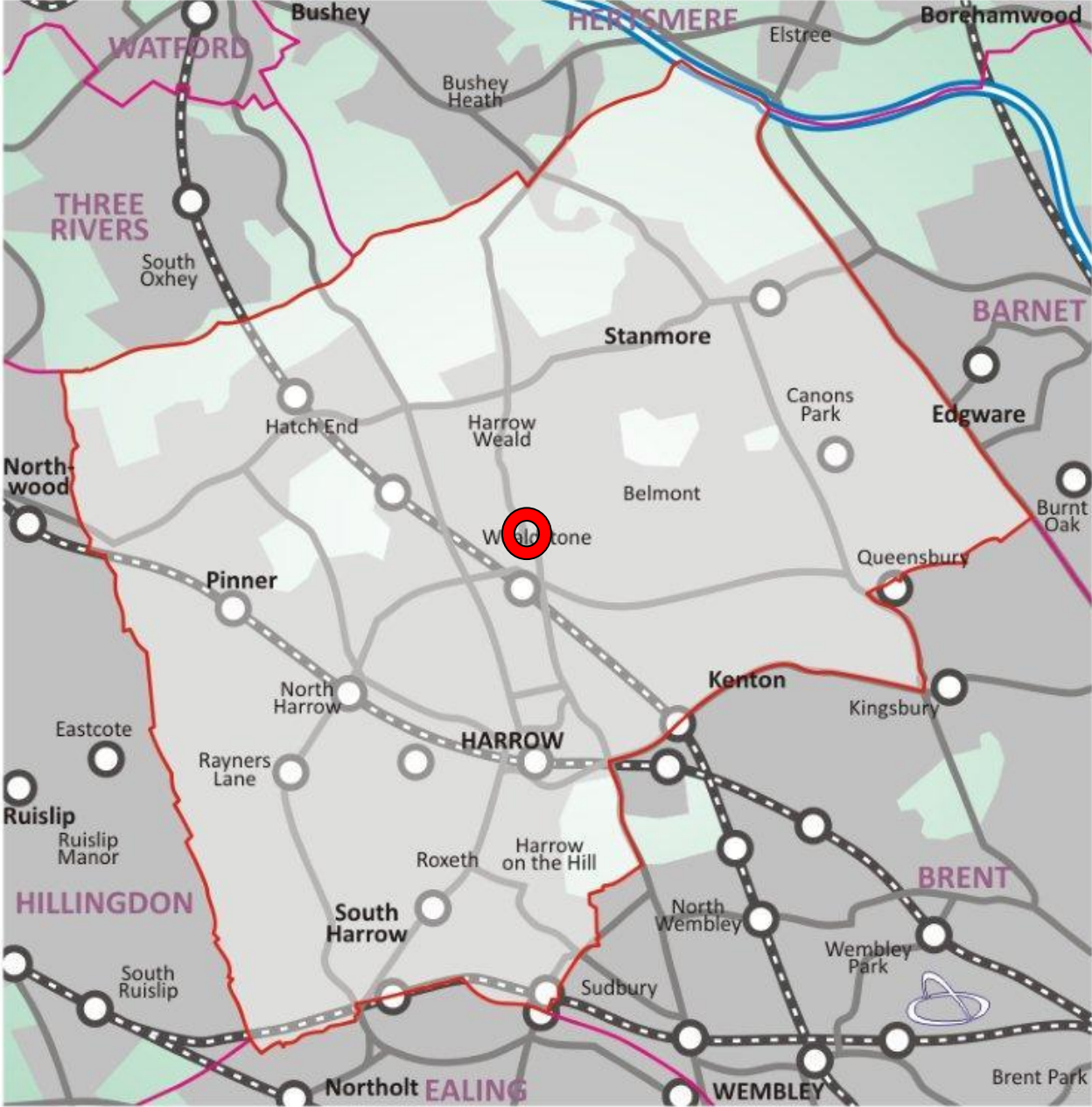
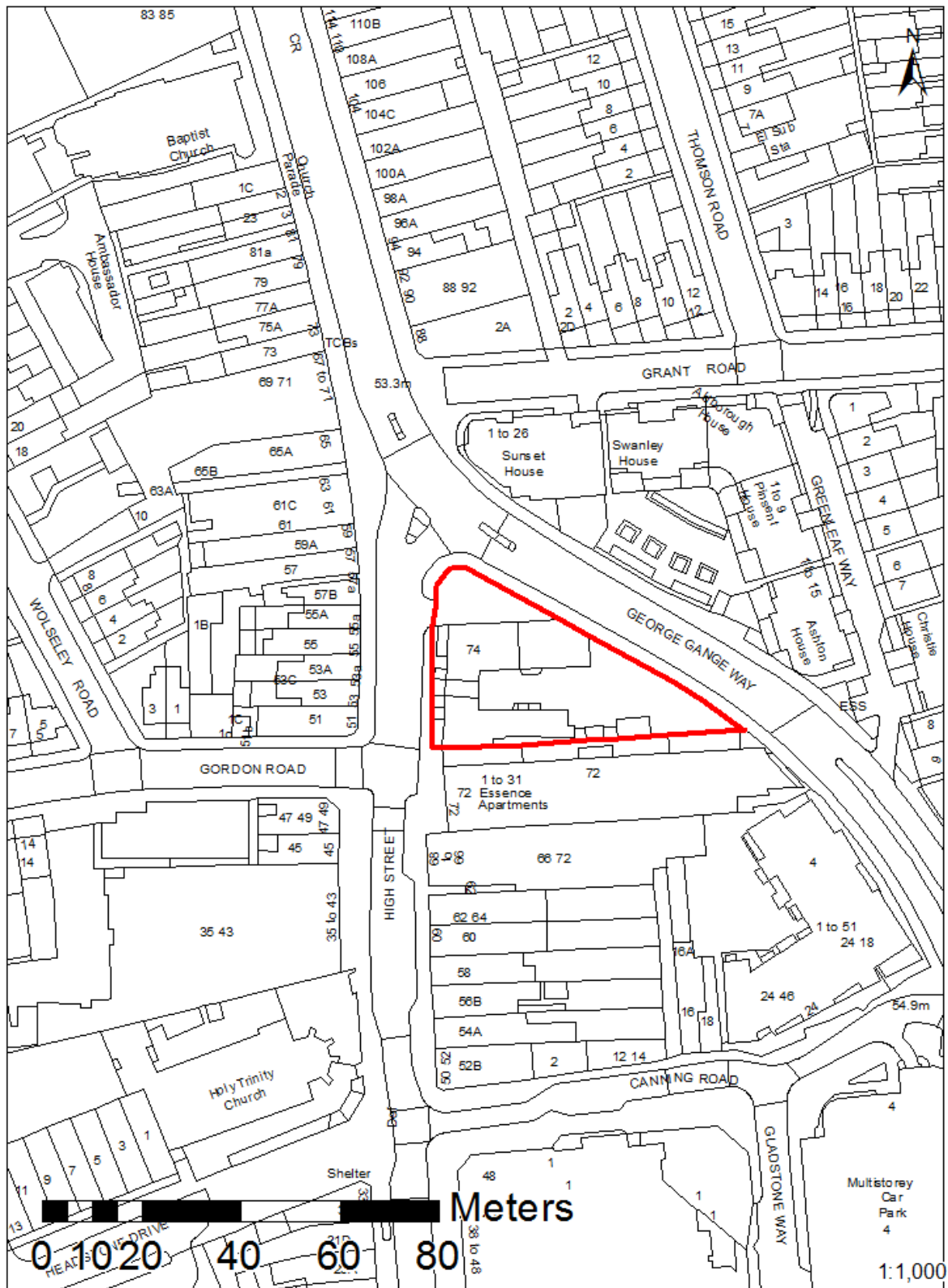


 = application site



Wealdstone Police Station 74 High Street Wealdstone	P/0871/19
--	------------------

Wealdstone Police Station, 74 High Street



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. London Borough of Harrow LA.100019206. 2019. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2019)



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

16th October 2019

APPLICATION NUMBER: P/0871/19
VALIDATE DATE: 08/05/2019
LOCATION: WEALDSTONE POLICE STATION 74 HIGH STREET WEALDSTONE
WARD: WEALDSTONE
POSTCODE: HA3 7AF
APPLICANT: MESO INVESTMENT LLP
AGENT: ASK PLANNING
CASE OFFICER: LUCY HAILE
EXPIRY DATE: 10/06/2019

PROPOSAL

Internal And External Alterations To Accommodate Change Of Use Of Police Station Into 6 Flats (6 X 1 Bed); And 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

The Planning Committee is asked to:

RECOMMENDATION

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant Listed Building Consent subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

It is considered that subject to conditions, the proposal would be appropriate and whilst there would be slight harm to the listed building this would be minimal and be outweighed by accommodating the proposed new use which is necessary as the existing use is redundant and would ensure the ongoing conservation of the Listed Building. Accordingly, this application is recommended for grant.

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:	23
Council Interest:	None
GLA Community	N/A
Infrastructure Levy (CIL)	
Contribution (provisional):	
Local CIL requirement:	N/A

OFFICER REPORT

PART 2: Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site comprises the former Wealdstone police station with magistrates court on the north side, later part library but then entirely police station, which was grade II listed as of 20th November, 1998 as a building of national architectural and historic interest.
- 1.2 The former police station with magistrates court comprises a two storey frontage with additions, extensions, walls and outbuildings which are listed as well given they are in the curtilage of the listed building.
- 1.3 Following the recent sale of the site the buildings remains empty and unused and is on the Historic England Heritage at Risk register.
- 1.4 The site is bounded by roads on three sides. To the south of the listed building is new development of mixed use and residential flats.
- 1.5 The list description reads: 'Police station with magistrates court, later part library but then entirely police station. 1908-9 by J Dixon Butler in Free Tudor style. Built of red brick with stone dressings and mansard Westmoreland slate roof with end and central brick and stone capped chimneystacks. Two storeys; 7 windows, retaining leaded lights. Projecting central bay has curved stone gable with tall window of 9 mullions and transomes. Stone moulded architrave to flat-arched archway with elaborate keystone. On either side are two recessed bays with stone balustrading and modillion eaves cornice, double mullioned and transomed casements to first floor, single mullioned and transomed casements to ground floor and central stone door cases with curved pediments with elongated console brackets. The right hand entrance was the Police Station, the left hand entrance the Magistrates Court. End bays have two storey five-light bays. Cell block accommodation comprises one detention room and one cell. [Pevsner BOE (London 3: North West.) P300'.
- 1.6 Significance
- 1.7 **Landmark**

This is one of few quality buildings on the High Street. Architectural and historic interest relates to its landmark quality stemming largely from its high quality design by John Dixon Butler. The layout was designed to accommodate a mix of police accommodation and cells, with separate access for police, prisoners and public.

1.8 **Character and setting**

Historic and archaeological interest is strong as the site is unusual as a largely intact survival of a turn of the century suburban police station, with court house, complex. Its character and history as a working police station with magistrates court is an important part of that interest - with its fabric, features (interior and exterior), and layout and courtyard form with space to the rear providing visible reminders of that.

1.9 When the new route of the cross over was built in the 1990s prior to the listing of this building, the very end of the northern addition nearest George Gange Way was cut short and the rear (east) of the rectangular site plan opposite the single storey outbuilding was changed to a triangular shape to follow the curve of the road.

1.10 **Rainwater goods**

These are cast iron with original hoppers stating 'M 1908 P' referring to the Metropolitan police and the date of construction.

1.11 **Curtilage listed boundary wall**

The boundary wall enclosing the outdoor space to the police station with court house remains, albeit partly rebuilt and realigned to follow the line of George Gange Way in the 1990s. The original 1.2m high wall remains on the south side, raised at some stage to twice the height.

1.12 **Curtilage listed police lamp**

This is an architectural point of interest and signals the former use of the building.

1.13 **Outbuilding**

This has architectural and historic interest given its quality of design relates to that of the police station.

1.14 **Cell block**

Historic and architectural interest relates partly to the existing attached single storey cell block to the rear which contains cells. This is important historically, architecturally and socially. It signals an essential part of the former police station with magistrates court's function.

1.15 There are historic security bars to seven of the windows of the former police station with court house reflecting its past use.

1.16 Interior

Inside the listed building it is noted that there have been some changes made to the building's interior, mainly in the 1980s. These include some partitions, suspended ceilings and the removal of some architectural features (doors, skirting and cornices). Wall and gas pipes are wall mounted, wires are truncated around floors and walls, modern fire doors and false ceilings detract from the interior.

1.17 However, the interior has other features of interest. The main central staircase is one of the most significant features. It is decorated with intricate iron work and carved scrolls.

1.18 Recent works have uncovered remains of good cornices within some rooms including the second court and first court notwithstanding the heritage statement, stating that no moulded cornices remain other than in the magistrates court compartment.

1.19 The original tiled finish to the south-eastern cells is of clearly functional design feature reflecting their original use.

1.20 The building behind the frontage block held the two courtrooms on the north side. Although they have a modern false ceiling, through holes in these it can be seen that there are the original skylights set in tongue and groove boarded roof. This pitched roof was originally concealed by a ceiling at collar level, its centre with inset glazed panels carried on a lightweight grid of moulded spine and cross timbers. The glazed panels borrowed light from the skylights into the courtroom below clearly as a security feature. The glazing panels at this level do not survive but some of the timber grid survives.

2.0 PROPOSAL

2.1 Internal and external alterations to accommodate conversion of police station into 6 flats (4 X 1 Bed And 2 X 2 Bed); conversion of part ground floor to financial and professional service office (use Class A2) and cafe (use class A3); bin and cycle stores'

2.2 Amendments during the application:

- The internal layouts have been amended and reconfigured from 4 x 1 bed and 2 x 2 bed to 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/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 7th November 2017

Dismissed on Appeal 23rd 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, it's 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 13/12/1991

LBH/22331 – Circular 7/77 increase height of boundary wall
Granted – 24/11/1982

4.0 CONSULTATION

4.1 The following groups were consulted and any response was due by 24/05/2019:

- The Georgian Group
- Society for the Protection of Ancient Buildings
- Ancient Monuments Group
- Twentieth Century Society
- The Victorian Society
- Council For British Archaeology

Harrow Times
Site Notice
Extensions/alterations to a listed building

Expiry: 7th June 2019

5.0 POLICIES

5.1 The acceptability of the proposed works must be assessed against the need to preserve the special interest of the listed building, having particular regard to the following policies and guidance: National Planning Policy Framework (February 2019) paragraphs 190, 192, 193, 194, 196, 199, London Plan (March 2016) policy 7.8 D, Harrow Core Strategy (February 2012), Development Management Policy (May 2013) DM 7 part E, and guidance contained within the Planning Practice Guidance for Conserving and Enhancing the Historic Environment (updated 06/03/2014), and Historic England Advice Note 2: 'Making Changes to Heritage Assets' which was adopted on 25th February 2016.

5.2 The acceptability of the proposed works must be assessed against the need to preserve the special interest of the listed building, having particular regard to the following policies and guidance: National Planning Policy Framework (February 2019) paragraphs 190, 192, 193, 194, 196, 199, London Plan (March 2016) policy 7.8 D, Harrow Core Strategy (February 2012), Development Management Policy (May 2013) DM 7 part E, and guidance contained within the Planning Practice Guidance for Conserving and Enhancing the Historic Environment (updated 06/03/2014), and Historic England Advice Note 2: 'Making Changes to Heritage Assets' which was adopted on 25th February 2016.

6.0 ASSESSMENT

6.1 The proposal is for the frontage of the block to the High Street to the left of the central carriageway between the police station and the magistrates court to become a two storey cafe (A3), utilising the magistrates staircase and its entrance from the street as well as the publicly accessible Women's Waiting Room on the first floor. To the right of the central carriageway, the ground floor to the frontage block is proposed to be used for financial and professional services (A2), utilising the police station entrance from the High Street. These once publicly accessible areas would once again be reused as such. The north-east and south-west range

ground floors and first floors, apart from that of the magistrates court frontage block, will be converted to six residential units. The former detached parade room building will be retained and used for storage.

- 6.2 These proposed use classes are acceptable in principle since they would be, subject to suitable conditions, compatible with preserving the special interest of the fabric and character of the listed building, notwithstanding a less than substantial level of harm given physical alterations required as outlined below. There would also be some harm in principle given the change of use to one that is not the original and so is not part of the original design character. However, the existing use class is redundant.
- 6.3 Given there would be some harm and loss of character given the change of use and associated physical changes, a suitably worded recording condition is included.
- 6.4 The physical changes proposed are to accommodate the change of use. These are assessed in turn next.
- 6.5 The proposed removal of the asbestos would be necessary. A suitable condition is included to require a method statement to be provided before this aspect of the work commences to ensure that any internal features of interest that remain are not harmed.
- 6.6 The proposed removal of modern wall mounted services is appropriate and necessary and would help strip the building back to its original character.
- 6.7 New mechanical/electrical system services are needed for the new uses and new plumbing pipework will be needed for the kitchens and bathrooms along with possible extracts. To ensure these are appropriate and would not harm features or fabric of interest or introduce clutter, a suitable condition is included to require details for these to be provided prior to their implementation.
- 6.8 Roof repairs are proposed which again is appropriate. It is likely that new insulation may be installed as part of this. To ensure both would be appropriate without harming the special interest of the listed building, a suitable condition is included for details to be provided prior to the implementation of these works.
- 6.9 Wall repairs are appropriate as long as they use suitable materials. A suitable condition is therefore included to ensure these would be appropriate.
- 6.10 The proposal is also for the reinstatement of the cast iron rainwater pipes and their hoppers. It is not clear which are being referred to. There are good existing cast iron downpipes and hoppers that are not correctly shown on the existing plans or elevations in terms of their detail. These date to 1908. To ensure that the original downpipes and hoppers are retained wherever possible and new ones are like for like replacements of the originals, a suitable condition is included to ensure these would be suitable.

- 6.11 The recent gentle opening up works have revealed historic cornices which supporting statements note will all be retained. To ensure these are retained and refurbished as proposed, a suitable condition is included.
- 6.12 The proposed removal of modern partitions / blockwork to accommodate the change of use is appropriate and would not be harmful. It would be an improvement.
- 6.13 The proposal is also for new mezzanine floors. This would allow for the reuse of this part of the listed building as two flats. Given the height proposed the revealed cornices can be retained still with the mezzanine floors and this is part of the proposal in any case.
- 6.14 The roof above the former courtrooms, above where the mezzanine floors would go, was originally concealed by a ceiling at collar level, its centre with inset glazed panels carried on a lightweight grid of moulded spine and cross timbers. This was a security feature. Parts of these still remain and are an interesting architectural feature that signals its former use. These should therefore be retained (if possible) in combination with the new mezzanine floors. It is recognised though that the mezzanine floors are an important part of the reuse as flats. Reuse of the listed building will help to keep the building in a good state of maintenance. It is therefore considered that if clear and convincing justification can be provided for removal of this element following recording, this would be appropriate. So, a suitable condition is included.
- 6.15 The outbuilding to the rear of the listed building is proposed to just be repaired and be used to house a bicycle store with metal roof removed and slate roof covering replaced. To ensure works are appropriate, it is conditioned that a schedule is provided along with samples of the new slate where this is needed and existing slate should be retained wherever possible.
- 6.16 The inspector previously stated that for the last scheme they were concerned about the loss of further historic and original doors, doorways, walls and fenestration (including security bars to windows), the original working layout. There would now be the addition of some partitions and blocking of doors to accommodate the change of use. However, this would be minimal causing minimal harm. Internally there appear to not be any original doors and the external original doors are now being retained.
- 6.17 Three new windows are proposed for flat 3 in the 1990s north-east wall fronting George Gange Way. Two new doors will be installed on the north-east elevation, one for flat 2 and one for the cafe. One of these doors will replace an original window. Another original window will be replaced to accommodate flat 1. These would cause some harm given the loss of original character and fabric but would allow the new use which is necessary to ensure the ongoing conservation of the listed building. A condition is included to require detailed drawings and a sample prior to the fenestration alterations to ensure that these would be appropriate. The recording condition is also included as outlined above.

- 6.18 There are proposed alterations to the external walling on the internal north courtyard elevation to flat 4 including installation of mock doors to more closely reflect the original layout and infill brickwork. To ensure these are appropriate, the details are conditioned.
- 6.19 Not all grille bars are shown on the plans despite supporting statements mentioning they will all be retained and some windows have leaded lights but these are not shown on the existing or proposed elevations. The supporting statements mention that existing windows will all be retained with the exception of those referenced in the paragraph before this one. To ensure this is the case, and avoid any confusion caused by the plans, a suitable condition is included to ensure that all the other existing windows and all grille bars are to be retained in order to preserve the special interest of the listed building.
- 6.20 Secondary glazing is referenced as proposed in one of the plans. This would allow retention of the original windows and improve heat/noise insulation. To ensure this is appropriate a suitable condition is included.
- 6.22 Currently the former cells have exposed tile wall finish appropriate to, and signalling, the original use. A suitable condition is included to ensure that these tiles remain in place and remain exposed. Also, reinstatement of white tiles is proposed where there is damage. A suitable condition is also included to ensure they are appropriate. This is to retain the special interest of this part of the listed building which is referenced in the list description.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, it is considered that subject to conditions, the proposal would be appropriate and whilst there would be slight harm to the listed building this would be minimal and be outweighed by accommodating the proposed new use which is necessary as the existing use is redundant and would ensure the ongoing conservation of the Listed Building. Accordingly, this application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1. Timing

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Protect features

Suitable precautions shall be taken to secure and protect interior and exterior features against accidental loss or damage during the building work hereby granted, and no such features may be disturbed or removed, temporarily or permanently, except as indicated on the approved drawings or with the prior approval in writing of the local planning authority.

REASON: To protect the special architectural or historic interest of the listed building.

3. Details

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 (including mock doors) and associated alterations including lintels and fanlights (where applicable)
- b) alterations to the boundary wall
- c) new mechanical/electrical system services
- d) new plumbing pipework
- e) extracts
- f) asbestos removal
- g) repair works to the roofs including any insulation
- h) reinstatement of white tiles in the former cells where there is damage
- i) repair to the front boundary wall
- j) reinstatement of replicas of the lost front railings
- k) replacement and new rainwater goods, including details for the retention of original hoppers and pipework wherever possible and their replacement in replica
- l) infill brickwork proposed on the north elevation internal courtyard.
- m) secondary glazing

REASON: To protect the special architectural or historic interest of the listed building and the curtilage listed building.

4. Recording
Before commencement of the works, a full survey of the building with particular reference to features to be removed, to a level 2 in accordance with Historic England's guidance document entitled 'Understanding Historic Buildings: A Guide to Good Recording Practice', shall be submitted to and approved in writing by the Local Planning Authority. This shall then be submitted to Historic England's Greater London Historic Environment Record (GLHER) within two weeks of their approval further to this condition.
REASON: To protect the special architectural or historic interest of the listed building.
5. Windows
Notwithstanding the proposed elevations hereby approved, all existing windows, and their security grilles where these exist, are to be retained in situ with the exception of the replacement of the single window with a door to accommodate flat 1, the replacement of the single window with a door to accommodate flat 2 and the replacement of a window with a door to accommodate the proposed use of the cafe.
REASON: To protect the special architectural or historic interest of the listed building.
6. Former courthouses
The remains of the original timber grid ceilings above the former courtrooms which originally held glazed panels beneath the pitched roof, are to be retained unless clear and convincing justification for their removal as well as thorough recording, can both be provided to and approved in writing by the Local Planning Authority.
REASON: To protect the special architectural or historic interest of the listed building.
7. Tiles
The exposed tiles in the original cells shall all be retained and stay exposed.
REASON: To protect the special architectural or historic interest of the listed building.
8. Cornices
The original cornices shall be retained notwithstanding the proposed plans and elevations hereby approved.
REASON: To protect the special architectural or historic interest of the listed building.
9. Unknown evidence
If previously unknown evidence is discovered about historic character which would be affected by the works hereby granted, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be approved in writing by the local planning authority before any of the permitted works are begun. The works shall be completed in accordance with the approved details.
REASON: To protect the special architectural or historic interest of the listed building.

10. Making good

All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.

REASON: To protect the special architectural or historic interest of the listed building.

Informatives

- 1 The following policies are relevant to this decision:-
National Planning Policy Framework (2018)
The London Plan (2011) policy 7.8
Harrow Core Strategy (2012): policy CS 1
Development Management Policies Local Plan (2013) policy DM 7
- 2 **CONSIDERATE CONTRACTOR CODE OF PRACTICE**
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.
- 3 **COMPLIANCE WITH LISTED BUILDING CONDITIONS**
IMPORTANT: Compliance With Listed Building Conditions Requiring Submission and Approval of Details Before Development Commences
 - You will be in breach of listed building consent 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 listed building condition will invalidate your listed building consent.

Plan numbers:

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 03/10/19
Corporate Director	Paul Walker 04/10/19

This page has been left intentionally blank