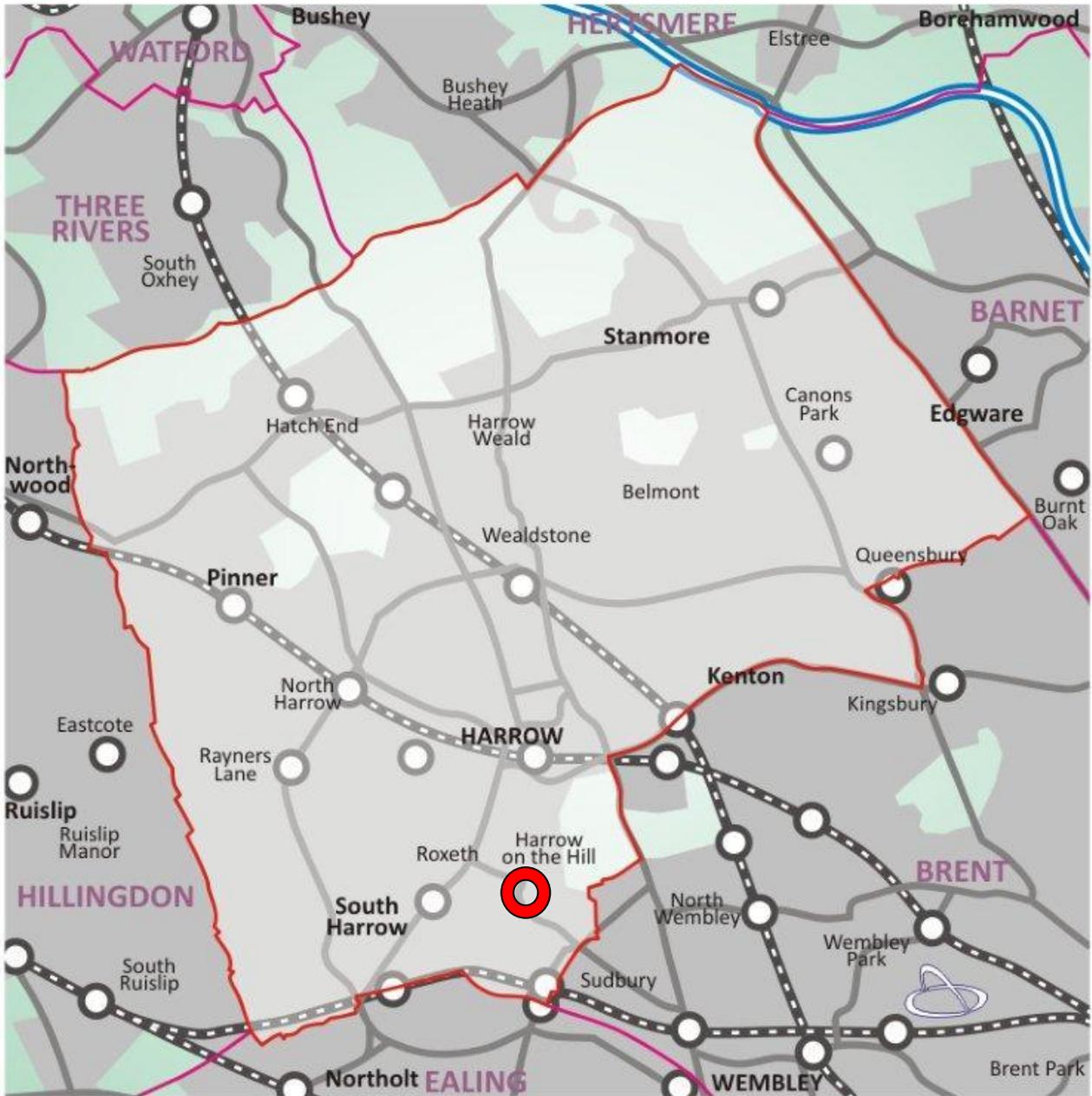


 = application site



52 HIGH STREET, HARROW ON THE HILL	P/2250/20
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52 HIGH STREET, HARROW ON THE HILL



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

18th November 2020

APPLICATION NUMBER: P/2250/20
VALID DATE: 4th AUGUST 2020
LOCATION: 52 HIGH STREET, HARROW,
HA1 3LL
WARD: HARROW ON THE HILL
POSTCODE: HA1 3LL
APPLICANT: SOLUTIONS LIMITED
AGENT: COLLINS & COWARD
CASE OFFICER: LUCY HAILE
EXTENDED EXPIRY DATE: 20TH OCTOBER 2020

PROPOSAL

Installation of five air conditioning units.

RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out this report; and
- 2) grant Listed Building Consent subject to the Conditions listed in Appendix 1 of this report

REASON FOR THE RECOMMENDATIONS

This proposal preserves the special interest of the listed building.

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest. The application is therefore referred to the Planning Committee as it does not fall within any of the provisions set out at paragraphs 1(a)-1(h) of the Scheme of Delegation dated 12th December 2018.

Statutory Return Type: 23
Council Interest: None
GLA Community Infrastructure Levy (CIL) Contribution (provisional): None
Local CIL requirement: None

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this Listed Building Consent application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

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

1.0 SITE DESCRIPTION

- 1.1 The application site comprises the grade II listed 52 High Street.
- 1.2 52 High Street is sited in the Harrow on the Hill Village conservation area and is grade II listed. It became grade II listed on 22-Jun-1973.
- 1.3 The list description reads: 'Circa 1870, front by Habershon and Brook 1871 to probably C16 timber frame. Brick, with parti-coloured brick banding. Two-storeys. Two mullion and transome casements above contemporary shopfront. Gable with applied timbering and carved bargeboards. Slate roof'.
- 1.4 There is a single storey rear extension to the rear of the listed building.
- 1.5 The wall to the rear is likely to be curtilage listed grade II and is listed by attachment to the listed building.

2.0 PROPOSAL

- 2.1 The application proposes to move air conditioning units attached to a single storey rear extension and relocate them adjacent a curtilage listed boundary wall.

3.0 RELEVANT HISTORY

P/1444/20	Installation of five air conditioning units to the rear within enclosure	Parallel Planning Application Under Consideration
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4.0 CONSULTATION

- 4.1 The following groups were consulted and any response was due by 1st September 2020:

Harrow Hill Trust
Ancient Monuments Society
Council for British Archaeology
Georgian Group
Historic England
London and Middlesex Archaeology Society
Society for the Protection of Ancient Buildings
Twentieth Century Society
Victorian Society

- 4.2 Site Notice was erected on 6th August, expiring on 28th August.

4.3 Press Notice was advertised in the Harrow Times on the 6th August expiring on 28th August.

4.4 The application was advertised as extensions/alterations to a listed building.

4.5 A summary of the responses is set out below:

Consultation Responses
<p>Neighbour response</p> <ul style="list-style-type: none">• Neighbours have not been consulted. <p>A second neighbour responded to state:</p> <ul style="list-style-type: none">• No attempt was made to inform of the application P/1444/20, nor of a site meeting. I am over 90 years old.• The building once stretched from 46-52 and was originally a major timber framed building much of which still exists.• The inner wall of 54 has oak beams of the north-west end wall of the range.• The narrow cul de sac formed by the building is the site of the proposed air conditioners which will blast droplet moisture into the atmosphere, inevitably on to my terrace. This is a major health hazard given Covid and generally.• It should be refused. <p>A third neighbour responded to state:</p> <ul style="list-style-type: none">• The units are unnecessary and are a health hazard. <p>Environmental Health responded to state:</p> <ul style="list-style-type: none">• Happy with the idea of an enclosure and a timer to be fitted so that the units shut off in the evenings throughout the night.• I can't see the finer detail on the noise report regards the acoustic enclosure.• Any noise from the units should be 10dB below background level.• With regards to Covid-19, the recommendation is that A/C units shouldn't be used at all unless it's the only form of ventilation, and then only if they have had regular maintenance and filter changes. Public Health should be able to provide you with more info and guidance around A/c units but at the current time our enforcement officers are advising them not to be used if possible.

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken*:

Historic England - GLAAS

4.8 External Consultation

4.9 A summary of the consultation responses is set out in the Table below.

Consultation Responses
Historic England GLAAS team responded to state 'It is not considered necessary to consult them on the proposal'.

5.0 **POLICIES**

- 5.1 This proposal is to re-site five air conditioning units by removing them from the side wall of an extension where they were recently installed without Listed Building Consent and place them adjacent to a curtilage listed wall in the garden. 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 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).
- 5.2 Paragraph 192 of the NPPF states 'local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets...the desirability of new development making a positive contribution to local character and distinctiveness'. Paragraph 193 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 states: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Paragraph 196 states: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Paragraph 199 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.
- 5.3 Similarly London Plan policy 7.8 D states 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to

their form, scale, materials and architectural detail' and Harrow Core Strategy policy CS1 part D which states 'Proposals that would harm the significance of heritage assets including their setting will be resisted. The enhancement of heritage assets will be supported and encouraged'. Development Management Policies Local Plan policy DM 7 part B, b states 'the impact of proposals affecting heritage assets will be assessed having regard to: b relevant issues of design, appearance and character, including proportion, scale, height, massing, historic fabric, use, features, location, relationship with adjacent assets, setting, layout, plan form' and DM7 part E which states: 'In addition to (A) and (B) above, when considering proposals affecting listed buildings and their setting, the Council will: a. pay special attention to the building's character and any features of special architectural or historic interest which it possesses, and the role of the building's setting in these regards'.

Significance

- 5.4 The National Planning Policy Framework (NPPF) paragraph 190 states: 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.
- 5.5 In this case, its special interest is identified under the site description heading above although this is not exhaustive.

6.0 APPRAISAL

- 6.1 The proposal would take the air conditioning units off the listed building that were installed without the required permissions. It would re-site them adjacent a curtilage listed wall but not attached to it. This would therefore not damage the listed wall and given scale and siting would appear neat and simple in appearance in keeping with its setting. It would still be attached to the principal listed building through the pipework. The amended proposal is for the cover to be of timber louvres which would be a traditional material.
- 6.2 This application only relates to external elements for these air conditioning units. As noted at pre-application stage:
- 'However, it is unclear how the new units in the listed building are/will be fixed along with the piping for this. It is possible that this would affect the special interest of the listed building and so would require listed building consent. We would need existing, pre-existing (if applicable) and proposed floor plans, elevations and sections as appropriate along with photos to help illustrate this proposal'.*
- 6.3 Therefore a suitable informative is included.

- 6.4 A neighbour's consultation response stated the public consultation was insufficient. However, statutory consultation process has been followed and they were able to respond to the public consultation.
- 6.5 Health concerns have been raised by two neighbours. Also Environmental Health responded to state that it is advised air conditioning units are not used at this time. However, health matters do not fall in the remit of Listed Building Consent application process which assesses proposals against the special interest of the listed building. The linked application for planning permission addresses this issue.
- 6.6 Subject to the above therefore the proposal would preserve the special interest of the listed building.

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 necessary in order to preserve the special interest of the listed building as far as possible. Accordingly, this application is recommended for grant.

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1 Timing

The works hereby approved shall be conducted within 6 months and retained as such thereafter.

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

2 Approved Plans and documents

The proposal shall be carried out in line with the following approved plans and retained as such thereafter:

Plan Nos: L753-P(0)100; L753-P(0)001; L753-P(0)002; L753-P(0)101 REV 01; L753-P(0)200; L753-P(0)201 REV 01; L753-P(0)300 REV 01; Noise Impact Assessment Technical Report 33194-R1; Letter from agent dated 27th April 2020; Design and Access statement; Heritage statement;

3 Precautions

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.

4 Finishes

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 Policies

The following policies are relevant to this decision: -
National Planning Policy Framework (2019)
The London Plan (2016) policy 7.8
Harrow Core Strategy (2012): policy CS 1
Development Management Policies Local Plan (2013) policy DM 7

2 External works only

This proposal relates only to external works. It is unclear how the new units in the listed building are/will be fixed along with the piping for this. It is possible that this would affect the special interest of the listed building and so would require listed building consent. We would need existing, pre-existing (if applicable) and proposed floor plans, elevations and sections as appropriate along with photos to comment on the requirement for Listed Building Consent.

3 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.

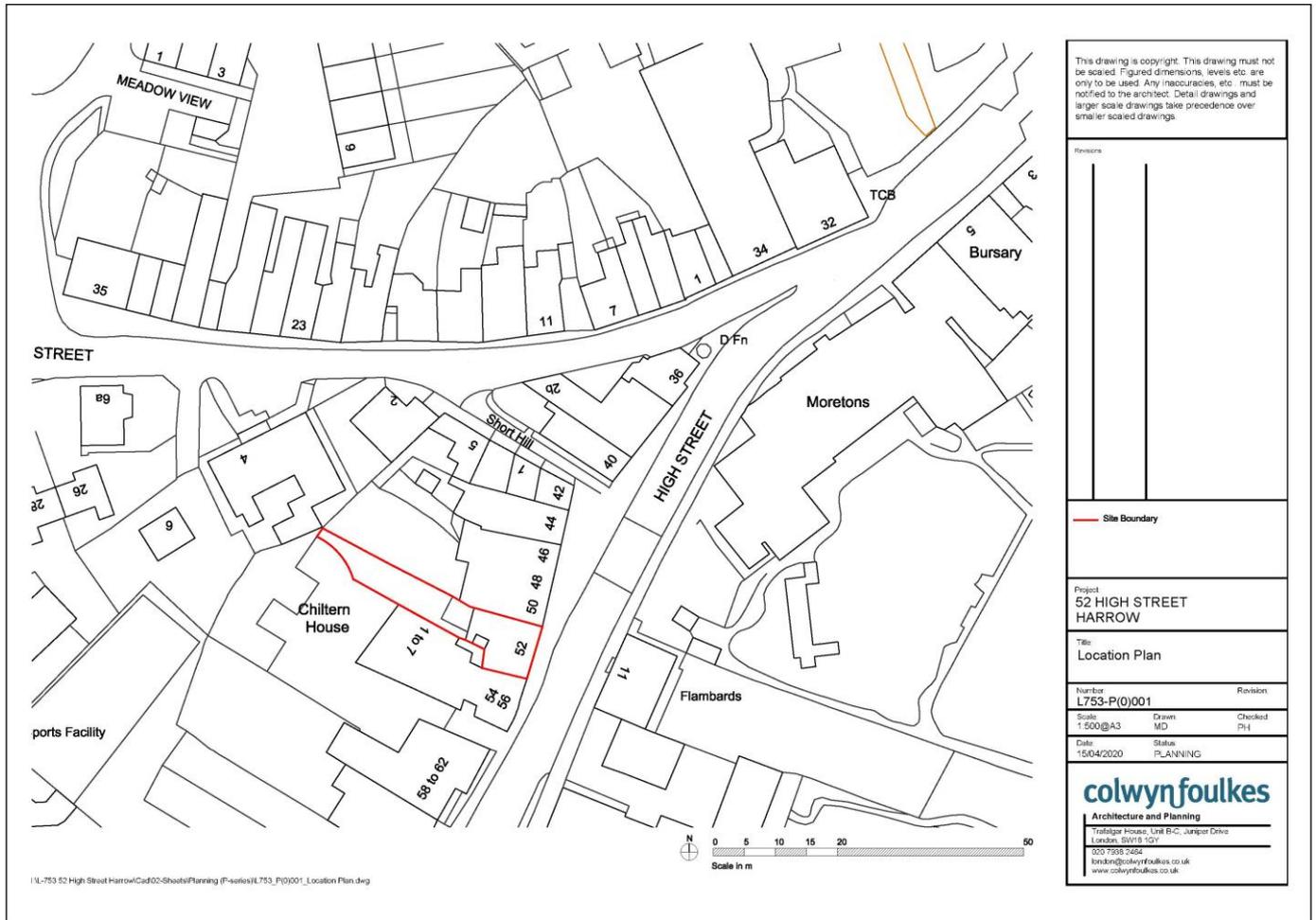
COMPLIANCE WITH LISTED BUILDING CONDITIONS

- 4 **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.

CHECKED

Interim Chief Planning Officer	Beverley Kuchar 5.11.2020
Corporate Director	Paul Walker 5.11.2020

APPENDIX 2: SITE PLAN



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Revisions

— Site Boundary

Project
52 HIGH STREET HARROW

Title
Location Plan

Number	Revision
L753-P(0)001	
Scale: 1:500@A3	Drawn: MD Checked: PVL
Date: 15/04/2020	Status: PLANNING

colwynfoulkes
 Architecture and Planning
 Twickenham House, 10th Floor, 100, Strand, London, SW1N 3JY
 020 7335 2454
 london@colwynfoulkes.co.uk
 www.colwynfoulkes.co.uk

APPENDIX 3: SITE PHOTOGRAPHS



Rear elevation of the listed building with existing location of air conditioning units



Rear wall



Rear wall continued

APPENDIX 4: PLANS AND ELEVATIONS

Front Elevation
Scale 1:100

Rear Elevation
Scale 1:100

Side Elevation
Scale 1:100

0 500 1000 2000 5000 10000
Scale in mm

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Project:
**52 HIGH STREET
HARROW**

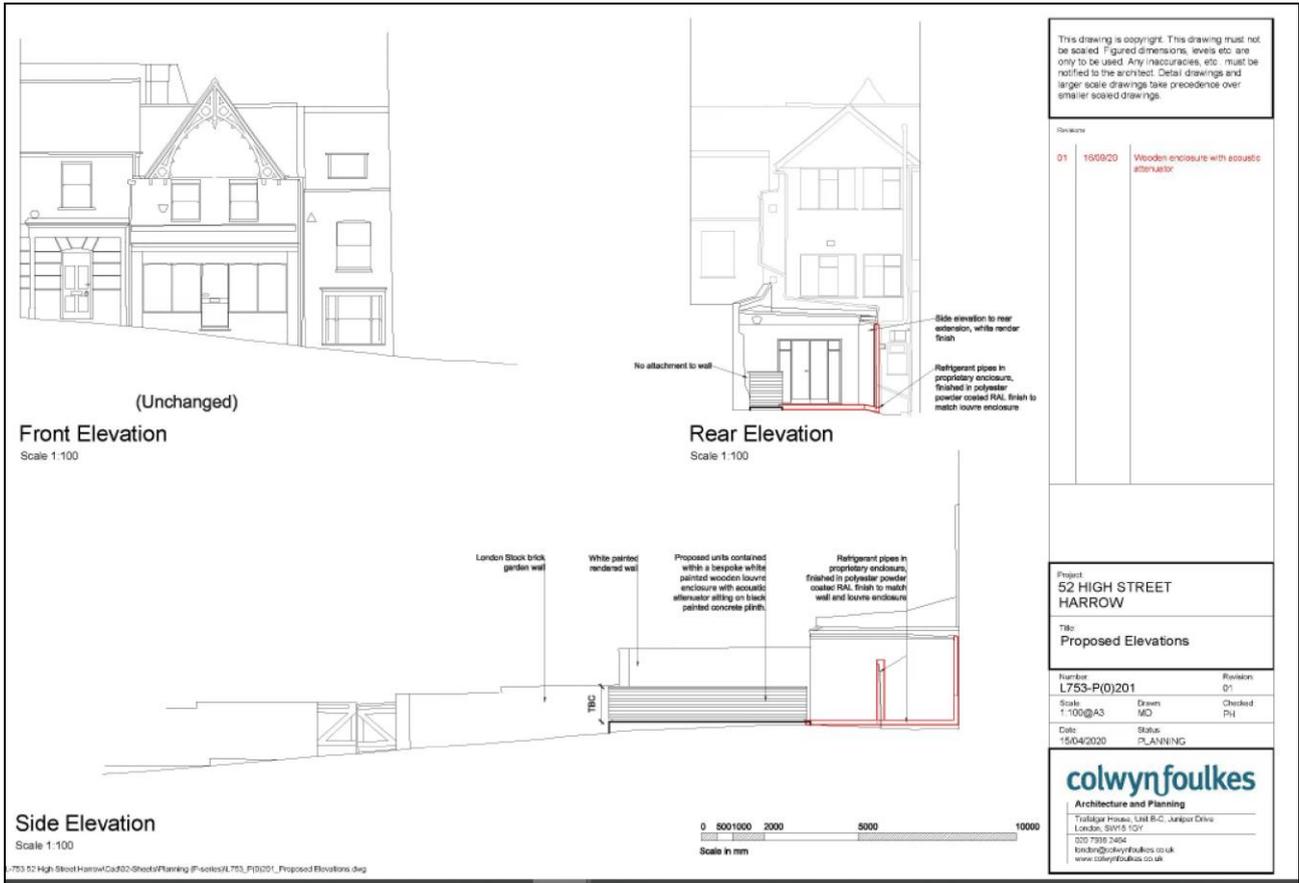
Title:
Existing Elevations

Number	Revision	
L753-P(0)200		
Scale:	Drawn	Checked
1:100@A3	MD	PLA
Date:	Status	
15/04/2020	PLANNING	

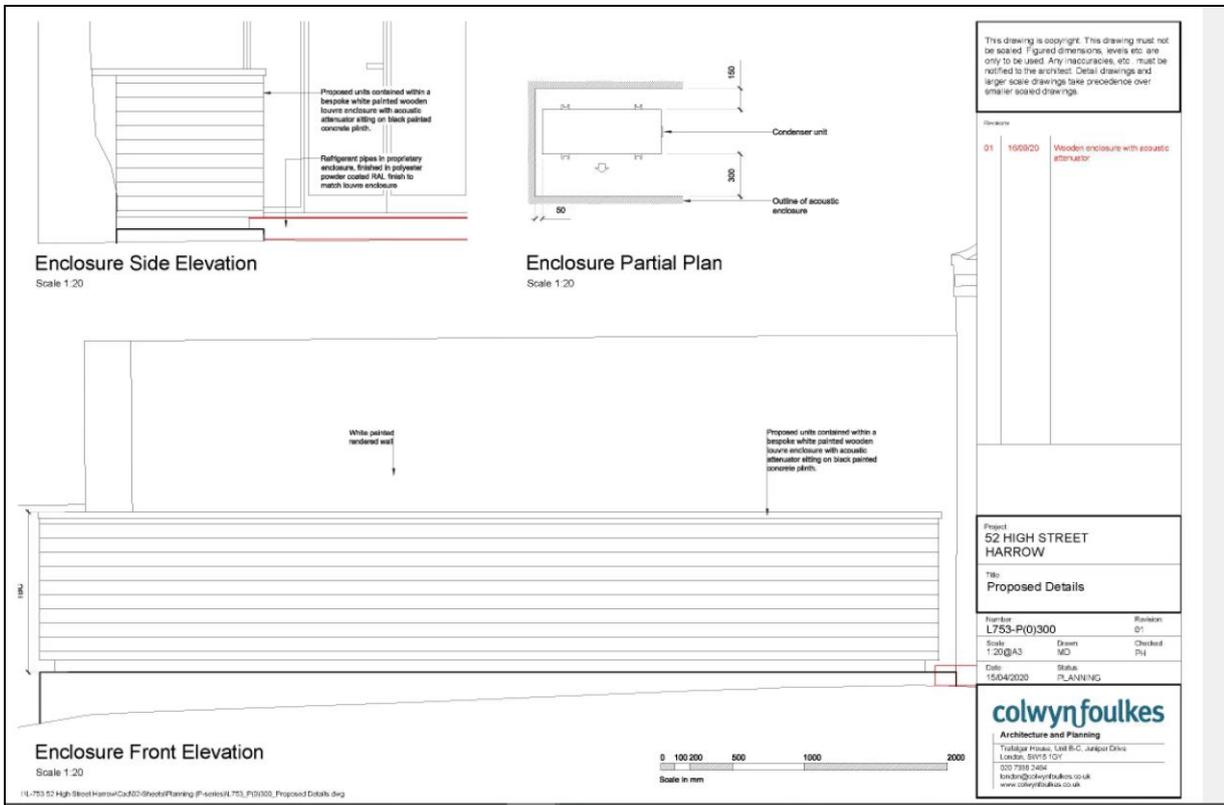
colwynfoulkes
Architecture and Planning
Tudor House, 114 B.C. Jasper Drive
London, SW11 1DY
020 7088 2484
info@colwynfoulkes.co.uk
www.colwynfoulkes.co.uk

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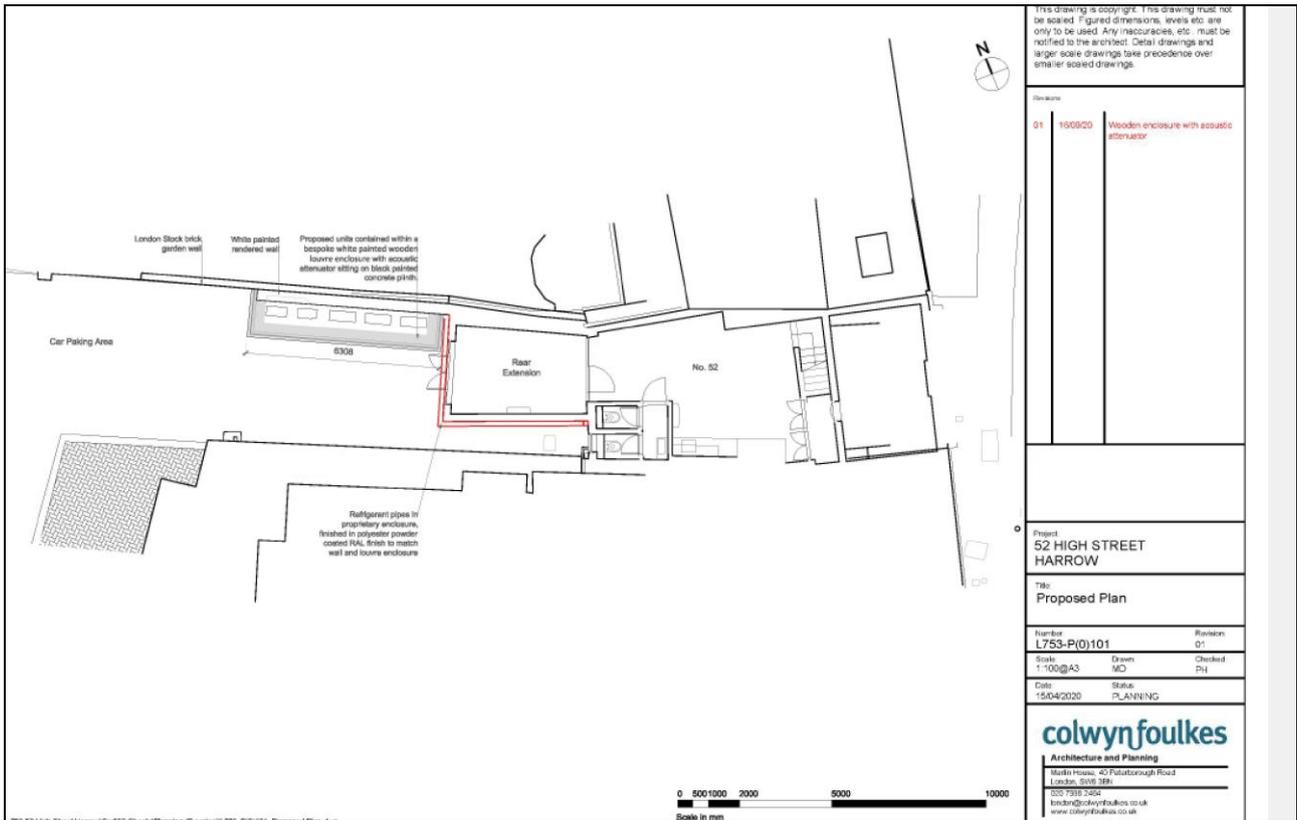
Existing elevations



Proposed elevations



Proposed details



Proposed floor plans

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