35, E45, T13); (SD1, DP15, DP31, D4, D5, D13, D15, D16, D17, T13)
- 6 Standard Informative 35 – CDM Regulations 1994

P/368/03/CCA

RECOMMENDATION

Plan Nos: 324/01, 02, 03

GRANT conservation area consent in accordance with the works described in the application and submitted plans, subject to the

- 1 Time Limit - Listed Bldg./Cons. Area Consent
- 2 Demolition - Making Good

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall Etc Act 1996
- 3 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E38); (D16, D17) continued/

MAIN CONSIDERATIONS

- 1) Appearance and Character of Conservation Area and Area of Special Character
 - 2) Impact on Locally Listed Building
 - 3) Residential Amenity
 - 4) Demolition in Conservation Area
 - 5) Traffic and Parking
 - 6) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:	E6, E8, E35, E45, T13
Deposit UDP Key Policies:	SD1, DP15, DP31, D4, D5, D13, D15, D16, D17, T13
Area of Special Character TPO	
Locally Listed Building	
Conservation Area:	Mount Park
Car Parking	Standard: 6 (6)
	Justified: 6 (6)
	Provided: 6
Site Area:	6.4 ha
Habitable Rooms:	25
No. of Residential Units:	3
Council Interest:	None

b) Site Description

- west side of Mount Park Road near its northern end within Mount Park Estate Conservation Area and Harrow on the Hill Area of Special Character
- occupied by substantial 2-storey detached dwellinghouse, with single storey side and rear extensions, and detached garage/shed at side, locally listed, brick elevations, tile hung tiled roof
- rooms in roof lit by front, rear and side dormer windows
- substantial tree masses at front, in rear garden and in side garden to north of house, covered by TPO
- large rear garden, approximately 4,200m²
- detached house, Southacre, to south
- woodland opposite site
- rear garden boundaries of houses in Brooke Avenue at back of site
- 3 terraced houses, Oakley Grange, plus area of woodland to north of site
- footpath link across rear garden from Southacre to Brooke Avenue

continued/

c) Proposal Details

- demolition of 2-storey side extension, single storey side and rear extensions, and detached garage/shed for which Conservation Area Consent sought
- conversion of existing house into 2 dwellinghouses
- house 1 would contain, on ground floor, kitchen, living and dining room. 2 bedrooms on first floor, 3 bedrooms in roofspace
- house 2 would contain cellar, kitchen, dining and living rooms on ground floor, 3 bedrooms on first floor and 3 bedrooms in roofspace
- single storey extension to north-west elevation of house and alterations to existing garage to provide new house 3 containing kitchen, living, dining and bedroom on ground floor and 4 bedrooms on first floor within roofspace lit by dormer windows
- brick and tile hung elevations proposed with tiled roof to match existing
- existing drive extended to form carriage-drive and widened in front of building to provide informal parking for at least 6 vehicles
- 6 new parking spaces formed off carriage-drive
- rear garden sub-divided into 3 large areas separated by new yew hedges and 1m fence
- new 1m high fence proposed alongside 1.4m wide footpath link across rear garden
- draft Management Plan submitted for design and management of rear garden

d) Relevant History

LBH/43866	Change Of Use From Home For The Blind (Class C2) To Residential (Class C3)	GRANTED D 20-NOV-91
WEST/671/93/ FUL	Front and Side Boundary Fence, New Vehicular Access and Extension to Driveway	GRANTED D 15-MAR-94
WEST/702/02/ FUL	2-Storey Linked Side Extension and Conversion to Provide 3 Houses with Attached Garages and Forecourt Parking	REFUSED 11-NOV-02

Reasons for Refusal:

1. The proposed development of a new house would be inappropriate within the Mount Park Estate Conservation Area, and the proposed extension, by virtue of its size, siting and design would give rise to a loss of openness within the site and adversely affect the appearance of the existing building, to the detriment of the character of the Conservation Area and the Area of Special Character, and the setting of the locally listed building.

continued/

2. The proposed hardsurfaced car parking areas and extension to the access drive in the front garden would be unduly obtrusive, result in the loss of soft planting, and detract from the appearance and setting of the building and the character of the Conservation Area and Area of Special Character.
3. The proposed rear garden fencing would be visually obtrusive and oppressive to users of the footpath, to the detriment of residential amenity, the character of the Conservation Area and the Area of Special Character, and the setting of the locally listed building.
4. In the absence of an agreed management plan, the proposed subdivision of the building and grounds could potentially give rise to the fragmentation of satisfactory maintenance and appearance, to the detriment of the character of the Conservation Area and Area of Special Character, and the setting of the locally listed building.

WEST/707/02/C AC	Conservation Area Consent: Demolition of Sheds and Outbuildings	REFUSE D 11-NOV- 02
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Reason for Refusal:

1. The proposed demolition would fail to preserve the character of the Mount Park Estate Conservation Area in the absence of satisfactory replacement proposals.

e) Applicant's Statement

- revised scheme following refusal of previous application
- before development commences, draft Management Plan for gardens would be developed in detail by landscaping consultant for approval
- houses would be sold freehold and Residents Company formed, covenant requiring owner to comply with Plan and any conditions

f) P/369/03/CFU

Consultations

CAAC:	No objections, but communal gardens would be better, and would preserve setting of building.
Thames Water Utilities Ltd:	No objection

continued/

Advertisement	Character of Conservation Area		Expiry 03-APR-03
Notifications	Sent 21	Replies 5	Expiry 24- MAR-03

Response: Out of character with area, threat to trees, overlooking, loss of privacy, noise, traffic increase, inadequate on-site parking leading to on-street parking, area at rear of house 3 should be included within site, carriage drive unnecessary.

P/368/03/CCA

Consultations

Environment Agency: No comments

Advertisement	Demolition in Conservation Area		Expiry 17-APR-03
Notifications	Sent 21	Replies 1	Expiry 08- APR-03

Response: Demolition of extension adjacent to Southacre unnecessary.

APPRAISAL

1) Appearance and Character of Conservation Area and Area of Special Character

Policy 4 of the Mount Park Conservation Area Policy Statement opposes the provision of new building within a site to provide a new dwelling. Such new building is involved in the provision of House 3 whereby the footprint of the existing structure would be increased by some 68m².

However, the proposed demolition of existing structures and extensions would give rise to a gross reduction in footprint of some 94m², and a net reduction of some 26m².

In addition, the new building would be single-storey in character, albeit with dormer windows, and would be contained within the lateral footprint of the building at its north-western end.

The proposed demolition of the extension to the south-eastern end would reduce the overall width of the house and provide more separation from the adjacent house, Southacre, to the benefit of the appearance of the area.

continued/

The design of the proposed extensions is in sympathy with the existing house, which externally would retain the appearance of a single-family dwellinghouse. Given these considerations it is suggested that the presumption of Policy 4 should be set aside.

The proposed alterations to the existing driveway and provision of a new crossover onto Mount Park Road are in accordance with the 1994 permission. The resultant carriage drive would not look out of place with a dwelling of this size. The provision of 1m fencing plus hedging in the rear garden would be less obtrusive than the 2m boundary treatment which was previously proposed and would be acceptable. The draft Management Plan for the rear garden provides a basis for a finalised document which can be required by condition. Trees within the site would not be adversely affected.

It is concluded that the proposals would preserve the character and appearance of this part of the Mount Park Estate Conservation Area and the Area of Special Character.

2) Impact on Locally Listed Building

The proposed extensions would respect the design and form of the existing attached garage, and would retain integration with the main building so that the visual impression would be of a large dwellinghouse with a linked single-storey attachment, as existing.

The draft Management Plan can ensure that the rear garden is not fragmented in terms of maintenance and appearance.

Given also that more space about the building would be provided by the removal of the 2-storey side extension, it is considered that the setting and character of this locally listed building would be preserved by the proposals.

3) Residential Amenity

The south-eastern flank wall of the existing building has clear-glazed ground and first-floor windows within 4 – 7m of the boundary with the adjacent house, Southacre. The proposed demolition of the 2-storey side extension would benefit the neighbouring property by relocation such windows a further 5.7m from the boundary. The proposed dormer windows in the north-western roofslope of House 3 would be sited some 15m from Oakley Grange, and together with the siting of intervening trees would enable the provision of a satisfactory relationship in terms of outlook and privacy.

4) Demolition in Conservation Area

Given the acceptability of the development proposals, it is considered that the proposed demolition can be accepted.

continued/

5) Traffic and Parking

it is considered that the proposed access and parking arrangements are satisfactory, both in terms of layout and parking capacity.

6) Consultation Responses

- noise, traffic increase – it is not considered that the increase in dwelling numbers from one to three would result in undue increases in noise or traffic
- area at rear of House 3 should be included within site – none of the land within the boundary of the existing site would be excluded from the curtilage of the proposed development
- demolition of extension adjacent to Southacre unnecessary. The proposed demolition would revert the building towards its original size, to the benefit of its character.

USE OF PART GROUND FLOOR FOR A3 PURPOSES AND CONVERSION TO PROVIDE FLAT WITH NEW HIPPED ROOF AND PROVISION OF ROOF, WINDOWS AND ELEVATIONAL CLADDING

GEOFF BEARDSLEY & PARTNERS LTD for THE ROSE HILL PENSION SCHEME

RECOMMENDATION

Plan Nos: 2334/03, 04, 05A, 06A, 07

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Disabled Access - Use
- 3 Fume Extraction - External Appearance - Use
- 4 Noise from Music and Amplified Sound
- 5 Noise and Odour/Fume from Plant and Machinery
- 6 Restrict Hours on A3 Uses
- 7 Shop Window Display
- 8 Restrict Storage to Buildings
- 9 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the building(s)
(b) the entrance doors
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.

INFORMATIVES

- 1 Standard Informative 21 – Bottle Recycling
- 2 Standard Informative 23 – Considerate Contractor Code of Practice
- 3 Standard Informative 27 – Access for All
- 4 Standard Informative 35 – CDM Regulations 1994
- 5 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E6, E35, E38, E45, E46, S16, T13); (SD1, D4, D5, D13, D15, D16, EM21, T13)

continued/

MAIN CONSIDERATIONS

- 1) Integrity of Locally Listed Building
 - 2) Character and Appearance of Conservation Area
 - 3) Retail Policy
 - 4) Residential Amenity
 - 5) Parking
 - 6) Accessibility
 - 7) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:	E6, E35, E38, E45, E46, S16, T13
Deposit UDP Key Policies:	SD1, D4, D5, D13, D15, D16, EM21, T13
Area of Special Character Locally Listed Building Conservation Area:	Stanmore Hill
Car Parking	Standard: 8 (4) Justified: 2 (0) Provided: 0
Site Area:	120m ²
Habitable Rooms:	4
CCA:	39m ²
Council Interest:	None

b) Site Description

- west side of Stanmore Hill within Stanmore Hill Conservation Area
- occupied by 2-storey locally listed building with single storey front projection, attached to 95 Stanmore Hill to south
- previously used for car repairs/servicing with associated flat on 1st floor
- site within local parade 83 – 101 Stanmore Hill. Starting at no. 83 existing uses as follows:- surveyors (A2), hairdressers (A1), estate agent (A2), clothes shop (A1), bakers (A1), vacant – last use jeweller (A1), electrical goods (A1), hearing aids (A1), hairdressers (A1), application site, vacant – last use car repairs/servicing (sui generis), veterinary practice (D1)

continued/

c) Proposal Details

- change of use of most of ground-floor from car repairs/servicing to restaurant (sui generis to A3)
- removal of garage door, replacement with new double doors providing entrance to restaurant
- self-containment of flat by provision of new entrance in ground-floor rear wing, accessed via side passageway alongside no. 95
- kitchen/dining room on ground-floor, 2 bedrooms and living room at 1st floor level
- provision of pitched, hipped roof over 2-storey element behind single-storey garage at front, plus shiplap boarding to front, rear and part south-east elevations of 2-storey structure

d) Relevant History

P/141/03/CFU	Use Of Ground Floor For A2 Purposes With Alterations, Creation Of Front Roof Terrace With Railings At First Floor	REFUSED 15-APR-03
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Reason for Refusal:-

- “1. The proposed building operations to this locally listed building, by reason of inappropriate design and appearance, would be detrimental to the integrity of the building and fail to preserve the character and appearance of the Stanmore Hill Conservation Area.

e) Applicant's Statement

- scheme preserves and enhances the building
- arched door opening retained together with attractive and historic cast iron window on front elevation
- existing pitched roof over garage retained
- rear extension provided with hipped roof, more in keeping with surrounding roof shapes
- renewed timber windows, doors and shiplap boarding to courtyard side of rear extension, and retained brick elevation to north-west elevation, enhancing character of building

continued/

f) Consultations

CAAC: Concern that alterations to front elevation will have a detrimental impact on the industrial character of the building. Suggest retaining the existing timber doors with a glazed screen behind.

Advertisement	Character of Conservation Area	Expiry 10-JUL-03
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Notifications	Sent 26	Replies 0	Expiry 01-JUL-03
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APPRAISAL

1) Integrity of Locally Listed Building

The appearance of this building makes an important contribution to the conservation area by adding variety and also historic interest as a former forge reflecting past uses and activities within the area.

However, it would not be desirable on amenity and highway grounds for the extant car repairs/servicing area use to be reactivated even though this may enable the existing external appearance to be retained.

The proposed use, which is more appropriate to this location, although giving rise to the loss of the garage door, would result in relatively minor changes to the look of the garage part of the building. Unlike the previous proposal the hipped roof would be retained and re-clad with replacement slates, and the front window would be retained.

The new front entrance doors would be in sympathy with the design of the retained window, and would represent an acceptable replacement for the previous garage doors.

The 2-storey rear section of the building would be greatly improved with the new roof and general refurbishment.

Overall, it is considered that the proposals would provided an acceptable impact upon the integrity of the building.

continued/

2) Character and Appearance of Conservation Area

The proposed alterations, particularly the improvements to the appearance of the 2-storey element, would result in the character and appearance of the conservation area being enhanced by the proposals.

3) Retail Policy

As the premises were last in non-retail use, the proposed change of use would not result in the loss of retail provision.

As A3 use is appropriate within this non-designated parade, and would add to the vitality of the area.

4) Residential Amenity

The replacement of the previous car repairs/servicing use with the proposed A3 use would be beneficial in residential amenity terms by reason of the removal of a use which could result in noxious noise and fumes. In addition, the previous use was uncontrolled in terms of hours and days of use. Neighbouring amenity can be protected in the case of this applicant by conditions relating to noise, fumes and hours of use.

No changes are proposed to the first floor flat such as the insertion of new windows which might have a detrimental impact on neighbouring amenity.

5) Parking

The previous use would have generated a minimum parking requirement of 6 on-site spaces on the basis of 1 repair bay, whereas no on-site parking is provided.

In the light of this, Government policy, and the fact that Replacement UDP standard would require 4 spaces only for the proposals, no objection is raised on parking grounds.

6) Accessibility

While a step would be provided into the building directly from the front, the submitted plan shows that a level approach can be provided from the side making use of the fall in levels across the site. A condition is suggested so that full details can be approved.

7) Consultation Responses

None.

**HEADSTONE LAWN TENNIS CLUB, 20
HILLFIELD CLOSE, HARROW**

**2/23
P/1605/03/CVA/TEM**

Ward: HEADSTONE SOUTH

VARIATION OF CONDITION 2 OF P.P. WEST/905/02/FUL TO PERMIT USE OF FLOODLIGHTING UP TO 21.30 HOURS.

MRS J GINGER for HEADSTONE LAWN TENNIS CLUB

RECOMMENDATION

Plan Nos:

APPROVE - Variation of conditions, subject to the following condition(s) and informative(s):

- 1 The floodlighting hereby approved shall not be used between 21:30 and 09:00 hours Monday to Sunday inclusive.
REASON: In the interests of residential amenity.

INFORMATIVES

- 1 The applicant is reminded that all the conditions attached to the original permission still apply.
- 2 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E51, R12); (EP25, R6)

MAIN CONSIDERATIONS

- 1) Neighbouring Residential Amenity
 - 2) Recreation Policy
 - 3) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:		E51, R12
Deposit UDP Policies:	Key	EP25, R6
Council Interest:		None

continued/

b) Site Description

- tennis club comprising 5 courts, clubhouse and car park accessed from Hillfield Close
- bounded by residential premises in Pinner View to east, Hillfield Close to north, and Churchfield Close to west
- playing fields to south

c) Proposal Details

- variation of Condition 2 of planning permission WEST/905/02/FUL to permit use of floodlighting up to 21:30 hours

d) Relevant History

WEST/905/02/FUL	Provision Of 9 X 6.7 Metre High Floodlighting Columns	GRANTED 16-JAN-03
P/1564/03/CCO	Retention Of 9 X 6.7m High Floodlighting Columns	SEE ITEM ON THIS AGENDA

e) Applicant's Statement

- condition preventing use of the floodlights after 21:00 hours makes it impossible for club to enter evening competitions or local leagues for which cut off time of 21:30 is required
- other tennis clubs have cut-off time of 21:30 hours
- would not prove nuisance to neighbours since during summer evenings play continues up to and past 21:30 hours on all 5 courts

f) Notifications	Sent 88	Replies Awaited	Expiry 11-AUG-03
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Response: Prolonged light intrusion, noise disturbance, traffic, pollution.

APPRAISAL

1) Neighbouring Residential Amenity

Condition 2 of planning permission WEST/905/02/FUL reads as follows:-

The floodlighting hereby approved shall not be used between 21:00 and 09:00 hours Monday to Friday inclusive.

REASON: In the interests of residential amenity

Item 2/23 - P/1605/03/CVA continued.....

However, 2 other local tennis clubs have planning permission for flood use up to 21:30 hours, viz West End and Hatch End clubs.

Both clubs have a permission for 2 courts to be illuminated, as per Headstone, so similar levels of activity can be anticipated.

In the case of both clubs, the courts to be illuminated are closer to some neighbouring houses than at Headstone, ie within 15 – 25m whereas over 30m distance is provided at Headstone.

Given these considerations it is suggested that a 30 minute extension to the permitted hours would not be detrimental to neighbouring amenity.

2) Recreation Policy

The proposals would comply with the thrust of recreation policy to support the provision of intensive use pitches in the Borough.

3) Consultation Responses

- traffic – the traffic implications of the proposed time extension would be negligible in terms of activity an disturbance
- pollution – not relevant to this application
- other issues discussed in report

RENEWAL OF P.P EAST/869/97/FUL TO PROVIDE ADDITIONAL STOREY OVER PART OF ROOF TO PROVIDE 4 FLATS WITH ROOF TERRACES AND PARKING.

CHESS ARCHITECTURE &

RECOMMENDATION

Plan Nos: 1.03C, 1.05A, 1.06A, 1.07A.

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Materials to Match
- 3 Levels to be Approved
- 4 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment including retaining walls to be erected has been submitted to, and approved in writing by, the local planning authority.
The boundary treatment shall be completed:
b: before the building(s) is/are occupied
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the amenity of neighbouring residents and the character of the locality.
- 5 Landscaping to be Approved
- 6 Landscaping to be Implemented
- 7 Trees - Underground Works to be Approved
- 8 The development hereby permitted shall not be occupied until the car parking and turning area(s) shown on the approved plan number(s) 1.07A have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 9 Refuse Arrangements – Buildings
- 10 The roof areas on either end wing of the building shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.
REASON: In the interests of residential amenity.

continued/

- 11 The development hereby permitted shall not be occupied until screening to the rear of the roof terraces and the rear balcony access shall have been submitted to and approved by the Local Planning Authority and thereafter shall not be removed except with the permission of the Local Planning Authority.
REASON: in the interests of residential amenity.
- 12 Development shall not begin until a scheme of sound insulation between the new and existing flats has been submitted to and approved by the Local Planning Authority and all works which form a part of the scheme shall be completed before any of the flats are occupied.
REASON: In the interests of residential amenity.
- 13 Completed Development - Buildings
- 14 Disabled Access – Buildings

INFORMATIVES

- 1 Standard Informative 23 - Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall Etc Act 1996
- 3 Standard Informative 35 – CDM Regulations 1994
- 4 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E6, E38, E45, E47, T13); (SD1, D4, D5, D17, T13)
- 5 Standard Informative 27 – Access for All

MAIN CONSIDERATIONS

- 1) Government Advice in Relation to Renewal of Permissions
- 2) Consultation Responses

INFORMATION

a) Summary

UDP Key Policies:	E6, E38, E45, E47, T13
Deposit UDP Key Policies:	SD1, D4, D5, D17, T13
Car Parking	Standard: 6 (6)
	Justified: 6 (6)
	Provided: 6
Habitable Rooms:	16
No. of Residential Units:	4
Council Interest:	None

continued/

b) Site Description

- west side of Stonegrove opposite junctions with Mill Ridge and Hillside Drive in LB Barnet
- occupied by 3 storey block, 78m in length, containing 30 flats, low pitched, tiled roof, rendered walls
- fire escape staircases at rear
- vehicular accesses provided from northern and southern corners of site
- front access road, parking possible on one side
- parking bays at rear of building
- open land laid to lawn behind building, and planted up strip at front
- 2 storey flats abut site to the north
- 2 and 5 storey buildings opposite in LB Barnet
- petrol filling station to south, plus garages in Lodge Close
- houses in Canons Close at rear, within Canons Park Estate Conservation Area
- Stonegrove is a secondary road
- levels fall from north to south

c) Proposal Details

- removal of low pitched roof
- provision of additional floor to provide 4 flats, each with 2 bedrooms and 4 habitable rooms
- front wall would be located over existing main front wall
- rear wall set back some 2m from main rear wall
- flank walls of additional storey set away by 6.8 – 8m from existing side walls of building
- flat roof to new development and at each end of the building, roof terrace provided above each flat
- existing parking at rear of building rearranged to provide 6 additional spaces, 31 in all, with new retaining wall along rear boundary

d) Relevant History

EAST/869/97/FUL	Additional Storey Over Part, To Provide 4 Flats With Roof Terraces And Parking	REFUSED 30-DEC-97
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continued/

Item 2/24 - P/1545/03/CRE continued.....

Reasons for Refusal:

- “1. The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, would be out of character with neighbouring properties and would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents and the character of the area.
2. The proposals would be unduly obtrusive and excessive in bulk in relation to, and result in overlooking of and loss of privacy to, the adjoining properties nos. 5 and 6 Canons Close, to the detriment of the amenities of the occupiers of those residential properties.
3. The proposals by reason of excessive size and bulk, would detract from the character and appearance of the adjoining Conservation Area.”

Appeal allowed 31-JUL-98

EAST/825/02/FUL	Provision Of Four x 3 Bed Penthouse Flats With Mezzanine & Terraces, 4 External Lifts On Rear Wall	WITHDRAWN 02-SEP-02
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P/375/03/CFU	2 Additional Floors At Roof Level To Provide 4 Penthouse Flats With Roof Gardens & Lifts At Rear	WITHDRAWN 03-JUN-03
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f)	Advertisement	Character of Conservation Area	Expiry 03-SEP-03
	Notifications	Sent 71	Replies 10
			Expiry 11-AUG-03

Response: Loss of view, traffic congestion, loss of light, loss of privacy, obtrusive, overdevelopment, detriment to character of building, inadequate parking, inadequate disabled access, health and safety risks to residents from construction works, noise and pollution from increased parking.

continued/

APPRAISAL

1) Government Advice in Relation to Renewal of Permissions

Paragraph 60 of Circular 11/95 advises that applications to renew current planning permissions should be refused only where:

- (a) there has been some material change in planning circumstances since the original permission was granted. In this case, apart from the removal of one will tree beyond the rear boundary, there have been no changes to the site or its surroundings since the appeal was allowed in 1998, and the UDP policies against which the appeal was assessed are still in force;
- (b) continued failure to begin the development will contribute unacceptably to uncertainty about the future pattern of development in the area. In this case renewing the permission would not prejudice future planning of the area or consideration of any other proposals;
- (c) the application is premature because the permission still has a reasonable time to run. This does not apply as this application was received about a month before the appeal permission was due to expire.

2) Consultation Responses

- inadequate disabled access – it would be unreasonable to require this as existing flats in the block do not have disabled access
- noise and pollution from increased parking – the additional 6 spaces would not cause unduly large increases in noise or pollution
- health and safety risks to residents from construction works – not a planning matter
- other issues addressed by Inspector in appeal decision

**20 HILLFIELD CLOSE, HARROW,
HEADSTONE LAWN TENNIS CLUB**

**2/25
P/1564/03/CCO/TEM**

Ward: HEADSTONE SOUTH

RETENTION OF 9 X 6.7m HIGH FLOODLIGHTING COLUMNS

MRS J GINGER for HEADSTONE LAWN TENNIS CLUB

RECOMMENDATION

Plan Nos: Site Plan, Column Locations, 4A, 5A.

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 The floodlighting hereby approved shall not be used between 21:30 and 09:00 hours Monday to Sunday inclusive.
REASON: In the interests of residential amenity.
- 2 The lighting units shall comprise Phillips SNF210 units, fitted with 400 watt high pressure sodium lamps. The lighting units shall be installed and maintained thereafter so that all light distribution is below the horizontal plane.
REASON: To control the intensity and direction of lighting in the interests of residential amenity.
- 3 Within one month of the date of this permission the directional shield louvres shall be fitted in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be retained at all times.
REASON: To minimise light spillage in the interest of residential amenity.
- 4 Within one month of the date of this permission there shall be submitted for the approval of the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.
REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.
- 5 Landscaping to be Implemented

INFORMATIVES

- 1 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E6, E46, E51, R12); (SD1, D4, D25, R6, EP25)

continued/

MAIN CONSIDERATIONS

- 1) Neighbouring Residential Amenity
 - 2) Hours of Use
 - 3) Consultation Response
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INFORMATION

a) Summary

UDP Key Policies: E6, E46, E51, R12
Deposit UDP Key SD1, D4, D25, R6, EP25
Policies:
Council Interest: None

b) Site Description

- tennis club comprising 5 courts, clubhouse and car park, accessed from Hillfield Close
- bounded by residential premises in Pinner View to east, Hillfield Close to north, and Churchfield Close to west
- playing fields to south

c) Proposal Details

- retention of 9 x 6.7 high green painted floodlighting columns which illuminate 2 courts in south-eastern corner of site

d) Relevant History

WEST/905/02/FUL	Provision of 9 x 6.7m high floodlighting columns.	GRANTED 16-JAN-03
P/1605/03/CVA	Variation Of Condition 2 Of P.P. West/905/02/FUL To Permit Use Of Floodlighting Up To 21.30 Hours.	SEE ITEM 2/23

e) Notifications	Sent 91	Replies 1	Expiry 11-AUG-03
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Response: Object to any additional columns.

continued/

APPRAISAL

1) Neighbouring Residential Amenity

This application is submitted because, in implementing planning permission WEST/905/02/FUL, some of the columns were inadvertently installed in the wrong positions.

The consequence of this is that whereas the approved scheme shows the columns to be sited at least 35m from the rear walls of houses in Pinner View and Churchfield Close, one column in the north-east corner would be some 33m from the nearest house in Pinner View. The remainder would still be at least 35m from adjacent buildings, as approved.

It is considered in visual terms, that this slightly closer siting of one column would not be sufficiently detrimental to amenity to justify refusal, especially as there is planting along this boundary to reduce the impact.

The Council's lighting engineer has considered the layout and has confirmed that the proposal is acceptable in terms of luminance and mounting height, and that minimal light spillage beyond the application site would result from the proposals, subject to the provision of directional louvres.

These have been installed but a condition is suggested to enable them to be approved as part of this permission.

In these circumstances no objection is raised to the amended siting.

2) Hours of Use

Application P/1605/03/CVA (Item 2/23 on this agenda) seeks to vary condition 2 of planning permission WEST/905/02/FUL to enable the floodlighting to be used up to 21:30 hours instead of the approved time of 21:00 hours. The proposal is discussed in the relevant report, but in view of the recommendation to grant, the proposed amended hours are included as a suggested condition of this application in order to arrive at a comprehensive decision.

3) Consultation Response

- object to any additional columns – none are proposed.

CHANGE OF USE CLASS A1 TO A3 (RETAIL TO FOOD AND DRINK)

ANTHONY BOWHILL & ASSOC for I EBRAHIM ESQ

RECOMMENDATION

Plan Nos: ABA/6821

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 Disabled Access - Use
- 3 Fume Extraction - External Appearance - Use
- 4 Noise from Music and Amplified Sound
- 5 Noise and Odour/Fume from Plant and Machinery
- 6 Restrict Hours on A3 Uses
- 7 Shop Window Display
- 8 Restrict Storage to Buildings
- 9 The A3 use hereby permitted shall not include use as a hot food takeaway.
REASON: In the interests of highway safety and the free flow of traffic.
- 10 Vehicle servicing to the premises shall take place only from the rear of the building via the service road from Court Drive.
REASON: In the interests of highway safety and the free flow of traffic.

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 21 – Bottle Recycling
- 3 Standard Informative 27 – Access for All
- 4 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E51, S16, T13); (EM21, EM26, T13)

MAIN CONSIDERATIONS

- 1) Retail Policy
 - 2) Residential Amenity
 - 3) Parking/Highway Issues
 - 4) Accessibility
 - 5) Consultation Responses
-

continued/

INFORMATION

a) Summary

UDP Key Policies:	E51, S16, T13	
Deposit UDP Key Policies:	EM21, EM26, T13	
TPO		
Car Parking:	Standard: Justified: Provided:	} See Report
Site Area:	200m ²	
Floorspace:	127m ²	
Council Interest:	None	

b) Site Description

- south side of London Road near roundabout with Stonegrove/Brockley Hill/Spur Road
- within Canons Corner local shopping parade
- comprises extended vacant shop last used as greengrocers
- yard at rear beyond extension providing 2 parking spaces, accessed via rear access road from Court Drive
- 2 floors of residential at upper levels
- parking layby at front
- parade made up of following uses starting at No. 1 : clothing (A1); application site – vacant, last use greengrocers (A1), delicatessen (A1), butcher (A1), delicatessen (A1), newsagent (A1), off-licence (A1), dry-cleaners (A1), hairdresser (A1), chemist (A1) : 10 units, 10 x A1

c) Proposal Details

- change of use from retail to food and drink (Class A1 to A3)

d) Relevant History

LBH/42845	Change Of Use From Shop (Class A1) To Restaurant (Class A3), Single Storey Rear Extension And Car Parking Spaces (Revised)	REFUSED 26-JUN-91 APPEAL DISMISSED 21-JAN-92
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continued/

Reason for Refusal:-

“Adequate provision cannot be made on site for parking of vehicles in accordance with the standard requirement of the Local Planning Authority, and the proposed development would be likely to attract standing vehicles which would interrupt the free flow of traffic on the public highway and add to the hazards of the road users, such parking is also likely to take place on adjoining residential roads, resulting in conditions prejudicial to residential amenity.”

EAST/1212/01/FUL	Change Of Use From Retail To Restaurant (Class A1 To A3) & Single Storey Rear Extension	REFUSED 07-MAR- 02
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Reasons for Refusal:-

1. The proposed restaurant use would give rise to unacceptable parking on surrounding residential highways detrimental to the amenity of neighbouring residents.
2. The use of the premises for ‘take away’ purposes would result in likely parking on the neighbouring highways which would be detrimental to the free flow and safety of traffic.

e) Applicant’s Statement

- proposal accords with retail and noise impact policies
- application accompanied by car parking survey which shows sufficient parking both during daytime and evening which would not create highway safety issues
- no loss of amenity to local residents as any available spaces do not front residential properties

f) Notifications	Sent 23	Replies 10 plus 4 petitions (7, 10, 27, 102 signature s)	Expiry 18-JUL-03
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Response: On-street parking, noise and disturbance, vermin, litter, no change in circumstances, servicing problems, smells, drainage problems.

continued/

APPRAISAL

1) Retail Policy

The application site is located within a parade of shops which is not in a designated shopping area. Both Adopted Policy S16 and Replacement Policy EM21 state that changes of use from retail shops in such locations will normally be permitted if the proposal would not result in the loss of necessary local retail provision. In this case the site is within a parade of 10 shops, 9 of which would remain in A1 use, maintaining an adequate number of retail units. In terms of criterion (B) of Policy S16, the proposal would add to the vitality of the area, being a use that is more likely to extend into the evening.

2) Residential Amenity

While there is residential use above the unit this is a common arrangement in relation to proposals for A3 use. It is not considered that a situation harmful to residential amenity would necessarily arise from the scale of the proposals, and amenity can be protected by conditions relating to noise, fume and hours of use. With regard to evidence produced by the applicants it would appear likely that residential amenity would not be prejudiced by undue levels of parking in neighbouring residential streets.

3) Parking/Highways Issues

The applicants parking survey and previous evening and daytime inspections show that there is available kerbside space within a short walk of the site. Although an application for A3 use was refused in march 2002 because of the impact of on-street parking on amenity, it is now considered given (i) the adoption soon of the lower Replacement UPD parking standards and (ii) in the light of Government policy, that this objection can no longer be sustained. A condition preventing takeaway use is however suggested for highway safety and traffic flow reasons.

Rear serving and vehicle standing are available from Court Drive and an appropriate condition is suggested.

4) Accessibility

A condition requiring disabled access into the premises is suggested.

continued/

5) Consultation Responses

- vermin, drainage problems – these are matters for the Environmental Health Services and Drainage departments respectively
- litter – it is not considered that litter would necessarily be caused by this proposal which would not involve a takeaway use
- other issues discussed in report

2-STOREY FIRST AND SECOND FLOOR REAR EXTENSION WITH PARKING ON GROUND FLOOR AND ROOF ALTERATIONS INCLUDING 2 REAR DORMER WINDOWS

DALTON WARNER DAVIS for ELLISTON SOLICITORS

RECOMMENDATION

Plan Nos: 1:1250 site plan, 1066/P01, P06 Rev C.

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 1066/P06 Rev B. have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.
REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.
- 4 Water Storage Works

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 32 – The Party Wall Etc Act 1996
- 3 Standard Informative 35 – CDM Regulations 1994
- 4 Standard Informative 36 – Measurements from Submitted Plans
- 5 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E6, E46, S14, T13); (SD1, D4, EM18, T13)

continued/

MAIN CONSIDERATIONS

- 1) Vitality and Viability of Centre
 - 2) Appearance of Area
 - 3) Neighbouring Amenity
 - 4) Parking
 - 5) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:		E6, E46, S14, T13	
Deposit	UDP	Key	SD1, D4, EM18, T13
Policies:			
Town Centre		Stanmore	
Car Parking		Standard:	15 (3 – 5)
		Justified:	15 (3 – 5)
		Provided:	10
Site Area:		270m ²	
Floorspace:		155m ² additional	
Council Interest:		None	

b) Site Description

- south side of The Broadway within secondary parade in Stanmore District Centre
- 2-storey terraced premises occupied by solicitors practice
- yard at rear accessed via service road leading to Claire Gardens/Glebe Road
- ground-floor commercial premises, some with residential above, in vicinity of site

c) Proposal Details

- various extensions in connection with A2 use of premises
- ground-floor 3.8m deep rear projection behind No. 53
- 19m deep rear projection behind No. 53 providing office accommodation at 1st and 2nd floor levels
- ground-floor area beneath kept free for parking
- second-floor accommodation within pitched glazed roof
- timber and zinc clad elevations
- dormer window in each rear roofslope to No. 51 and 53
- raising of ridge line of No. 51 to that of No. 53

continued/

d) Relevant History

EAST/941/02/CON	Continued Use: Class A2 (Financial And Professional Services) On Ground And First Floors	GRANTED D 06-SEP-02
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e) Applicant's Statement

- requirements for occupiers to expand existing premises to meet demand for 'walk in' legal services
- extension designed to enable mezzanine level of accommodation within its roof
- complies with relevant policies in adopted and review UDP's

f) Notifications	Sent 10	Replies 0	Expiry 02-JUL-03
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APPRAISAL

1) Vitality and Viability of Centre

A2 uses are appropriate within District Centres such as Stanmore. The proposal would help to consolidate the existing use of the site and thereby assist the vitality and viability of the centre.

2) Appearance of Area

The proposed rear extension would be sited next to a single-storey extension of similar depth at No. 55, and close to a 2-storey rear projection behind No. 45. The proposal would be compatible with these neighbouring extensions in terms of depth. Although the eaves level of the proposal would be slightly higher than those of the main building, the ridge level would be some 1.3m lower than the frontage building and would thereby be subordinate in appearance. The proposed timber and zinc clad elevations would not match the existing brick elevations, or neighbouring pebble dashed extension. However, they would give the extension a more lightweight appearance and provide greater variety and interest in the area.

The size and position of the 2 new rear dormer windows comply with current guidelines and are considered acceptable.

continued/

3) Neighbouring Amenity

The proposed rear extension would be located about 5m from the boundary with No. 49 The Broadway, which has residential accommodation at first-floor level. The 45⁰ upright code would be met by the proposal and downward views from proposed first-floor windows would be obstructed by a retained ground-floor extension behind No. 51.

It is therefore considered that neighbouring amenity would be adequately safeguarded.

4) Parking

Adequate parking would be provided to serve the proposed enlarged premises.

5) Consultation Responses

None.

RC CHURCH OF ST WILLIAM OF YORK, DU
CROS DRIVE, STANMORE

2/28
P/841/03/CFU/TEM

Ward: CANONS

SINGLE STOREY DETACHED BUILDING TO PROVIDE CHURCH HALL WITH
ACCESS & PARKING

KYLIE SMART ASSOCIATES for WRC DT ST WILLIAM STANMORE

RECOMMENDATION

Plan Nos: 0207 wd 2.01/p2, 02/p2, 03/p2, 04/p2.

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Landscaping to be Approved
- 4 Landscaping to be Implemented
- 5 Trees - Underground Works to be Approved
- 6 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work), and shall be approved beforehand by the local planning authority.
REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.
- 7 Water Storage Works
- 8 Highway - Closing of Access(es)
- 9 Highway - Approval of Access(es)

continued/

- 10 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 0207wd 2.01/p2. have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 25 – Environment Agency 2
- 3 Standard Informative 32 – The Party Wall Etc Act 1996
- 4 Standard Informative 35 – CDM Regulations 1994
- 5 Standard Informative 36 – Measurements from Submitted Plans
- 6 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E4, E6, E21, E27, E29, E46, E58, C1, C11, T13, A4); (SEP5, SD1, SC1, EP13, EP29, EP46, D4, D11, C14, T13, C21)

MAIN CONSIDERATIONS

- 1) Community Services
- 2) Impact on Open Space and Trees
- 3) Appearance and Character of Area
- 4) Residential Amenity
- 5) Accessibility
- 6) Consultation Responses

INFORMATION

a) Summary

UDP Key Policies:	E4, E6, E21, E27, E29, E46, E58, C1, C11, T13, A4
Deposit UDP Key Policies:	SEP5, SD1, SC1, EP13, EP29, EP46, D4, D11, C14, T13, C21
Car Parking	Standard: 17 – 35 (See Report)
	Justified: See Report
	Provided: 37
Site Area:	0.84 ha
Floorspace:	260m ² gross
CFA:	156m ²
Council Interest:	None

continued/

b) Site Description

- north side of du Cros Drive near junction with Marsh Lane
- occupied by 2-storey brick church, detached presbytery to west, detached timber church hall to north west of church building
- car park fronting onto Du Cross Drive on eastern side of church, access at its western end
- large area of open space within grounds to east of building, heavily treed, extending back to boundary with Paxfold in Elizabeth Gardens to north
- flats in Marsh Lane abut western site boundary
- houses in Du Cros Drive and Sandymount Avenue adjacent to eastern boundary
- houses in Talman Grove on opposite side of Du Cros Drive

c) Proposal Details

- demolition of timber church hall
- provision of new single-storey church hall adjacent to north-east corner of church building
- T-shaped structure proposed, at least 2.4m from nearest part of church, over 14m from front boundary
- brick elevations, tiled roof with dutch gable treatment
- building would contain 1 large hall, 1 meeting room, kitchen and ancillary storage and wc facilities
- re-arrangement of car park, relocated access towards eastern end, existing access blocked up
- new pedestrian and wheelchair access from Du Cros Drive and car park to church and proposed hall

d) Relevant History

EAST/306/93/FUL

Extension To Existing Car Park To Provide
a Further 24 Spaces

GRANTE
D
17-SEP-
93

e) Applicant's Statement

- first priority to make church accessible to wheelchair users
- second to build hall to replace 50 year old existing wooden hut, transferred to more accessible site

continued/

Item 2/28 - P/841/03/CFU continued.....

- hall to be used for church purposes and for social events following church services
- would not be a licensed social club, not available for hire
- third priority to preserve and improve rough woodland
- detailed survey reveals a 30 year old tangle of neglected undergrowth and stunted trees
- will need to transform woodland from existing state of neglect to well managed copse and home to bird life

f) Notifications	Sent	Replies	Expiry
	119	0	19-MAY-03

APPRAISAL

1) Community Services

Both adopted policy C11 and Replacement Deposit policy SC1 commit the Council to seeking appropriate community facilities in the Borough. Deposit policy C14 sets down a list of criteria against which proposals for new facilities should be assessed, and these are discussed below.

2) Impact on Open Space and Trees

The site on which the new hall is proposed is shown in both the adopted and replacement deposit UDPs as Open Space. Policies E21 and EP46 seek to resist built development on Open Spaces unless an overriding need can be demonstrated. In this case, the provision of a modern church hall to replace the existing outdated facility would be beneficial in terms of community facilities. The proposed building would not provide an extraneous use but would support activities run by the main church within the curtilage of which the open space is located.

Finally, the building and associated hardsurfacing would only remove about 450m² from the total area of designated open space of some 7,100m², ie about 6%. In the light of this it is considered that in principle the proposed development can be accepted in terms of the resultant loss of open space policy.

In terms of trees the proposal has been resited so that fewer trees would be lost, and the quality of trees for removal would be lower than originally shown.

The visual impression would still be that of an area of woodland with the proposed building slotted alongside the church, with mature tree cover on its northern and eastern sides.

Subject to adequate protection measures and pruning, to be secured by condition, the proposal is considered to be acceptable in terms of tree impact.

continued/

3) Appearance and Character of Area

The proposal would have minimal impact on the appearance of the area by virtue of its more distant siting from the road frontage and within the treed area which would extend partly in front of the building.

An acceptable impact upon the setting of the church building would be provided in view of the rearward siting of the proposal, its subordinate height and the separation distance from the church.

The proposed building would have an acceptable appearance, given the intention to use the same bricks as used in the church itself.

4) Residential Amenity

The proposed hall would be sited some 36m from the nearest residential boundary in Sandymount Avenue, with the tree mass in between. Minimal impact would therefore result in visual or activity terms.

Relocation of the car park access would bring it to within 5 metres of the side boundary of No. 25 Du Cros Drive. A new planting strip is however shown next to this property and it is considered unlikely that noise or disturbance from vehicular movements would be detrimental to the amenity of neighbouring occupiers.

5) Accessibility

The proposed hall would be fully accessible and the provision of a new level access into the church to supplement the existing stepped entrance is welcomed.

6) Consultation Responses

None.

PART TWO STOREY/PART SINGLE STOREY SIDE AND REAR EXTENSIONS,
CONVERSION TO 3 FLATS WITH ACCESS AND PARKING

HAZAN SMITH & PARTNERS for BENBOW BUILDING LTD

RECOMMENDATION

Plan Nos: 03-03-527 P5A; P6C; P7B; P9B; P8B

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit - Full Permission
- 2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
The development shall be completed in accordance with the approved details and shall thereafter be retained.
REASON: To safeguard the appearance of the locality.
- 3 Prior to the completion of the development or first use of it, whichever the sooner, a low perimeter fence or boundary wall shall be erected and thereafter be retained. Details shall be submitted to, and approved by the Local Planning Authority prior to the erection of it.
REASON: In the interest of the character and appearance of the area.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the side/south-western wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.
REASON: To safeguard the amenity of neighbouring residents.
- 5 Highway - Closing of Access(es)

INFORMATIVES

- 1 Standard Informative 23 – Considerate Contractor Code of Practice
- 2 Standard Informative 36 – Measurements from Submitted Plans
- 3 Standard Informative 41 – UDP and Deposit Draft UDP Policies and Proposals : (E6, E30, E45, E51, T13); (SD1, D4, D5, D9, T13, EP35)

continued/

MAIN CONSIDERATIONS

- 1) Character and appearance
 - 2) Residential amenity
 - 3) Parking
 - 4) Consultation responses
-

INFORMATION

a) Summary

UDP Key Policies:	E6, E30, E45, E51, T13
Deposit UDP Key	SD1, D4, D5, D9, T13, EP35
Policies:	
TPO	
Car Parking	Standard: 4 (4)
	Justified: 3 (4)
	Provided: 2
Habitable Rooms:	8
No. of Residential Units:	3
Council Interest:	None

b) Site Description

- detached 3 bed-room dwellinghouse, occupying triangular-shaped corner plot at the junction of Crofts Road and Grange Road;
- south-west elevation ('front') facing Crofts Road, north-west elevation ('rear') facing Grange Road;
- building sited on south-western part of the plot, built on the boundary with No. 47 Crofts Road;
- large garden northern part of site;
- low fence and some vegetation along boundary;
- one vehicular access from Grange Road, parking for 2 cars.

continued/

c) Proposal Details

- part two-storey, part single-storey wrap-around extension;
- two-storey elements with fully hipped roofs, single-storey element with flat roof and brick-on-edge and tile creasing;
- sub-division of property into three 1-bedroom flats;
- closure of existing vehicular access and creation of two new vehicular accesses (one from Crofts Road, one from Grange Road), two on-site parking spaces.

d) Relevant History

None.

e) Notifications	Sent 27	Replies 4	Expiry 16-MAY- 03
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Response: 1st Response:- loss of light, overlooking, increased traffic and demand for on-street parking, out of character in the area, adverse impact on outlook from existing houses, extension would encroach into the open area.

APPRAISAL

1) Character and appearance

According to the Council's data, there are no conversions in Crofts Road. The proposal would, therefore, not have a detrimental impact on the character of the area.

The design of the proposed wrap-around extension reflects design elements of the existing property, and it would harmonise with it. The first floor elements of the proposed extension which front Grange Road would be set back by 4m from the boundary. Thereby a good view onto the open garden area could still be enjoyed by people walking/travelling eastwards on Grange Road.

The garden area, whilst in private ownership, provides openness and visual relief within a built-up area, and is of great amenity value. Whilst the extension would take up a part of that area, the openness and visual relief would be retained.

continued/

2) Residential amenity

With the main bulk of the extension being located away from the only adjoining property, the proposed development would not result in a loss of light to the neighbouring property or appear overbearing to the residents thereof to a level which would justify an objection to the scheme.

There are no windows proposed in the new side/ south-west elevation (which faces the adjoining property). A condition is suggested to control the insertion of windows in the future in order to prevent any overlooking. The proposed extension would not result in any overlooking of private amenity areas which would be detrimental to the residential amenities of any neighbours.

The three flats may be occupied by more people than the existing 3-bed room house. However, in light of the fact that the proposed units are 1- bed room flats, the increase in occupancy would be minor, and any increase in levels of activity would not be of such significance as to warrant an objection to the scheme.

3) Parking/highway safety

In view of the only minor shortfall in on-site parking provision, the location of the site near Harrow Centre with shops and services and very good public transport links, and in view of the fact that there are no on-street parking restrictions and occupiers of the units could park their cars in the road, there is no objection to the scheme on grounds of insufficient on –site parking provision.

4) Consultation Responses

All relevant planning issues are addressed in the report.

SECTION 3 - OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

116 PINNER RD, HARROW

3/01

WEST/1069/02/FUL/RJS

Ward: HEADSTONE SOUTH

CHANGE OF USE: CAR SHOWROOM (SUI GENERIS) TO A3 (FOOD AND DRINK)
ON GROUND FLOOR WITH SINGLE STOREY REAR EXTENSION

MEL-PINDI CONSTRUCTION SERVICE for MEL-PINDI CONSTRUCTIONAL SERV

RECOMMENDATION

Plan Nos: Unnumbered ordnance survey - 116 Pinner -11.

REFUSE permission for the development described in the application
and submitted plans for the following reason(s):

- 1 The proposal is inappropriate as it does not allocate any refuse/general storage areas, either within the building or to the rear of the site, and if refuse were stored on the street or on the rear access, this would detract from the amenity of the streetscene and surrounding properties.

INFORMATIVES

- 1 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E46, E51, S5, S19, T13, A4); (SD1. EP25, D4, T13, EM20, EM22, EM26 & C20)

MAIN CONSIDERATIONS

- 1) Inadequate Plans
 - 2) Retail Policy
 - 3) Parking
 - 4) Residential Amenity
 - 5) Accessibility
 - 6) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:		E46, E51, S5, S19, T13, A4
Deposit UDP Policies:	Key	SD1. EP25, D4, T13, EM20, EM22, EM26 & C20
Council Interest:		None

continued/

b) Site Description

- a two storey commercial premises located on the northern side of Pinner Road;
- the upper floor is under separate tenancy, with its own entrance to the building's frontage;
- the ground floor premises is currently vacant and in a state of disrepair. The previous use of the premises was for the purposes of a car sales dealership;
- the rear yard of the subject site abuts the open rear yards of the adjoining properties to the east and west. The rear yards of both the subject site and neighbouring properties are disused,
- single storey storage buildings are located to the north of the subject site;
- residential dwellings are located to the south, to the opposite side of Pinner Road;

c) Proposal Details

- the proposal involves the change of use of the premises to A3. The applicant has not submitted any specific details of the proposed A3 use, staff numbers, seating numbers, hours of operation etc;
- the proposal further involves the construction of a single storey rear addition. The rear addition would be build out over the entire rear yard area. The flat roofed rear addition would have a maximum overall height of 3.6 metres;
- as no front elevation plans of the building were lodged as part of the application it is unclear as to if any modifications to the façade of the building are proposed;

d) Relevant History

HAR/12180/A	Remove Partition Wall From Showroom Install Doors Shop Front 116 Form Vehicular Access 114/116	REFUSED 22-MAR- 57
LBH/43705	Change Of Use From Car Show Room (Sui Generis) To Mot Testing Station (B2) With Parking At Rear	REFUSED 17-DEC- 91

Reasons for Refusal:-

1. The proposal would represent the introduction of an inappropriate use in a local shopping area contrary to the provisions of the Harrow Borough Local Plan.
2. The proposal would provide an unacceptable access to a secondary road and insufficient and unsatisfactory car parking arrangements which would encourage parking on nearby streets and would result in vehicle movements on the highway to the detriment of the safety and convenience of cars and pedestrians.

continued/

3. The levels of activity generated by the proposal would be detrimental to the amenities of adjoining residential occupiers by virtue of increased noise nuisance.

e)	Notifications	Sent	Replies	Expiry
03		33	1	20-MAY-

Response: Already too many A3 uses in the shopping strip. Any further A3 uses would create severe competition. Parking problems already exist within the locality. Potential for hygiene problems associated with too many A3 uses.

APPRAISAL

1) Inadequate Plans/ Information

Additional information was requested from the agent to allow selected aspects of the proposed to be assessed in detail, however this information was never forthcoming. Notwithstanding the non-submission of this information, it does not prevent an overall assessment of the proposed development being made.

2) Retail Policy

As the subject site is not located within a strategic, district or local centre, nor accommodates a designated or secondary shopping frontage classification, there is no Council policy that would discourage the establishment of an A3 use on the site. Any such proposal would therefore be required to be assessed on merit with respect to its potential to impact on surrounding properties and the wider locality.

3) Parking

Due to its locality the subject site is well serviced by both public parking and public transport, which are both factors that favour the proposed application. Therefore the change of use is considered acceptable on traffic grounds despite the lack of any on-site parking.

4) Neighbourhood Amenity

Firstly it is highlighted that there is no specific concern in relation to the impact of the rear extension on adjoining properties. Although the rear extension would be built up to the property boundaries, the associated walls would either abut the disused rear yards of adjoining properties or face adjoining storage buildings, therefore not giving rise to any harm. However without details of the type of A3 use, hours of operation or details of locations of external flues and extraction fans etc, potential exists for

continued/

Item 3/01 - WEST/1069/02/FUL continued.....

detriment to be caused for surrounding properties. Similarly without any allocated refuse/ general storage areas proposed as part of the internal layout of the building, refuse is likely to either be stored in the rear pedestrian laneway or otherwise to the frontage of the site, which likewise has the potential to cause detriment to surrounding properties.

5) Accessibility

It is unclear as to whether the current application proposed modifications to the façade of the existing building. However if the façade were to remain unaltered, the current level threshold would provide adequate disabled access

6) Consultation Responses

Concerns of commercial disadvantage is not a valid objection that can be considered by a planning authority.

22 BROOKSHILL AVE, HARROW

3/02

P/897/03/CFU/SS1

Ward: HARROW WEALD

SINGLE STOREY SIDE EXTENSION TO PROVIDE ACCOMMODATION FOR
DISABLED PERSON

BUILDING DESIGN SERVICES for MR & MRS P STONE

RECOMMENDATION

Plan Nos: 2199/03; 2199/04; 2199/06; 2199/05; 2199/01; 2199/02

REFUSE permission for the development described in the application
and submitted plans for the following reason(s):

- 1 The proposed extension, cumulatively with the existing extensions, would result in a disproportionate and therefore inappropriate increase in size of the building in this Green Belt location, to the detriment of the Green Belt.

INFORMATIVES

- 1 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E1, E2, E4, E6, E10, E11, E45, A1, A6); (SEP5, SEP6, SD1, D4, D5, EP32,
EP33, EP34)
-

MAIN CONSIDERATIONS

- 1) Character and appearance
 - 2) Green Belt Policy
 - 3) Provision for the Disabled
 - 4) Residential amenity
 - 5) Consultation responses
-

INFORMATION

a) Summary

UDP Key Policies:	E1, E2, E4, E6, E10, E11, E45, A1, A6
Deposit UDP Key Policies:	SEP5, SEP6, SD1, D4, D5, EP32, EP33, EP34
Area of Special Character Green Belt	
Council Interest:	None

continued/

b) Site Description

- semi-detached property on western side of side-street off the main Brookhill Avenue;
- last property, to north and west garden and then open countryside, to east across road: dwellinghouse;
- detached garage to north-west of house (to side/rear).

c) Proposal Details

- erection of single-storey side extension with fully-hipped roof;
- to accommodate bedroom, living room, and a shower room.

d) Relevant History

LBH/22105	Single-storey side and rear extension. 12-JAN-83	GRANTED
LBH/33456	First floor side to rear extension. 07-JAN-88	GRANTED
LBH/42413	Single-storey side extension.	REFUSED 04-APR-1991

Reasons for Refusal:

“The proposed extension, by reason of excessive bulk, is contrary to Policy 5 of the Harrow Borough local Plan, cannot be considered modest in scale (in conjunction with the existing extensions) and would be prejudicial to the open character of the Green Belt.”

LBH/43662	Single-storey side extension (revised).	REFUSED 29-OCT-1991
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Reasons for Refusal:

“The proposed extension, by reason of excessive bulk, is contrary to Policy 5 of the Harrow Borough local Plan, cannot be considered modest in scale (in conjunction with the existing extensions) and would be prejudicial to the open character of the Green Belt.”

continued/

e) Applicant's statement

- the extension would meet the needs of the resident disabled person (proof of disability received in form of Disabled Parking Pass).

f) Notifications	Sent 4	Replies 1	Expiry 12-JUN-03
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Response: Over-development of Green Belt land, reduced area for car parking on-site.

APPRAISAL

1) Character and Appearance

The design of the proposed side extension reflects the design of the existing building, and would harmonise with it. It would be set back from the highway and recessed from the front wall of the original house, and would not appear prominent or obtrusive in the street scene.

2) Green Belt Policy

The property has already been extended extensively in the past. The table below illustrates this. Any additional increase in building mass would be disproportionate to the size of the original dwellinghouse, and would therefore be considered to constitute inappropriate development, which is, by definition, detrimental to the character and greenness of the Green Belt.

	Original	Existing	Proposed
Floor area (m ²)	106.43	194.13	231.33
Volume (m ³)	338.63	650.48	760.61

The development would result in a percentage increase of 217.4% in floor area and 224.6% in volume in relations to the original building.

3) Provision for the Disabled

The applicant states that he suffers from breathlessness when climbing stairs and this had been confirmed by his doctor. He wishes to extend in case his condition gets worse. However, it is considered that the existing property, with 104.8m² footprint and 4 'living/family/dining' rooms and one kitchen on the ground floor, could be adequately adapted to provide for those needs. Therefore, it is considered that very special circumstances have not been shown, and that a departure from Green Belt Policy would not be justified. Additionally, the original proposal made no provision for disabled access to the building.

continued/

4) Residential amenity

The proposed side extension would be sited away from any neighbouring properties and would, therefore, not have any effect on them by way of overshadowing/loss of light, loss outlook or loss of privacy.

5) Consultation Responses

The issue of 'over-development' of Green Belt land is addressed in paragraph 2 of the appraisal. In respect of the parking, there would be ample room to the front/side of the dwellinghouse for the parking of cars.

246 UXBRIDGE ROAD, HATCH END

3/03

P/1069/03/CVA/RJS

Ward:

HATCH END

VARIATION OF CONDITION 8 OF W/833/97/FUL TO ALLOW USE OF REAR GARDEN AS ADDITIONAL CUSTOMER FLOORSPACE

CARRINGTON STEVENS MOORE LTD for ASK RESTAURANTS LTD

RECOMMENDATION

Plan Nos: Drawing No 20303/01; Drawing No 20303/02

REFUSE permission for variation described in the application and submitted plans for the following reason(s):

- 1 The proposed use of the outdoor garden area for customer floorspace would give rise to increased disturbance and general activity at unsociable hours and would detract from the amenities of the occupiers of neighbouring residential properties.

INFORMATIVES

- 1 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals : (E28, E51, S5, S13, T13); (EP25, EP30, T13, EM8, EM25, EM26)
-

MAIN CONSIDERATIONS

- 1) Residential Amenity
 - 2) Parking
 - 3) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:	E28, E51, S5, S13, T13
Deposit UDP Key Policies:	EP25, EP30, T13, EM8, EM25, EM26
Locally Listed Building	
Town Centre	Hatch End
Council Interest:	None

continued/

b) Site Description

- no. 246-248 operates as a restaurant and is located on the north side of Uxbridge Road, additionally being the last commercial premises at the eastern end of Hatch End Shopping Centre;
- the site is bounded to the west by a public house and to the east by an apartment development;
- the rear of the property encompasses an overgrown disused plot, beyond which are the rear gardens of dwellings fronting Hillview Road. A number of trees on this area of the site are covered by Tree Preservation Orders;
- immediately to the rear of the building is a small paved patio area (6.3 metres by 6.3 metres);
- beyond the patio is a small garden area, bounded by a semi-circular shadecloth fence (2.0 metre height) and screening planting;

c) Proposal Details

- variation of condition 8 of W/833/97/FUL to allow use of rear garden as additional customer floorspace;
- the screenwall and associated planting shown on the plans have already been installed;
- the site currently caters for 90 patrons within the building, with an additional 50 seats proposed in the rear garden area;
- The agent has stated in writing that the existing kitchen can only cater for a maximum of 100 customers at a time;
- The agent has stated in writing that no outdoor heating equipment is to be provided for the outdoor area, however umbrellas may be provided to give shade during the day;
- The agent has stated in writing that the outdoor area will be made available until 10pm of an evening;

d) Relevant History

WEST/4515/92/FUL	Change Of Use From Retail (Class A1) To Restaurant (Class A3) With Parking At Rear	REFUSED 26-MAY-1992
WEST/412/96/FUL	Change Of Use: Post Office (Class A1) To Public House (Class A3) And Single Storey Rear Extension With Beer Garden At Rear	WITHDRAWN 02-SEP-1996
WEST/612/96/FUL	Change Of Use: Post Office (Class A1) To Public House (Class A3) And Single Storey Rear Extension (Revised)	REFUSED 02-DEC-1996

continued/

Item 3/03 - P/1069/03/CVA continued.....

WEST/833/97/FUL	Change Of Use: Class A1 To A3 (Retail To Food And Drink On Ground Floor & Single Storey Rear Extension With Fire escape	REFUSED 23-FEB-1998 (GRANTED ON APPEAL)
WEST/8/02/FUL	Single Storey Rear Extension To Provide Additional Circulation Space	GRANTED 11-APR-02

e) Notifications	Sent 70	Replies 11	Expiry 23-JUN-03
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Response: 10 letters against the proposal were received raising the following points: increase in customers will generate additional parking demands/ problems in the locality; noise pollution will be caused from the use of the outdoor area and from additional patrons leaving the site late at night; use of the outdoor area will impact on surrounding residential properties by way of noise and litter; proposed outdoor area has already been used prior to permission being sought, which caused a noise nuisance; the development will exacerbate the pollution from the existing cooking facilities.

Additionally 1 letter raising no objection was received.

APPRAISAL

1) Residential Amenity

The restaurant was originally approved on appeal in 1998 to include the following condition:

“The Use hereby permitted shall not take place outside the building and all the doors within the ground floor rear elevation shall be kept closed at all times, except in the event of fire or other emergency which requires the premises to be rapidly vacated”.

A later application W/8/02/FUL approved a single storey rear extension to provide additional customer circulation space, however included the same restrictive condition as listed above.

Clearly the Inspector recognised the harm that outdoor seating could pose for nearby residential properties, in imposing the above restrictive condition. It is considered that there are no extenuating circumstances that would warrant the variation or otherwise total removal of this restrictive condition. Furthermore some objections allege that the outdoor area has been used by the restaurant in contravention of this condition, and that this demonstrated the disruption that would be caused if formally allowed.

continued/

With respect to the residential dwellings within close proximity of the subject site, these include the flats to the east and the residential dwellings to the north. In light of the close proximity of residential uses the removal of the restrictive condition is deemed to be inappropriate given the potential for associated disturbance to be caused by the general activity, that would detract from amenities of the occupiers of nearby residential properties.

The claim that this outdoor area has already been used as additional customer floorspace, is currently being investigated and if appropriate enforcement action will be initiated.

2) Parking

With a basic assessment against parking standards, the proposed additional circulation space for customers would generate a requirement for an additional 8 on site vehicle spaces. However due to the layout of the property, the subject site does not provide for any on site parking. Nevertheless it is highlighted that with the kitchen's maximum capacity of serving 100 patrons and the existing restaurant accommodating 90 seats, the difference could be assessed in terms of an additional 10 patrons. Therefore when assessed in such terms, along with the parking restrictions and other available parking within the surrounding locality, it would be difficult to ascertain an objection with respect of vehicle parking.

3) Consultation Responses

The concerns raised against the development have been addressed in the above sections of this report.

**OLD BREWERY HOUSE, PARK LANE,
STANMORE**

**3/04
P/1206/03/CFU/RJS**

Ward: STANMORE PARK

PART 2 STOREY; PART FIRST FLOOR REAR EXTENSION.

ARTHUR S FERRRYMAN & ASSOCS for R C (HOLDINGS) LTD

**OLD BREWERY HOUSE 1 PARK LANE,
STANMORE**

**3/05
P/1369/03/CLB/PKL**

Ward: STANMORE PARK

LISTED BUILDING CONSENT: DEMOLITION OF CONSERVATORY TO REAR,
REPLACEMENT WITH TWO STOREY EXTENSION AND OTHER ALTERATIONS

ARTHUR J PERRYMAN ASSOC for MR LEADER-CRAMER

P/1206/03/CFU

RECOMMENDATION

Plan Nos: Location Plan; Drawing 203100/1 (revised plans received 22/07/03)
Drawing 203100/2 (revised plans received 22/7/03)

REFUSE permission for the development described in the application
and submitted plans for the following reason(s):

- 1 The proposed extension, by virtue of its bulk, design and siting, would be detrimental to the character and setting of the listed building, and having regard to the fact that the property has already been extended, would result in an over-development of the site.
- 2 The proposed extension, by virtue of its bulk, design and siting, would be detrimental to the character and appearance of the conservation area, and having regard to the fact that the property has already been extended, would result in an over-development of the site.
- 3 Refusal - Parking Insufficient

INFORMATIVES

- 1 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
(E1, E2, E4, E5, E10, E11, E34, E38, E46, T13); (SEP5, SEP6, SD1, SD2,
EP34, D4, D12, D16, D17, T13)
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continued/

P/1369//03/CLB

RECOMMENDATION

Plan Nos: Location Plan; Drawing 203100/1 (revised plans received 22/7/03);
 Drawing 203100/2 (revised plans received 22/7/03)

REFUSE listed building consent for the works described in the application and submitted plans for the following reason(s):

- 1 The proposed extension, by virtue of its bulk, design and siting, would be detrimental to the character and setting of the listed building, and having regard to the fact that the property has already been extended, would result in an over-development of the site.
- 2 The proposed extension, by virtue of its bulk, design and siting, would be detrimental to the character and appearance of the conservation area, and having regard to the fact that the property has already been extended, would result in an over-development of the site.

INFORMATIVES:

- 1 Standard Informative 41 - UDP & Deposit Draft UDP Policies & Proposals :
 (E1, E2, E4, E5, E10, E11, E34, E38, E46, T13); (SEP5, SEP6, SD1, SD2,
 EP34, D4, D12, D16, D17, T13)
-

MAIN CONSIDERATIONS

- 1) Impact on Listed Building
 - 2) Conservation Area Character and Appearance
 - 3) Parking
 - 4) Appeal on Adjoining Property
 - 5) Consultation Responses
-

INFORMATION

a) Summary

UDP Key Policies:	E1, E2, E4, E5, E10, E11, E34, E38, E46, T13
Deposit UDP Key	SEP5, SEP6, SD1, SD2, EP34, D4, D12, D16, D17, T13
Policies:	
Area of Special Character	
Listed Building:	Grade II
Conservation Area:	Stanmore Little Common
Green Belt	
Car Parking	Standard: 2
	Justified:
	Provided: 0 continued/

Floorspace: 60m² Additional
Council Interest: None

b) Site Description

- site lies within Stanmore Hill Conservation Area and Green Belt land;
- a two storey semi-detached dwelling located on the south side of Park Lane;
- the old Brewery House was originally part of a single dwelling along with the Georgian House, however these were converted into two semi-detached dwelling in 1987;
- in 1989 a change of use from residential to office was approved;
- the existing building (including the Georgian House), is a Grade II listed building;
- a number of alterations and extensions to appeal site were approved and constructed during the 1980's;

c) Proposal Details

- demolish an existing large single storey conservatory to the rear of the building;
- replace the conservatory with a large two storey brick built extension to provide additional office space. an additional 62 sq. m of floor space is proposed;
- the application would remove some of the extensions to the rear of the main building and replace them with one large unified two storey extension that would project out into the rear plot of the building, over the same floor plan as the existing conservatory;
- traditional materials and design features such as sash windows are proposed to be used in the new extension;

d) Relevant History

LBH/21087	Change Of Use Of Dwelling House To Offices, Single Storey Replacement Industrial Building And Layout Of Parking Area	GRANTED 13-JAN-83
LBH/30809	Listed Building Consent Demolition Of Former Granary And Other Unlisted Buildings Within A Conservation Area	GRANTED 07-OCT-86
LBH/31590	Alterations, Extensions And Conversion Of 189 Into Pair Semi-Detached Houses, Alterations And Use Of Stable Block For Office Purposes, With Associated Parking Spaces	GRANTED 09-APR-87
LBH/31589	Listed Building Consent, Alterations, Extensions And Conversion Of 189 Into Pairsemi-Detached Houses, Alterations And Use Of Stable Block For Office Purposes, With Associated Parking Spaces	GRANTED 29-JUN-87

continued/

Items 3/04 & 3/05 - P/1206/03/CFU & P/1369/03/CLB continued.....

LBH/37138	Change Of Use From Residential To Office (B1), Partial Demolition, Replacement And Extension At Ground And First Floor To Rear	GRANTED 12-JAN-89
LBH/37140	listed building consent: partial demolition, replacement extension at rear, roof replacement, replacement & repointing of chimneys & brickwork, alterations to windows new door and car parking area	GRANTED 06-FEB-89
LBH/38659	Listed Building Consent: Partial Demolition, Re-Placement & Extension At Rear, Replacement Of Roof Chimneys & Brickwork & Parapet At First Floor Alts To Windows New Door	GRANTED 02-NOV-89
LBH/42446	Listed Building Consent: Extension To Conservatory	GRANTED 26-JUN-91
LBH/42445	Extension To Conservatory	GRANTED 26-JUN-91

e) Consultations

Amenities Societies:	No responses received
English Heritage:	Application can be determined by Council without notification to English Heritage
Engineering Services:	Site affected by a watercourse. suggested informative to be added to any decision notice.

Advertisement	Character of Conservation Area	Expiry 17-JUL-03
Notifications	Sent 4	Replies 2 Expiry 17-MAR-03

Response: Enlarged office would generate additional staff and parking demands further creating a loss of peace & privacy. Original architecture would be defaced. A precedent would be set for the adjacent property. The building used as an office is not in a commercial area. Existing staff already park along Stanmore Hill and surrounding streets causing nuisance and creating hazardous traffic conditions.

continued/

APPRAISAL

1) Impact on Listed Building

The application proposes to replace an existing large single storey conservatory to the rear of the listed building. The conservatory in question is a modern accretion and quite bulky in relation to the rear and side elevations of the main building. It is felt that the principal of the removal of this conservatory would be acceptable in listed building terms if an appropriate replacement extension or the making good of the existing rear elevation was to be proposed.

With the modern conservatory being quite bulky in relation to the rear and side elevations of the main building, in principle its removal would be acceptable in conservation and listed building terms, if an appropriate replacement extension (or the making good of the existing rear elevation) were proposed.

However, the application proposes to replace this conservatory with a larger two storey brick built extension to provide new office space to supplement the existing. It is felt that the added bulk that this extension would bring would detract from the special character and interest of the listed building, and that this would not be outweighed by the potential benefits brought about by the removal of the existing conservatory.

At present the rear elevation of the listed building is characterised by a number of extensions giving a variety of roof and building forms. So the main building is quite heavily extended at present and is thus very sensitive to any new additions, particularly proposals such as that outlined in this application, which add yet more bulk to the rear of the main building.

This application would remove some of the extensions to the rear of the main building and replace them with one large unified 2 storey extension that would project out into the rear plot of the building, over the same footprint as the existing conservatory. Whilst there are a number of existing extensions, all are generally subservient to the main building in terms of their size and design (the large conservatory aside). They appear to be of a variety of ages, including some sections built of brick that may be quite modern. Certain elevations have details of interest such as dentilled eaves. The overall appearance is of a main building with a number of minor accretions that have been added over time, not unlike many other listed buildings. It is felt that their removal would be detrimental to the special character of the listed building, because, generally, the variety of details, roof form and the differing scales of the various parts of the rear elevation contribute to its overall interest.

continued/

The key section of PPG 15 "Planning and the Historic Environment" in relation to the assessment of this listed building application is paragraph C.7, which reads "Modern extensions should not dominate the existing building in either scale, material or situation. There will always be some historic buildings where any extensions would be damaging and should not be permitted. Successful extensions require the application of an intimate knowledge of the building type together with a sensitive handling of scale and detail".

At present, the existing series of rear extensions step down rearwards away from the main building. This can be seen from both the side and rear elevations and helps make the existing extensions appear subservient to the main building. The proposed extension greatly increases the bulk of built form at the rear of the main building and introduces a unified single block with little variety. The side elevation especially would become very long and high at a 2 storey level in relation to the main building, and a single roof form would be introduced. The additional bulk would also be very prominent when viewing the rear elevation, meaning that the proposed extension would certainly not appear subservient to the main building, in fact it would imbalance the whole structure as it would have an equal amount of, or perhaps more, bulk in relation to the main building. The result would be that the stepped down nature of the existing built form would be lost and consequently the new extension would dominate the main building in terms of its scale.

Whilst traditional materials and design features such as sash windows are proposed to be used in the new extension, it is not felt that these would offset the harm to the character of the listed building which has been identified above. In fact, the design of the proposed new roof would appear to be that of a crown roof, making it much too low and small in relation to the scale of the building. The incompatibility of this roof would be exacerbated by the fact that it would also contrast with the more conventional types of hipped and pitched roofs that can be found elsewhere in the building.

In summary it is felt that the proposal, by virtue of its bulk, design and siting, would not preserve the character and setting of the listed building, and so would not comply with policy E34 of the adopted UDP and D12 of the deposit UDP.

2) Character and Appearance of the Conservation Area

The negative impact on the listed building described above would also have similar consequences in relation to the character and appearance of the conservation area. The imbalance with, and overpowering of, the main building, that would be created by the additional bulk of the proposed new extension, as well as the conflicts of scale that would be introduced, would result in an unattractive and imposing feature within this part of the Little Common Conservation Area.

continued/

The above is unacceptable on conservation area grounds and this stance is in accord with sections of Policy 13 of the Draft Little Common Conservation Area Policy Statement Draft, which states that “proposals for development should (a) respect existing properties and the space around them in terms of bulk, scale and siting; and (d) respect and complement the existing building in terms of design, detailing, scale and materials in any proposals for alterations and extensions”.

In summary it is felt that the proposal, by virtue of its bulk, design and siting, would not preserve or enhance the character and appearance of the conservation area, and so would not comply with policy E38 of the adopted UDP and D16 of the deposit UDP.

3) Parking

With a basic assessment against parking standards, the proposed additional office floor space would generate a requirement for an additional 2 on site vehicle spaces. However due to the layout of the property, the subject site could not provide for any additional on site parking. In 1989 when the change of use to offices was originally approved, potential parking problems were highlighted, but were ultimately over ruled by the desire to approve a use that would retain the Listed Building. Objections received to this current application confirm that the parking concerns were warranted. Technically no action can be taken to respond to the existing parking problems, however, the exacerbation of such parking problems can be prevented. It is considered that the lack of additional on site parking is likely to increase parking on neighbouring highways and would therefore be detrimental to the free flow and safety of traffic.

4) Appeal on Adjoining Property

It is relevant to note that a recent appeal for rear additions to the attached neighbouring building (the Georgian house) was recently dismissed on the grounds of the detrimental impacts on Grade II listed building, over-development of the site and inadequate vehicle parking. The principle of further additions to this Grade II listed building have therefore already been specifically tested at appeal.

5) Consultation Response

The concerns raised against the development have been addressed in the above sections of this report.