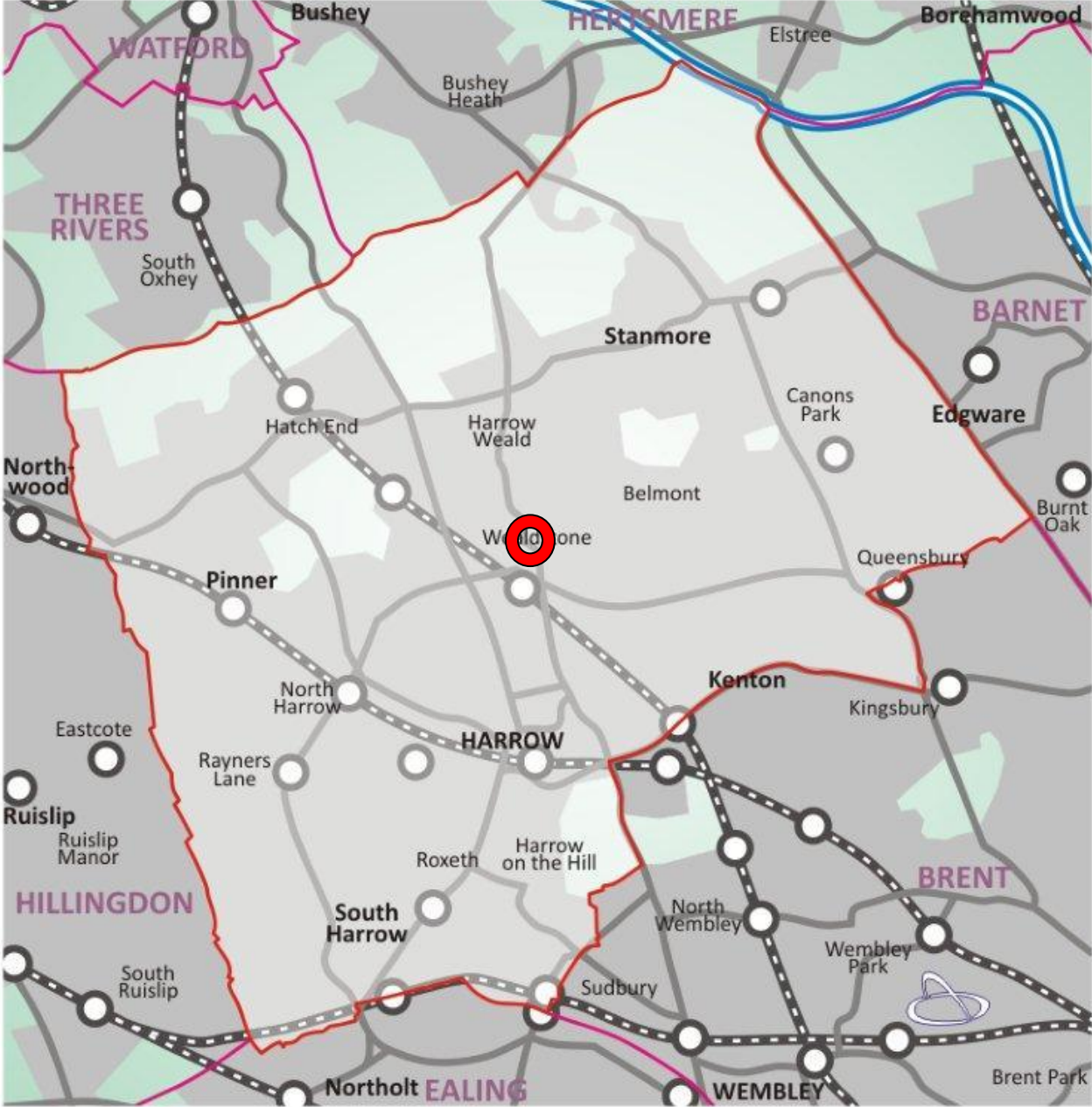


 = application site



74 High Street Wealdstone	P/0954/19
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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

16<sup>th</sup> October 2019

APPLICATION NUMBER: P/0954/19  
VALIDATE DATE: 14<sup>TH</sup> OCTOBER 2019  
LOCATION: 74 HIGH STREET, WEALDSTONE  
WARD: WEALDSTONE  
POSTCODE: HA3 7AF  
APPLICANT: MESO INVESTMENT  
AGENT: ASK PLANNING  
CASE OFFICER: NICOLA RANKIN  
EXPIRY DATE: 10<sup>TH</sup> JUNE 2019 AGREED EXTENSION: 31<sup>ST</sup> OCTOBER 2019

### PROPOSAL

Change of use of police station (sui generis) into 6 flats (6 x 1 bed) (class C3) and part of ground floor to financial and professional service office (Use class A2) and cafe (use class A3); bin and cycle stores; parking; external alterations

### RECOMMENDATION A

The Planning Committee is asked to:

1. Agree the reasons for approval as set out in this report, and
2. Grant planning permission subject to authority being delegated to the Interim Chief Planning Officer in consultation with the Director of Legal and Governance Services for the completion of the Section 106 legal agreement and other enabling legislation and issue of the planning permission and subject to minor amendments to the conditions (set out in Appendix 1 of this report) or the legal agreement. The Section 106 Agreement Heads of Terms would cover the following matters:

#### Transport and Highways

- The development to be 'resident permit restricted' and the developer to ensure that: (i) all marketing/advertising material makes reference to the fact that; and (ii) all sales and lettings agreements contain a covenant to the effect that; future owners, occupiers and tenants (other than those that are registered disabled) will not be entitled to apply for a residents parking permit or a visitor parking permit.

### **Legal Costs, Administration and Monitoring**

- A financial contribution (to be agreed) to be paid by the developer to the Council to reimburse the Council's legal costs associated with the preparation of the planning obligation and a further financial obligation to be paid to reimburse the Council's administrative costs associated with monitoring compliance with the obligation terms.

### **RECOMMENDATION B**

That if the Section 106 Agreement is not completed by 30th January 2020, or as such extended period as may be agreed by the Interim Chief Planning Officer in consultation with the Chair of the Planning Committee, then it is recommended to delegate the decision to REFUSE planning permission to the Interim Chief Planning Officer on the grounds that:

The proposed development, in the absence of a Legal Agreement to provide appropriate parking controls directly relating to the development, would fail to adequately mitigate the impact of the development on the surrounding highway network, contrary to the National Planning Policy Framework (2019), policies, 6.3, 6.9, 6.10, 6.11, 6.12 and 6.13 of The London Plan (2016), Core Strategy (2012) policy CS1R and policies DM 1, DM 42, DM 43 and DM 50 of the Harrow Development Management Policies Local Plan and the Supplementary Planning Document: Planning Obligations (2013).

### **REASON FOR THE RECOMMENDATIONS**

The former police station is redundant and it has been demonstrated that the building would not successfully support other forms social infrastructure. The listed building is on Historic England's Heritage at Risk Register due to its lack of use and condition. Although some of the building would be converted to private use, the A2 and A3 uses along the main High Street would be publically accessible. The proposed development is considered to be appropriate and would bring the listed building back into a productive use and secure its future maintenance which would be a significant public benefit. The proposal would provide new residential flats, which would be a windfall development, contributing to the delivery of the strategic housing target. The proposed commercial uses would be beneficial to the vibrancy and vitality of the Wealdstone Town Centre. Additionally, it has been found that the development would provide acceptable living conditions for the future occupiers, and there would be no detrimental impacts on the amenity of neighbouring occupiers or any adverse highways impacts arising from the development.

### **INFORMATION**

This application is reported to Planning Committee as it falls outside category 1 (b) and 1(f) of Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor Development
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	£48, 660

Local CIL requirement: C3 Residential £62, 040  
A2/A3 -£24, 700

### **S17 Crime & Disorder Act**

Policies 7.3.B and 7.13.B of The London Plan (2016) and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

## **OFFICER REPORT**

### **1.0 SITE DESCRIPTION**

- 1.1 The application relates to a wedge shaped plot located on the eastern side of High Street, Wealdstone at the junction with George Gange Way.
- 1.2 The site contains a part two storey and part single storey building which was formally used as a police station but is currently vacant. There are some single storey outbuildings situated along the southern boundary of the application site.
- 1.3 The existing building and adjacent outbuildings and boundary walls are grade II listed.
- 1.4 The site lies within the Harrow and Wealdstone Opportunity Area and is located within the Wealdstone Central sub area.
- 1.5 The building is located within the primary shopping frontage of the Wealdstone District Centre.
- 1.6 The front part of the site lies partially within fluvial flood zones 2 and 3 as identified by the Environment Agency and also partially within flood zones 3a and 3b for surface water as identified on the Harrow proposals map. The Wealdstone Brook runs along George Gange Way to the north of the site.
- 1.7 The surrounding area is characterised by a mixture of commercial uses and residential blocks of flats up to approximately six storeys in height as well as some groups of two storey terraced dwellings.
- 1.8 George Gange Way to the north of the site is a designated London Distributor Road and acts as a by-pass around the district centre.
- 1.9 The topography of the application site slopes gradually downwards from east to west.

### **2.0 PROPOSAL**

- 2.1 The proposal is for change of use of police station (sui generis) into 6 flats ( 6 x 1 bed) (Class C3); change of use of part ground floor to financial and professional service office (Use class A2) and cafe (use class A3); bin and cycle stores; parking; external alterations
- 2.2 The proposed accommodation is configured as follows:
  - Flat 1 – 1 bed x 2 person over ground and mezzanine floor level (GIA: 92sqm)
  - Flat 2 – 1 bed x 2 person at ground and basement level (GIA:70.9sqm)
  - Flat 3 – 1 bed x 2 person over ground and mezzanine floor level (GIA: 122.74sqm)
  - Flat 4 – 1 bed x 2 person at ground and basement level (GIA:124sqm)
  - Flat 5 – 1 bed x 2 person at first floor level (GIA: 69sqm)

- Flat 6 – 1 bed x 2 person at first floor level (GIA: 50sqm)
- 2.3 Two new Mezzanine floors would be introduced in the north wing of the building for the proposed residential use.
- 2.4 The proposed café would occupy part of the ground and first floor of the building and would front and be accessed from the High Street. It would also have a storage area at basement level. It would have a total floor area of approximately 164sqm.
- 2.5 The proposed A2 office use would occupy part of the ground floor of the office of the building and would front and be accessed from the High Street. It would have a total floor space of approximately 60sqm.
- 2.6 The existing detached outbuildings within the rear service yard would be used for residential and commercial cycle storage.
- 2.7 One disabled parking space is proposed at the rear of the site.
- 2.8 A refuse storage area is proposed at the front of the site close to the junction with High Street and George Gange Way.
- 2.9 External alterations include the introduction of new windows and doors and modifications to some of the existing fenestration

#### **Amendments during the application:**

- The internal layouts have been amended and reconfigured from 4 x 1 bed and 2 x 2 bed to 6 x 1 bed, 2 person units
- Alterations to location and position of windows/doors and introduction of new windows /doors

### **3.0 RELEVANT PLANNING HISTORY**

#### **P/0871/19 Listed Building Consent linked to subject application:**

Internal and external alterations to accommodate conversion of police station into 6 flats; conversion of part ground floor to financial and professional service office (Use class A2) and cafe (use class A3); bin and cycle stores;

**P/3687/17** Change of use of police station (Sui Generis) to four flats (Class C3) and the construction of a single, two and three storey detached building at the rear to provide five flats (Class C3); disabled parking, refuse and cycle Storage and boundary treatment; external alterations; replacement hardsurfacing (involving part demolition of existing outbuilding).

**Refused 7<sup>th</sup> November 2017**

**Dismissed on Appeal 23<sup>rd</sup> July 2018 Ref: APP/M5450/W/18/3192514**

1. In the absence of a detailed justification for the proposed change of use of the community facility to residential use, it is considered that the proposal would be potentially detrimental to social infrastructure provision within the borough and would therefore fail to support the objectives of sustainable communities, contrary to the National Planning Policy Framework (2012), policy 3.16 of the London Plan (2016), policy CS1 Z of Harrow Core Strategy (2012) and policy DM 47 of the Harrow Development Management Policies Local Plan (2013).
2. The proposal, by reason of the change of use of the ground floor of the police station to residential use, would give rise to an inappropriate use and inactive frontage within the Primary Shopping Area of the Wealdstone District Centre, which would fail to make a significant and positive contribution to the vitality and viability of the town centre and the creation of lifetime neighbourhoods, contrary to the objectives of the National Planning Policy Framework (2012), policy 4.8 of The London Plan (2016), policies DM 2 and DM 36 of the Harrow Development Management Policies Local Plan (2013) and policies AAP 3 and AAP 17 D and E of the Harrow and Wealdstone Area Action Plan (2013).
3. The proposed development, by reason of its siting, its excessive scale and bulk in relation to the application site, its inappropriate and poor design, and lack of adequate setting space to the listed building and George Gange Way, would give rise to an overdevelopment of the site and an unsatisfactory, inappropriate and visually dominant and unduly obtrusive form of development which would detract from and be significantly harmful to the character and appearance of the existing Grade II listed building and the surrounding street scene, to the detriment of the character and appearance of the surrounding area, setting of the Grade II Listed Police Station and the visual amenities of neighbouring occupiers. In the absence of clear and convincing justification for the harm, or public benefits that outweigh the harm, the proposal therefore would be contrary to the high quality design aspirations of the National Planning Policy Framework (2012), policies 7.4B, 7.6B and 7.8 C and D of The London Plan (2016), core policies CS1 B and D of the Harrow Core Strategy (2012), policies DM 1 and DM 7 of the Harrow Development Management Policies Local Plan (2013), policies AAP 3 (parts D a-f), AAP 4 (parts A.a, A.b, A.j, and D) of the Harrow and Wealdstone Area Action Plan (2013), and the adopted Supplementary Planning Document: Residential Design Guide (2010).
4. The proposed development, by reason of its poor design and excessive scale, bulk and siting in relation to the flats to the south (72 High Street,) and the failure to demonstrate acceptable daylight and sunlight impacts on neighbouring occupiers, would give rise to an unacceptable sense of enclosure, perceived overlooking and loss of outlook, loss of light and overshadowing, to the detriment of the residential amenities of the adjacent occupiers of the flats at No. 72 High Street, Wealdstone, contrary to the National Planning Policy Framework (2012), policy 7.6 of The London Plan (2016), policy DM 1 of the Harrow Development Management Policies Local Plan (2013), policy AAP 4 D of the Harrow and Wealdstone Area Action Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).



5. The proposed development, by reason of the excessive scale of the new residential building and its poor siting; the unacceptable siting of refuse storage facilities; the ill-considered siting and poor relationship of habitable windows within the existing and proposed buildings; the lack of appropriate amenity space; the lack of defensible space for the ground floor flats adjacent to George Gange Way and the poor horizontal stacking relationship between flats 2 and 3, would result in unacceptable levels of overlooking and loss of privacy and would provide substandard and low quality accommodation, to the detriment of the residential amenities of the future occupiers of the flats, contrary to the National Planning Policy Framework (2012), policies 3.5 and 7.6 of The London Plan (2016), policies DM 1 and DM 27 of the Harrow Development Management Policies Local Plan (2013), policies AAP 4 B and D of the Harrow and Wealdstone Area Action Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

6. The proposed development, in the absence of an acceptable Transport Statement and proposals to demonstrate appropriate access to the refuse storage area for refuse vehicles and disabled parking area and acceptable levels of secure cycle, motorcycle and scooter provision, fails to demonstrate that it would not be detrimental to the public transport network, the cycle network, the highway network and the free flow of traffic and safety of highway users and fails to make a positive contribution to sustainable transport and accommodate the needs of disabled persons, contrary to the National Planning Policy Framework (2012), policies 6.3, 6.9, 6.10, 6.11 and 6.13 of The London Plan (2016), policy CS1 R of the Harrow Core Strategy (2012), policy AAP 19 of the Harrow and Wealdstone Area Action Plan and policies DM 35, DM 42, DM 43 and DM 45 of the Harrow Development Management Policies Local Plan (2013).

7. The proposal, by reason of an unsatisfactory Flood Risk Assessment, fails to demonstrate that the proposed development would result in a net reduction in flood risk, be resistant and resilient to flooding, would not exacerbate the risk of flooding within the site or increase the risk and consequences of flooding elsewhere or provide a dry means of escape for the users of the site, to the potential detriment of the safety of future occupiers of the development and elsewhere in terms of flood risk. The proposed development would therefore be contrary to paragraphs 94, 100, 101, 102 and 103 of the National Planning Policy Framework (2012), policies 5.12 and 5.13 of The London Plan (2016), Core Policy CS1 U of Harrow Core Strategy (2012) policies DM 9 and DM 10 of the Harrow Development Management Policies Local Plan (2013) and policy AAP9 of the Harrow and Wealdstone Area Action plan (2013).

**P/2981/15** Change of use of police station at ground and first floor level (use class sui generis) for use as a cafe (Use Class A3), office (Use Class B1(a)) and seven flats (Class C3) including basement level flat and ancillary cafe storage space, involving construction of a part two storey, part first floor rear extension and new mezzanine floors together with associated external alterations; redevelopment of land to rear to provide a 4 / 5 storey building for nine flats; solar panels on fourth floor roof, associated communal courtyard, landscaping, parking and bin / cycle storage (demolition of curtilage listed outbuildings to rear).

Refused 19.01.2016

Reasons for Refusal:

1. In the absence of a detailed justification for the proposed change of use of the community facility to a mixed use including a café (Class A3), Office (Class B1 (a)) and residential (Class C3) uses, it is considered that the proposal would be potentially detrimental to the social infrastructure provision within the borough and would therefore fail to support the objectives of sustainable communities, contrary to the National Planning Policy Framework (2012), policy 3.16 of the London Plan (2015), policy CS1 Z of Harrow Core Strategy (2012) and policy DM 47 of the Harrow Development Management Policies Local Plan (2013).
2. In the absence of a detailed justification for the proposed uses as shown, consideration of different uses or a different balance of the currently proposed uses within the existing police station, the proposal fails to provide clear and convincing justification for public benefits or evidence that this is the 'optimum viable use', contrary to the National Planning Policy Framework (2012); London Plan policy 7.8 C and D (July 2015); the Harrow Core Strategy policy CS1 part D, and Harrow Development Management Policies Local Plan Policy DM 7 (2013).
3. The applicant has not provided a viability appraisal toolkit or any supporting information to demonstrate the maximum reasonable level of affordable housing on the development site that can be provided. In the absence of this information, the proposed development therefore fails to provide the maximum reasonable level of affordable housing on the site and address strategic housing objectives including the provision of mixed, balanced and sustainable communities, contrary to the National Planning Policy Framework (2012), the National Planning Policy Practice Guidance (2014), policies 3.11, 3.12 and 3.13 of The London Plan (2015), core policies CS1(I) and CS1(J) of The Harrow Core Strategy (2012), policy DM 24 of the Harrow Development Management Policies Local Plan (2013) and policy AAP 13 (part B.e) of the of the Harrow and Wealdstone Area Action Plan (2013).
4. The proposal, by reason of the harm to the special interest of the listed former police station and magistrates court and its setting caused by the proposed alterations to the exterior which would result in: the loss of the original design and character of the cell block on the south side (including a part two storey, part first floor addition and out of keeping fenestration alterations and glazed canopies); loss of further fenestration to the principal listed police station which reflect the original working layout of the police station; the addition of new fenestration and walls which again disrupt understanding of the original working layout; loss of part of curtilage listed wall along George Gange Way that defines the site grounds including former parade ground and signals security issues associated with its former use; a first floor and part two storey rear extension to the cell block introducing a poor flat roof and modern design at this level and introduction of a roof terrace with balustrade on the roof of the original single storey north block which would disrupt views to and from the building and both would be at odds with the high quality Free Tudor design; and the demolition of significant curtilage listed outbuilding to accommodate the new residential building. The proposal therefore fails to preserve the special interest of the listed building or its setting and, in the absence of clear and convincing justification, including public benefits that outweigh the harm, therefore conflicts with National Planning Policy Framework (March 2012) paragraphs 128, 129, 130, 131, 132, 134, 137 and 141; the London Plan policies 7.8 C and D (2015); the Harrow Core Strategy policy CS1 part D, and Harrow Development Management Policies Local Plan Policy DM 7 part A, B,

E, (2013), policy AAP 4 of the Harrow and Wealdstone Area Action Plan (2013) and Planning Practice Guidance for Conserving and Enhancing the Historic Environment (updated 06/03/2014).

5. The proposed new residential building, by reason of its siting, its excessive scale and bulk in relation to the application site, its inappropriate and poor design and lack of adequate setting space, would give rise to an overdevelopment of the site and an unsatisfactory, inappropriate and visually dominant and unduly obtrusive form of development which would detract from and be significantly harmful to the character and appearance of the existing Grade II listed building, to the detriment of the character and appearance of the surrounding area, Grade II Listed Police Station and the visual amenities of neighbouring occupiers, contrary to policies 7.1D, 7.4B, 7.6B and 7.8 C and D of The London Plan (2015), core policies CS1 B and D of the Harrow Core Strategy (2012), policies DM 1 and DM 7 of the Harrow Development Management Policies Local Plan (2013), policies AAP 1 (parts A.b, A.d), AAP 4 (parts A.a, A.b, A.j, B and D) of the Harrow and Wealdstone Area Action Plan (2013) and the adopted Supplementary Planning Document Residential Design Guide (2010).
6. The proposal, by reason of the siting and poor relationship of the new residential building with the flats to the south (72 High Street,); inadequate and poor siting of communal amenity space and refuse storage facilities; poor siting of ground floor habitable windows within the new residential building and existing building; failure to provide on-site play space provision; proximity of flats five, six, seven, ten and eleven to the public highway; inadequate flat sizes of flats eleven, thirteen, fifteen and sixteen; inadequate floor to ceiling heights within flats three and five and failure to demonstrate acceptable noise and air quality levels within the flats, would provide substandard and low quality accommodation and would give rise to undue noise and disturbance, unacceptable levels of overlooking and loss of privacy and an unacceptable sense of enclosure, loss of light and outlook for the adjacent occupiers of the flats at No. 72 High Street, Wealdstone, to the detriment of the residential amenities of the future occupiers of the flats and adjacent neighbouring occupiers, contrary to the National Planning Policy Framework (2012), policies 3.5.B, 3.5.C, 7.6B, 7.14 and 7.15 of The London Plan (2015), Housing Supplementary Planning Guidance (November 2012) (as amended by the Housing Standards Policy Transition Statement, October 2015), policies DM 1, DM 27 and DM 28 of the Harrow Development Management Policies Local Plan (2013), policies, AAP 4, AAP 11 and AAP 13 (parts B.b, and B.c) of the Harrow and Wealdstone Area Action Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).
7. The proposal, by reason of the failure to provide an energy assessment demonstrating how the targets for carbon dioxide emissions reduction will be met within the framework of the energy hierarchies outlined within The London Plan (2015) and the Harrow and Wealdstone Area Action Plan (2013), would give rise to an unsustainable development which would fail to contribute towards climate change mitigation, contrary to the National Planning Policy Framework (2012), policies 5.2, 5.3, 6.3, 6.11, 6.13 of The London Plan (2015), policies DM 42, DM 43 and policy DM 12 of the Harrow Development Management Policies Local Plan (2013), policy AAP 10 of the Harrow and Wealdstone Area Action Plan (2013) and Supplementary Planning Document: Sustainable Building Design (2010).

**P/2983/15** Listed Building Consent: Internal and external alterations to accommodate change of use of police station at first and second floors for use as a cafe, office and seven flats including basement level flat and ancillary cafe storage space including construction of a part two storey, part first floor rear extension and new mezzanine floors together with associated external alterations. Associated internal and external alterations including demolition of walls and insertion of new walls, windows and doors; associated communal courtyard, landscaping, parking and bin / cycle storage. New ramp. Demolition of curtilage listed outbuildings to rear.  
Expiry: 19.01.2016

**LBH/43863** Alterations to existing building and three metre high boundary wall and new access at rear  
Granted 13

#### **4.0 CONSULTATION**

4.1 A Site Notice was erected on 16th May expiring on 6<sup>th</sup> June 2019.

4.2 Press Notice was advertised in the Harrow Times on the 9<sup>th</sup> May 2019 expiring on 30<sup>th</sup> May 2019.

4.3 The application was advertised for the following reasons:

- Setting of a Listed Building

4.4 A total of 173 consultation letters were sent to neighbouring properties regarding this application.

4.5 The overall public consultation period expired on 8<sup>th</sup> March 2018.

#### 4.6 Adjoining Properties

Number of letters Sent	173
Number of Responses Received	0
Number in Support	0

4.7 Statutory and Non Statutory Consultation

4.8 The following consultations have been undertaken:

LBH Highways
LBH Planning Policy
LBH Conservation Officer
LBH Drainage

**Conservation Officer:** No Objection

**Highways Authority:** This is a fairly small proposal for the site and unlikely to have a significant highways impact.

I require a little more clarification on the proposals for cycle parking. There are 14 spaces provided however, how are these allocated? Ideally the residential long stay needs to be separate and the short stay needs to be close to the facilities they are serving. If the commercial long stay and all other short stay are being combined, it is essential that bikes can be secured individually.

Table 5.2 is illegible, however, I am able to glean from the rest of the information that the trip generation for this site is not significant.

Due to the position of the building in the High Street, it would be appropriate to request a Construction Management Plan as a pre-commencement condition.

In order to support the car free proposals, it would be appropriate to see a parking permit restriction for residents of the development that would need to be secured via s106 agreement.

**Drainage Authority:** With regards to the above planning application, please note that the site is identified within fluvial flood zone 2 & 3 according to Environment Agency flood maps and also within surface water flood zone 3a & 3b according to our surface water flood maps. There is also a piped watercourse located in close vicinity of the property. The site is at a high risk of flooding.

We can confirm that the Flood Risk Assessment submitted by the applicant seems fine, however please see below our comments with information that are still required.

Please note that the below requested details can be conditioned.

- Please inform the applicant that no habitable basements are allowed within a flood plain.
- The applicant should consult Thames Water developer services **by email:** [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) or **by phone:** 0800 009 3921 or on Thames Water website [www.developerservices.co.uk](http://www.developerservices.co.uk) regarding capacity of their public sewers for receiving additional discharge from the proposed development. **The Thames Water confirmation letter should be submitted.**

- Permeable material should be used for proposed parking and hardstanding. The applicant should submit full construction details of permeable paving with their maintenance plan.
- Please request the applicant to identify a safe evacuation route for users/occupiers of the property during flood events. The applicant should submit a plan with the marked up route for our approval.
- There is a piped watercourse located in the footway. Any works within 5m of the watercourse will require Land Drainage Consent. The piped watercourse should be protected from heavy loading/lorries accessing the site for the proposed building works. Attached is the standard Bylaw 10 notification & requirements letter sent to the applicant's agent for your reference. Please advise the applicant to contact us on infrastructure@harrow.gov.uk for further details.
- Open air café: Please request the applicant to confirm if ground levels are being raised. Also, provide details on what paving is used.

**Environment Agency:** We have no objections to the proposed development on flood risk safety grounds but would recommend that the finished floor levels for the proposed development are set as high as is practically possible, ideally 300mm above the 1 in 100 year plus 35% flood level or where this is not practical, flood resilience/resistance measures are incorporated upto 300mm above the 1 in 100 year plus 35% flood level.

The submitted Flood Risk Assessment and associated plans demonstrate that finished floor levels shall be set no lower than 10.64 AOD. The development should be carried out in accordance with this FRA.

## **5.0 ASSESSMENT**

- Principle of the Development
- Character and Appearance and Impact on Heritage Assets
- Residential Amenity
- Traffic and Parking
- Flood Risk and Drainage
- Energy and Sustainability

### **5.1 Principle of Development**

#### **Housing and Commercial Uses**

#### **5.1.1 The relevant policies are:**

- NPPF (2019) (paragraph 68)
- The London Plan (2016): 4.8b,
- Harrow Development Management Policies (2013): DM 2A, DM 36
- Harrow and Wealdstone Area Action Plan (2013): AAP 3, AAP 5, AAP17

- 5.1.2 Currently, the level of primary retail frontage is 69.98% and the total non retail frontage stands at 30.02% (Town Centre Data 2019). Although the level of non-retail frontage exceeds the threshold stipulated within policy DM36 and AAP17, the proposed A3 and A2 uses are considered to be appropriate town centre uses which would support the retail function of the centre and would provide greater benefit to the overall vitality and viability of the centre than the current vacant police station. The proposal would not result in a concentration of more than three frontages in non-retail use. It would also create an active frontage during the day, appropriate to its primary town centre location.
- 5.1.3 Given the location within the Wealdstone District Centre and along the main High Street, it is considered that the occupiers of the near-by residential properties already experience a high level of background noise. It is therefore considered that the occupiers of the residential flats on the upper floors of the adjacent units would not be unduly affected in terms of noise and disturbance as a result of the proposed uses, particularly having regard to the likely level and nature of activity associated. Furthermore, the café is modest in size and would not be able to accommodate a high volume of customers. A condition could be imposed to restrict hours of operation and use of the associated outdoor space. The applicant has confirmed that the proposed café use will not have any external extraction systems installed on the building.
- 5.1.4 The proposed uses are not considered to result in any issues with regards to Highways Safety. Given the highly sustainable location, the proposals will not have any need for parking provision, with the exception of one disabled bay. The application has been referred to the Highways Authority who has advised that the proposals would not give rise to any concerns on the safety and operation of the Highway, subject to securing a planning obligation to ensure future residents of the development would not be eligible for a parking permit. Subject to securing this obligation, the proposals would therefore accord with the criteria of policy DM 36.
- 5.1.5 For the reasons outlined above the proposal would comply with the above stated relevant policies.

#### Impacts on Heritage Assets

The relevant policies in this section are:

- NPPF (2019) (with particular reference to paragraphs 192 to 196)
- The London Plan (2016): 7.8D
- Harrow Core Strategy: Policy CS 1 D
- Harrow Development Management Policies Local Plan (2013): DM 7

- 5.1.6 The former Wealdstone police station is grade II listed as of 20th November, 1998 as a building of national architectural and historic interest. The entire complex (two storey frontage police station, additions, extensions, walls and outbuildings) is listed, interior and exterior. Comparing the 1914 OS and the modern OS suggests only a small amount of the rear buildings are not original (on the south side, just west of the original outbuilding). Regardless all are attached to the listed building and are part of its history and evolution, so are listed grade II as well.

5.1.7 Notwithstanding the subdivision required by the change of use to residential, the principal listed building would be changed to six flats and classes A3 and A2 uses in a sympathetic manner. It is understood that the preservation of the former police station and is dependent on bringing the site and the building back into full beneficial use and to encourage a programme of repair. The building remains empty and boarded up since its sale to the present owner and the previous and original uses are no longer a possibility. The listed building is on Historic England's Heritage at Risk Register due to its lack of use and condition. Although much of the building would be converted to private use, large parts of the building were also not previously accessible to the public. The proposal would however retain publically accessible areas along the High Street frontage which is a benefit. Therefore having regard to these factors the principle of reuse is considered to be acceptable.

#### Loss of Police Station and Change of Use to Residential

5.1.8 The relevant policies in this section are:

- NPPF (2019)
- The London Plan (2016): 3.16
- The Draft London Plan (2017): S1
- Harrow Core Strategy: CS 1 Z
- Harrow Development Management Policies Local Plan (2013): DM 47

5.1.9 A police station is regarded as a community facility as outlined within the definitions of the Harrow Development Management Policies Local Plan (2013) and the Harrow and Wealdstone Area Action Plan (2013).

5.1.10 The applicants supporting documents indicates that the police station was decommissioned in 2010. In the appeal decision against application P/3687/17 for a similar proposal, the inspector concluded that there would be no conflict with policy DM 47 as the decommission of the site was part of a strategic programme of rationalisation and as the building had already been sold on, there was no realistic prospect of the building returning to that particular use. Nevertheless, the inspector did consider that there was a conflict with policy 3.16 of The London Plan. In order to address this issue, the applicant has submitted a report by Savilles to assess other potential forms of social infrastructure that could be considered for the existing building in support of their application.

5.1.11 The report considers the need within a 2km catchment area of the application site for a range of social infrastructure types including GP practices, pharmacies early years nurseries, primary and secondary education and other leisure and community uses. The capacity of the existing facilities has been compared against needs assessments undertaken by the Council. In officers opinion, the methodology and scope of the report is considered to be reasonable.



5.1.12 The report finds that there is likely to be some spare capacity with regard to GP appointments as a result of the introduction of new services. In addition there are a number of design related issues which means the property is not well suited for use as a GP practice. The report considers that the building would require major remodelling which would be constrained by the special architectural and historic interest of the building. The subject property even with significant investment is unlikely to comply with the requirements for new NHS GP surgeries. The supporting evidence suggests that there is some spare capacity in early year, primary and secondary facilities. Furthermore, the report finds that the building is not suitable for such uses due to the limited amount of floorspace for education purposes. With regards to nursery care, it is concluded that this is not possible or prohibitively expensive due to the special interest of the listed building. The report finds that the provision of sport leisure and other community uses such as community halls could not be suitably accommodated due to the floorspace quantum and layout of the existing property.

5.1.13 Having regard to the findings of the assessment, officers agree that the building is unlikely to be suitable for the assessed social infrastructure uses. In particular a key issue is the difficulty of adapting the layout of the listed building in a viable and/or acceptable way to modern functional requirements of such uses. Moreover, the proposed uses would create a number of benefits in bringing the listed building back into use and contributing to the vitality of the Town Centre. As such, the proposed alternative use of the building is considered to be acceptable in this regard. The proposal would therefore comply with the policies stated above in this section.

## 5.2 Character and Appearance and Impact on Heritage Assets

5.3 The relevant policies in this section are:

- NPPF (2019)
- The London Plan (2016): 7.4B, 7.8B 7.6B
- The Draft London Plan: D1, D2
- Harrow Core Strategy: CS 1 B and D
- Harrow and Wealdstone Area Action Plan (2013): AAP4
- Harrow Development Management Policies Local Plan (2013): DM 1, DM 7

5.3.1 The disused police station, as well as the outbuilding within its curtilage, will remain largely unaltered by the proposals. Mostly the alterations will involve restoration and repair to the building fabric including the roof and windows.

5.3.2 The proposed rear amenity space will be landscaped including the use of granite setts as part of the hard landscaping. A condition can be secured for details of hard and soft landscape works which will enhance the setting of the listed building and improve the character of the surrounding area.

5.3.3 The Heritage Assessment which accompanies the application concludes that the development will not adversely affect the fabric of the listed building or its special character and appearance and will provide a vital upgrade with viable new uses. Officers consider that the proposed uses and minor alterations proposed would reflect and respond to the buildings characteristics and have been sympathetically designed.

5.3.4 Given the importance of the quality of the architecture and finished appearance of the proposal in making the proposed development acceptable on this site, it is considered necessary to ensure that all external alterations to the development are carried out to acceptable standard. As such, a planning condition is recommended for the submission all detailed external materials and finishes for the proposed external alterations to building in order to ensure the preservation and enhancement of the listed building. Subject to this, it is considered that the proposed development will make significant positive contribution to the wider urban environment. The proposal would therefore comply with the relevant stated polices above.

#### 5.4 Residential Amenity

5.5 The relevant policies in this section are:

- NPPF (2019)
- The London Plan (2016): 7.6B, 3.5
- The Draft London Plan: D1, D2
- Harrow Core Strategy: CS 1 D
- Harrow Development Management Policies Local Plan (2013): DM 1, DM 27, DM 44, DM 45
- Supplementary Planning Guidance – Housing (2016)
- Technical housing standards - nationally described space standards
- Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

5.5.1 All units would either adhere to or exceed the minimum space standards. Moreover, all the double bedrooms would be generously sized and would meet the minimum size and width requirements. The majority of the flats would also generally all have acceptable living and kitchen spaces for the overall sizes proposed of the individual flats. All the flats would benefit from acceptable levels of light and outlook, taking into account the need to preserve the architecture of the listed building. Although the layout of the flats is not conventional throughout, when weighed in balance against the desire to preserve the character and fabric of the listed building, the proposals are considered to be acceptable.

5.5.2 The London Plan (2016) and the Technical Housing Standards state that a minimum floor to ceiling height of 2.5 metres for at least 75% of the gross internal area is strongly encouraged. The applicant has submitted sections which demonstrate all the flats would have good floor to ceiling heights which would exceed the minimum requirements and this is supported.

## Privacy

- 5.5.3 The starting point for the consideration of the subject proposal is considered to be the preservation and enhancement of the listed building by introducing a viable and acceptable use as well as making effective use of previously developed land within a town centre location. Future occupiers choosing to live at the development are likely to have different expectations about the level of privacy afforded from such a development than those choosing to live in more traditional, suburban environments.
- 5.5.4 Although the distance across the courtyard is relatively narrow (approximately 7 to 8.5 metres), the location of windows and habitable rooms, helps to avoid direct overlooking between flats at ground floor level. Furthermore a number of the windows are raised above ground level. For example the main habitable windows to flat 4 facing the courtyard are sited between 1.25 and 1.35 above ground level. The flats at first floor level would not result in any overlooking issues. Notwithstanding this, it is acknowledged that there could be an element of perceived overlooking.
- 5.5.5 With regard to flats 1, 2 and 3, the windows on the northern elevation are generally raised and set back from the main public access along George Gange Way. The only windows sited directly adjacent to the footpath on George Gange Way are the windows serving flat 3. However, given the bottom level of the window is set 2 metres above ground level; it is considered that no direct overlooking would occur.
- 5.5.6 It is considered that the location for the commercial cycle parking within the courtyard is not ideal as it would be located in a residential area, increasing the potential for disturbance and perceived overlooking for future occupiers. In officer's opinion the commercial cycle parking would be more suited to the area at the front of the site. As such, a condition is attached to secure the final location of the cycle parking areas, as well as the details of the design and means of storage and security.
- 5.5.7 On balance, having regard to the nature of the proposal, which would allow for the sympathetic change of use of the listed building and provide significant enhancement through restoration and repair work, make effective use of this highly accessible town centre site and recognising that those choosing to live in such a development are likely to have different expectations about privacy, it is considered that the relationships between residential flats would be acceptable.

## Amenity Space

- 5.5.8 It is noted that the inspector objected to the lack of private amenity space on the previous scheme under appeal Ref: 3192514.. However, this proposal differs from the previous scheme as it seeks to change the existing building only whereas the previous scheme included a separate residential building within the rear courtyard and the overall number of flats has been reduced by three. Furthermore, in this case, flats 1 and 2 would benefit from their own private amenity space. All other flats would have access to the communal courtyard which provides an area of soft

landscape to the rear. Taking account of the number of the proposed units, constraints imposed by the need to preserve the listed building as well as the town centre location, on balance the amenity space provision is considered to be acceptable.

## Refuse and Recycling

5.5.9 The application proposes a refuse storage area in the triangular area within the site and adjoining the frontage of the building. In the most recent appeal decision (ref: 3192515), the inspector considered this location to be appropriate, subject to a condition to mitigate their effect in the conspicuous location in relation to the listed building and provide screening from habitable windows of flats. As such, a condition is recommended to ensure that appropriate refuse storage facilities are provided which has sufficient capacity for all the future uses and which would have an acceptable impact on the future occupiers and the character and appearance of the listed building.

5.5.10 Overall, for the reasons outlined above, it is considered that the proposal would comply with the relevant stated policies above.

## 5.6 Traffic and Parking

5.6.1 The relevant policies in this section are:

- NPPF (2019)
- The London Plan (2016): 6.3, 6.9, 6.13, 8.2
- The Draft London Plan (2017): T1, T3, T4, T5, T6
- Harrow Core Strategy: CS 1 Z
- Harrow Development Management Policies Local Plan (2013): DM 42, DM 43, DM 50
- Harrow and Wealdstone Area Action Plan: AAP 19 B
- Planning Obligations SPD (2013)

5.6.2 The development site currently has two pedestrian entrances which are accessed directly from the High Street. The police yard has two entrances, both of which are gated and around 3m wide, one of the entrances is directly onto the high street and one is directly onto the A409.

5.6.3 The current proposal is for a car free development with the exception of one disabled parking bay to be provided in the rear courtyard.

5.6.4 Cycle spaces would also be provided within the rear courtyard for both the residential and commercial uses.

5.6.5 The site is highly accessible and has a PTAL rating of 5. There are numerous bus routes within a short walk of the site as well as the Harrow and Wealdstone rail station. The site is also located within walking and cycling distance of a range of shopping, education and healthcare and entertainment opportunities ensuring that residents would be able to use these most sustainable modes for a significant proportion of their trips to and from the site. The site is located adjacent to the

High Street which has wide footways and a range of signal controlled pedestrian crossings ensuring a safe pedestrian environment.

5.6.6 The application is accompanied by a Transport Statement which has been referred to the Councils Highways Authority. The Highways Authority have raised no objection to the scheme subject to more details on the proposed cycle stands as well as a planning obligation to ensure that future residents of the development are subject to a parking permit restriction. Subject to securing this, officers consider that the proposed development would be sustainable and would have an acceptable impact on the surrounding highway network, in accordance with the National Planning Policy Framework (2019), policies 6.3, 6.9, 6.10, 6.11 and 6.13 of The London Plan (2016), policy CS1 R of the Harrow CS (2012), policies AAP 19 and 20 and policies DM 35, DM 42, DM 44 and DM 43 of the Harrow DMP LP (2013).

## 5.7 Flood Risk and Drainage

5.8 The relevant policies in this section are:

- NPPF (2019)
- The London Plan (2016): 5.12, 5.13, 5.14
- The Draft London Plan (2017) SI12, SI13
- Harrow Core Strategy: CS 1 U
- Harrow Development Management Policies Local Plan (2013): DM9, DM 10, DM 11
- Harrow and Wealdstone Area Action Plan: AAP 9

5.8.1 The majority of the site lies within flood zone 1 with the exception of a part of the front of the site adjacent to the High Street which lies in Environment Agency fluvial flood zones 2 and 3 and surface water flood zones 3a and 3b as identified on the Harrow Local Area Map (2013). The culverted Wealdstone Brook, a main river, runs along the High Street and there are foul and surface water sewers within the High Street and George Gange Way.

5.8.2 The Framework sets out the tests to be met in order to protect people and property from flooding, and requires decision makers to apply the Sequential Test and if this is not passed the Exception Test. However, as the development is for the change of use of the existing building at the front of the site, paragraph 33 of the Planning practice Guidance is clear that neither the Sequential test nor the Exception Test need to be applied.

5.8.3 The application is accompanied by an FRA which concludes that the overall risk of flooding to the proposed development to be low. The details have been reviewed by the Council's Drainage Authority who consider that the FRA is satisfactory but have recommended conditions to be secured including details of safe evacuation routes, paving and levels details and for the protection of the adjacent piped watercourse. The Environment Agency have also confirmed that they have no objections to the proposed development, provided the development is carried out in accordance with the FRA. Subject to securing these conditions, the proposed development would not conflict with the aforementioned policies.

5.8.4 The submitted FRA does consider a number of SUDs techniques but finds that the high urban density nature of the development and its immediate surroundings will preclude the use of proprietary infiltration SUDs techniques such as soakaways or any significant attenuation structures. Notwithstanding this, it is considered that surface water storage should be provided on site and a maximum of 5 l/s surface water discharge limit. Should planning permission be granted, this element of the proposal can be secured by condition to ensure that tanked permeable paving was provided together with full construction details and a Maintenance Plan in order to satisfy the above development plan requirements.

## 5.9 Energy and Sustainability

5.10 The following policies are relevant to this section:

- NPPF (2019)
- The London Plan (2016): 5.2 5.3, 5.4
- Harrow Core Strategy: CS 1 U
- Harrow Development Management Policies Local Plan (2013): DM12, DM14
- Harrow and Wealdstone Area Action Plan: AAP 9

5.10.1 There is no specific energy reduction target for minor development proposals set out in The London Plan. The applicant has submitted sap calculations and energy performance energy indicators for each of the flats which are considered to be reasonable.

5.10.2 As the proposal seeks to re-use an existing building, it would have a limited environmental impact. The energy efficiency of the building would be improved as a result on the internal and external repair and enhancement to the building fabric. Moreover, the ecological and environmental value of the site would be enhanced through additional landscaping and drainage control. It is considered that the thrust of the policy objectives stated above would be met.

## 6.0 CONCLUSION AND REASONS FOR APPROVAL

6.1 The former police station is redundant and it has been demonstrated that the building would not successfully support other forms social infrastructure. The listed building is on Historic England's Heritage at Risk Register due to its lack of use and condition. Although some of the building would be changed to private residential use, the A2 and A3 uses along the main High Street would be publically accessible. The proposed development is considered to be appropriate and would bring the listed building back into a productive use and secure its use and future maintenance which would be a significant public benefit. The proposal would provide new dwellings, which would be a windfall development, contributing to the delivery of the strategic housing target. The proposed commercial uses would be beneficial to the vibrancy and vitality of the Wealdstone Town Centre. Additionally, it has been found that the development would provide acceptable living conditions for the future occupiers, and subject to compliance with the section 106 agreement there would be no detrimental impacts on the amenity of neighbouring occupiers or any adverse highways impacts arising from the development.

## **APPENDIX 1: Conditions and Informatives**

### **Conditions**

#### **General Planning Conditions**

1. Timing

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. Approved Plans and documents

Unless otherwise agreed in writing by the local planning authority, the development shall be carried out, retained and completed in accordance with the following approved drawings and documents: 2018/813/P/01; 2018/813/P/02; 2018/813/P/03; 2018/813/P/04; 2018/813/P/05; 2018/813/P/06; 2018/813/P/07; 2018/813/P/08; 2018/813/P/09; 2018/813/P/10; 2018/813/P/11; 2018/813/P/12 REV A; 2018/813/P/13; 2018/813/P/14 REV A; 2018/813/P/15 REV B; 2018/813/P/16; 2018/813/P/17 REV B; 2018/813/P/18; 2018/813/P/20; 2018/813/P/21; 2018/813/P/22 REV B; 2018/813/P/23 REV E; 2018/813/P/24 REV C; 2018/813/P/25; 2018/813/P/26 REV E; 2018/813/P/27 REV C; 2018/813/P/28 REV A; 2018/813/P/29 REV D; 2018/813/P/30 REV A; 2018/813/P/31 REV E; 2018/813/P/32 REV B; 2018/813/P/33 REV D; 2018/813/P/34 REV C; 2018/813/P/35 REV D; 2018/813/P/36 REV B; 2018/813/P/37 REV A; 2018/813/P/38 REV B; 2018/813/P/39 REV B; 2018/813/P/40 REV B; 2018/813/P/41 REV B; 2018/813/P/42 REV B; 2018/813/P/43 REV C; 2018/813/P/44 REV A; 2018/813/P/45 REV B; 2018/813/P/46 REV A; 2018/813/P/47 REV A; Asbestos Refurbishment Report; Planning, Design and Access Statement; Flood Risk Assessment November 2018; Wealdstone Police Station Impact of the Loss of Social and Community Use November 2018; Report on the structural condition of 74 High Street November 2018; Transport Statement November 2018  
REASON: For the avoidance of doubt and in the interests of proper planning.

## **Pre-Commencement Conditions**

### 3. Surface Water Drainage Strategy

No development shall take place, until details of works for the disposal of surface water, including surface water attenuation and storage, have been submitted to the Local Planning Authority in writing to be agreed. The submitted details shall include measures to prevent water pollution and details of SuDS and their management and maintenance. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development achieves an appropriate greenfield run-off rate in this critical drainage area and to ensure that sustainable urban drainage measures are exploited, in accordance with London Policies 5.13 & 5.15 of the London Plan (2016) and built-in to the Policy DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that measures are agreed and development to manage and reduce surface water run-off. This condition is a PRE-COMMENCEMENT condition.

### 4. Foul Surface Water Drainage Strategy

No development shall take place, until a foul water drainage strategy, has been submitted to the Local Planning Authority in writing to be agreed. The development shall not be occupied until the agreed drainage strategy has been implemented.

REASON: To ensure that there would be adequate infrastructure in place for the disposal of foul water arising from the development, in accordance with Policy 5.14 of the London Plan (2016) and Harrow Core Strategy Policy CS1, and to ensure that the development would be resistant and resilient to foul water flooding in accordance with Policy DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that measures are agreed and put in place to dispose of foul water arising from the development. This condition is a PRE-COMMENCEMENT condition.

### 5. Protection of Piped Watercourse

The development hereby permitted shall not commence until a scheme for the protection of the piped watercourse has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include a structural survey by CCTV and trial holes to assess the construction, position, condition and expected life of the culvert; proposal of an agreed method of repair or replacement if required; full details demonstrating that the new structure does not impart any load on the culvert or destabilise it in any way; details of any necessary build over or adjacent to the culvert; details of access for future repairs, blockage clearance, maintenance and future condition surveys.

REASON: To protect the integrity of the piped watercourse structure, reduce and mitigate the effects of flood risk following guidance in the National Planning Policy Framework. To ensure that measures are agreed and put in place to protect the piped water course. This condition is a PRE-COMMENCEMENT condition.



6. Construction Management Plan

No work on the external/internal alterations of the building shall commence, until a construction logistics plan has first been submitted to, and agreed in writing by, the local planning authority. The plan shall detail the arrangements for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used associated with the repairs and alterations associated with the development;
- d) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- e) wheel washing facilities; and
- f) scheme for recycling/disposing of waste resulting from construction works.
- g) measures for the control and reduction of dust
- h) measures for the control and reduction of noise and vibration.

The development shall be carried out in accordance with the plan so agreed.

REASON: To ensure that measures are put in place to manage and reduce noise and vibration impacts during the development and to safeguard the amenity of neighbouring occupiers, in accordance with Policies 7.14 and 7.15 of the London Plan (2016) and Policy DM1 of the Local Plan (2013) and to ensure that the transport network impact of works associated with the development is managed in accordance with Policy 6.3 of the London Plan (2016). To ensure that measures are agreed and in place to manage and reduce dust, noise and vibration during works associated with the development and manage transport impacts during the implementation of the development, this condition is a PRE-COMMENCEMENT condition.

7. Material Finishes

Detailed plans, elevations and sections to a scale of 1:10 or 1:20, method statements and samples as appropriate for each of the following shall be provided to, and approved in writing by, the Local Planning Authority, prior to the commencement of this aspect of the work:

- a) all new windows and doors and associated alterations including lintels (where applicable)
- b) alterations to the boundary wall

REASON: To preserve and enhance the character and appearance of the listed building in accordance with policy DM 7 of the Harrow Development Management Policies Local Plan (2013).

## Pre-Occupation Conditions

### 8. Flood Evacuation and Warning

The development hereby permitted shall not be first used or occupied until details of flood warning and evacuation procedures for occupants and users of the building have been submitted to the local planning authority and approved in writing. The measures shall thereafter remain in place for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

REASON: To build in resistance and resilience in managing, reducing and mitigating the effects of flood risk following guidance in the National Planning Policy.

### 9. Extraction Flues, Ventilation Systems, Rainwater Disposal

The development hereby approved shall not be occupied until details of any extraction flues, ventilation systems, and rainwater disposal systems (including downpipes) have been submitted to the Local Planning Authority in writing to be agreed. The development shall be implemented in full accordance with such details and be maintained thereafter.

REASON: To ensure that the development is carried out to the highest standards of architecture and materials in accordance with Policies 7.6 and 7.8 of the London Plan (2016) and Policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

### 10. External Lighting

The development hereby approved shall not be occupied until details of the lighting of all public realm and other external areas within the site has been submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development incorporates lighting that contributes to Secured by Design principles, achieves a high standard of residential quality in accordance with Policies DM 1 and DM 2 of the Harrow Development Management Policies Local Plan (2013) and to ensure that the development does not unduly impact on the biodiversity potential of the site in accordance with policy DM 20 of the Harrow Development Management Policies Local Plan (2013).

11. Hard and Soft Landscaping

The development hereby approved shall not be occupied until a scheme for the hard and soft landscaping of the development, to include details of the planting, hard surfacing materials, raised planters, external seating and boundary treatment has been submitted to the Local Planning Authority in writing to be agreed. Soft landscaping works shall include: planting plans including a written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples to show the texture and colour of the materials to be used and information about their sourcing/manufacturer. The scheme shall also include proposed finished levels, means of enclosure circulation areas, minor artefacts and structures. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm and to ensure a high standard of design, layout and amenity in accordance with policy 7.4B of The London Plan (2016), policy CS.1B of the Harrow Core Strategy (2012) and policies DM 1 and DM 22 of the Harrow Development Management Polices Local Plan (2013).

12. Landscape Maintenance

The development hereby approved shall not be occupied until a scheme for the on-going management and maintenance of the soft landscaping within the development, to include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules, has been submitted to the Local Planning Authority in writing to be agreed,. The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity within the site and surrounding are, in accordance with Policies DM 21 and DM 22 of the Development Management Polices Local Plan (2013), and to ensure a high standard of design, layout and amenity in accordance with Policy DM1 of the Local Plan.

13. Designing Out Crime

Prior to the first occupation of the development, evidence of Secured by Design Certification shall be submitted to the Local Planning Authority in writing to be agreed. The development shall be retained in accordance with the approved details.

REASON: In the interests of creating safer and more sustainable communities and to safeguard amenity by reducing the risk of crime and the fear of crime, in accordance with Policies 7.3 and 7.13 of the London Plan (2016) and Policy DM 2 of the Local Plan (2013), and Section 17 of the Crime & Disorder Act 1998.

14. Telecommunications Equipment

Prior to the first occupation of the development, details of a strategy for the provision of communal facilities for television reception (eg. aerials, dishes and other such equipment) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the specific size and location of all equipment. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter. No other television reception equipment shall be introduced onto the walls or the roof of the building without the prior written approval of the Local Planning Authority.

REASON: To ensure that any telecommunications apparatus and other plant or equipment that is required on the exterior of the buildings preserves the high quality design of the buildings and spaces in accordance with Policies 7.4 and 7.8 of the London Plan (2016), policies DM 7 and DM 49 of the Development Management Policies Local Plan (2013), and to ensure that the development achieves a high standard of amenity for future occupiers the buildings in accordance with Policy DM 1 of the Development Management Policies Local Plan (2013).

15. Refuse Bins

Notwithstanding the details on the approved plans, prior to first occupation or use, details of refuse/waste storage facilities for the residential and commercial premises shall be submitted and approved in writing by the local planning authority. The approved details shall be implemented on site prior to first occupation or use and the refuse/waste bins shall be stored at all times, other than on collection days, in the designated storage areas, as shown on the approved drawing plans.

REASON: To safeguard the appearance and character of the surrounding area, in accordance with policy 7.4.B of The London Plan 2016 and ensure a high standard of residential quality in accordance with Policies DM 1 and DM 45 of the Harrow Development Management Policies Local Plan (2013).

16. Cycle Parking

Notwithstanding the details on the approved plans, the development hereby permitted shall not be occupied or first used until details of the cycle parking spaces on the site in accordance with London Plan Standards has been submitted to and approved in writing by The Local Planning Authority. The cycle parking shall be implemented on site for the sole use of the development in accordance with the details and shall be retained for the lifetime of the development.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan 2015 and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

**Other Conditions**

17. Residential Storage Space

The residential premises hereby approved shall each be provided with a storage space in accordance with the National Space Standards and Mayor of London's Housing SPG (2016) unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the development achieves a high standard of residential quality for future occupiers of the development in accordance with Policy 3.5 of the London Plan (2016) and Policy and DM 1 of the Harrow Development Management Policies Local Plan (2013).

18. Implementation of Hard and Soft Landscaping

All hard landscaping shall be carried out prior to the occupation of any part of the development or in accordance with a programme first agreed in writing by the local planning authority. All soft landscaping works including planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out no later than the first planting and seeding season following the final occupation of the residential parts of the buildings, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 10 years from the completion of the development, die, are removed, or become seriously damaged, diseased or defective, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To ensure that the development makes provision for hard and soft landscaping which contributes (i) to the creation of a high quality, accessible, safe and attractive public realm and (ii) to the enhancement, creation and management of biodiversity with the Heart of Harrow, in accordance with Policy DM22 of the Local Plan (2013), and to ensure a high standard of design, layout and amenity in accordance with Policy DM1 of the Local Plan.

19. Plant Noise Levels

The rating level of noise emitted from any plant, machinery and equipment on the site, shall be lower than the existing background level by at least 10 LpA. Noise levels shall be determined at one metre from the boundary of the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with BS 4142:2014. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which the plant is or may be in operation. Before any plant is used, measurements of the noise from the plant must be taken and a report / impact assessment demonstrating that the plant (as installed) meets the design requirements, shall be submitted to the Local Planning Authority in writing to be agreed be approved in writing by the Local Planning Authority.

REASON: To ensure that the development achieves a high standard of amenity for future occupiers of this and the neighbouring buildings, in accordance with Policy 7.6 of the London Plan (2016) and Policy DM 1 of the Local Plan (2013).

20. Hours of Operation

The Class A2 use hereby permitted shall not be used outside the following times: 0800 hours to 2200 hours, Monday to Sunday inclusive. The Class A3 café shall not be used outside the following times: 08:00 hours to 22:00 hours Monday to Saturday and 10:00 hours to 20:00 Hours on Sunday and Bank Holidays. The associated external A3 cafe area shall not be used outside the hours of 10:00 to 19:00 Sunday to Thursday, and 10:00 to 20:00 hours on Friday and Saturday without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of the neighbouring residents in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

21. Deliveries to Non Residential Uses

Deliveries to any non-residential uses within the development shall take place only between the hours of 07:30 and 22:00 on Mondays to Saturdays and between the hours of 08:30 and 20:00 on Sundays and Bank Holidays, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the noise impact of deliveries associated with non-residential uses within the development is minimised and that the development achieves a high standard of amenity for future and the neighbouring occupiers, in accordance with Policy 7.15 of the London Plan (2015) and Policy DM 1 of the Local Plan (2013).

## **Informatives**

### INFORMATIVE:

1. The following policies are relevant to this decision:

#### **The London Plan (2016)**

Policy 3.16: Protection and enhancement of social infrastructure  
Policy 5.3: Sustainable design and construction  
Policy 5.12: Flood risk management  
Policy 5.13: Sustainable drainage  
Policy 6.3: Assessing effects of development on transport capacity  
Policy 6.9: Cycling  
Policy 6.10: Walking  
Policy 6.11: Smoothing traffic flow and tackling congestion  
Policy 6.13: Parking  
Policy 7.3: Designing out crime  
Policy 7.4: Local character  
Policy 7.6: Architecture  
Policy 7.8: Heritage assets and archaeology  
Policy 8.1: Implementation  
Policy 8.2: Planning obligations

#### **Draft London Plan 2017:**

Policy D1 London's form and characteristics  
Policy D2 Delivering good design  
Policy D3 Inclusive design  
Policy HC1 Heritage conservation and growth  
Policy SI12 Flood risk management  
Policy SI13 Sustainable drainage  
Policy T1 Strategic approach to transport  
Policy T3 Transport capacity, connectivity and safeguarding  
Policy T4 Assessing and mitigating transport impacts  
Policy T5 Cycling  
Policy T6 Car parking

#### **Harrow Core Strategy (February 2012)**

Core Policy CS1: Overarching Principles  
Core Policy CS2: Harrow and Wealdstone

#### **Harrow and Wealdstone Area Action Plan (2013).**

Policy AAP 3 Wealdstone  
Policy AAP 4 Achieving a High Standard of Development throughout the Heart of Harrow  
Policy AAP 9 Flood Risk and Sustainable Drainage  
Policy AAP17 Primary Shopping Areas and the Primary Shopping Frontage  
Policy AAP 19 Transport, Parking and Access within the Heart of Harrow

#### **Harrow Development Management Policies (July 2013)**

Policy DM 1 Achieving a High Standard of Development  
Policy DM 2 Achieving Lifetime Neighbourhoods  
Policy DM 7 Heritage Assets  
Policy DM 9 Managing Flood Risk  
Policy DM 10 On Site Water Management and Surface Water Attenuation  
Policy DM 12 Sustainable Design and Layout  
Policy DM 13 Decentralised Energy Systems  
Policy DM 14 Renewable Energy Technology  
Policy DM 22 Trees and Landscaping  
Policy DM 42 Parking Standards  
Policy DM 43 Transport Assessments and Travel Plans  
Policy DM 44 Servicing  
Policy DM 45 Waste Management  
Policy DM 50 Planning Obligations

Other Guidance

**LB Harrow Guidance**

Supplementary Planning Guidance – Housing (2016)

Technical housing standards - nationally described space standards

- Planning Obligations & Affordable Housing SPD (October 2013)

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

2. **INFORMATIVE: CIL**

Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on Appeal following a Refusal by Harrow Council) will attract a liability payment of £636, 475 of Community Infrastructure Levy. This charge has been levied under Greater London Authority CIL charging schedule and s211 of the Planning Act 2008.

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

Your proposal is subject to a CIL Liability Notice indicating a levy of £135, 700 for the application, based on the levy rate for Harrow of £60/sqm

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

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

3. **INFORMATIVE: CIL**

Harrow has a Community Infrastructure Levy which will apply Borough wide for certain uses of over 100sqm gross internal floor space. The CIL has been examined by the Planning Inspectorate and found to be legally compliant. It will be charged from the 1st October 2013. Any planning application determined after this date will be charged accordingly.

Harrow's Charges are:

Residential (Use Class C3) - £110 per sqm;



Hotels (Use Class C1), Residential Institutions except Hospitals, (Use Class C2), Student Accommodation, Hostels and HMOs (Sui generis)- £55 per sqm;

Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants and Cafes (Use Class A3) Drinking Establishments (Use Class A4) Hot Food Takeaways (Use Class A5) - £100 per sqm  
All other uses - Nil.

The Harrow CIL contribution for this development is £86,740

4. **INFORMATIVE:** The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.
  
5. **INFORMATIVE:** The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:
  1. work on an existing wall shared with another property;
  2. building on the boundary with a neighbouring property;
  3. excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:  
Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB.  
Please quote Product code: 02 BR 00862 when ordering. Also available for download from the CLG website:  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf> Tel: 0870 1226 236, Fax: 0870 1226 237, Textphone: 0870 1207 405, E-mail: [communities@twoten.com](mailto:communities@twoten.com)
  
6. **INFORMATIVE: IMPORTANT:** Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences  
You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority. Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.  
Beginning development in breach of a planning condition will invalidate your planning permission. If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local

Planning Authority for a certificate of lawfulness.

7. **INFORMATIVE: PRE APPLICATION ADVICE**  
Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.
8. **INFORMATIVE:** The applicant is advised that planning permission would be required for any external ducting or extraction system associated with the proposed A3 use.

Plan Nos:

2018/813/P/01; 2018/813/P/02; 2018/813/P/03; 2018/813/P/04;  
2018/813/P/05; 2018/813/P/06; 2018/813/P/07; 2018/813/P/08;  
2018/813/P/09; 2018/813/P/10; 2018/813/P/11; 2018/813/P/12 REV A;  
2018/813/P/13; 2018/813/P/14 REV A; 2018/813/P/15 REV B;  
2018/813/P/16; 2018/813/P/17 REV B; 2018/813/P/18; 2018/813/P/20;  
2018/813/P/21; 2018/813/P/22 REV B; 2018/813/P/23 REV E;  
2018/813/P/24 REV C; 2018/813/P/25; 2018/813/P/26 REV E;  
2018/813/P/27 REV C; 2018/813/P/28 REV A; 2018/813/P/29 REV D;  
2018/813/P/30 REV A; 2018/813/P/31 REV E; 2018/813/P/32 REV B;  
2018/813/P/33 REV D; 2018/813/P/34 REV C; 2018/813/P/35 REV D;  
2018/813/P/36 REV B; 2018/813/P/37 REV A; 2018/813/P/38 REV B;  
2018/813/P/39 REV B; 2018/813/P/40 REV B; 2018/813/P/41 REV B;  
2018/813/P/42 REV B; 2018/813/P/43 REV C; 2018/813/P/44 REV A;  
2018/813/P/45 REV B; 2018/813/P/46 REV A; 2018/813/P/47 REV A;

Asbestos Refurbishment Report

Planning, Design and Access Statement

Flood Risk Assessment November 2018

Wealdstone Police Station Impact of the Loss of Social and Community Use  
November 2018

Report on the structural condition of 74 High Street November 2018

Transport Statement November 2018

Checked

Interim Chief Planning Officer	Beverley Kuchar	04/10/19
Corporate Director	Paul Walker	04/10/19

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