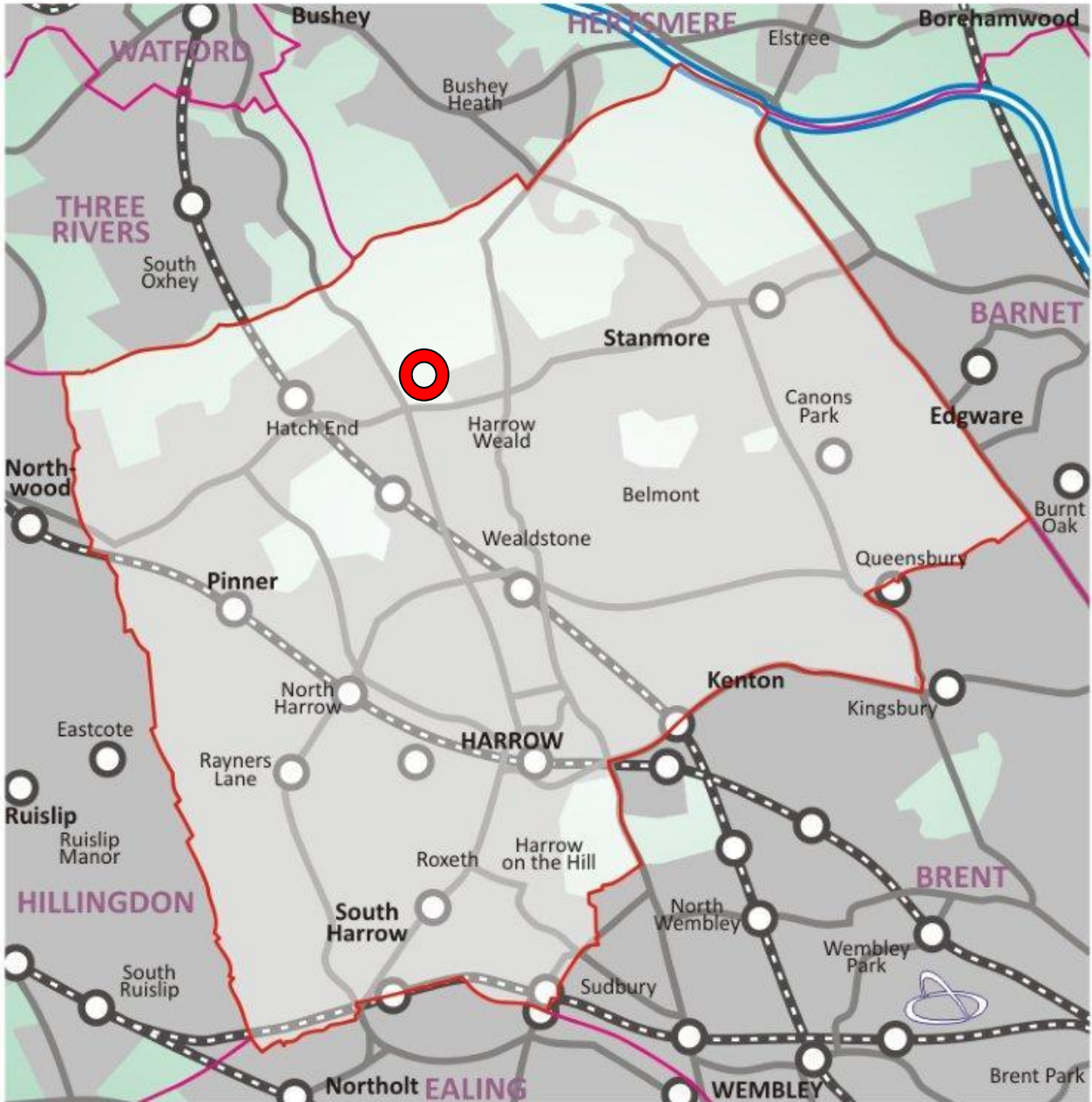


 = application site



|  |                  |
|--|------------------|
| <b>Former Civil Defence Building,<br/>Roger Bannister Sports Centre, HA3 6SW</b> | <b>P/2981/20</b> |
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**LONDON BOROUGH OF HARROW  
PLANNING COMMITTEE**

**17<sup>th</sup> March 2021**

**APPLICATION NUMBER:** P/2981/20  
**VALID DATE:** 04/09/2020  
**LOCATION:** FORMER CIVIL DEFENCE BUILDING, ROGER BANNISTER  
SPORTS CENTRE, UXBRIDGE ROAD  
**WARD:** HARROW WEALD  
**POSTCODE:** HA3 6SP  
**APPLICANT:** HARROW COUNCIL  
**AGENT:** AYER ASSOCIATES  
**CASE OFFICER:** NABEEL KASMANI  
**EXTENDED EXPIRY DATE:** 19/03/2021

**PROPOSAL**

Details Pursuant To Condition 5 (Disposal Of Surface Water) Attached To Planning Permission P/3823/19 Dated 07/02/2020 For Conversion Of Civil Defence Building (Use Class B8) To Cafe (Use Class A3); Single Storey Storage Unit; External Alterations

**RECOMMENDATION**

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) Approve the details

**REASON FOR THE RECOMMENDATIONS**

Planning permission for the conversion of the former Civil Defence Building to a Cafe was granted under application P/3823/19 dated 07/02/2020, subject to conditions. This application seeks to discharge to condition 5 (surface water disposal).

Officers consider that the details submitted are acceptable to address the reasons why the condition was imposed. Accordingly, officers conclude that the proposal is worthy of support and the condition can be discharged.

**INFORMATION**

This application is reported to Planning Committee at the request of a nominated member in the public interest and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type: E.18. Minor Development, all other  
Council Interest: n/a  
Net Additional Floorspace: n/a

GLA                      Community    n/a  
Infrastructure Levy (CIL):  
Local CIL requirement:            n/a

## **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 application, the Council has regard to its equality's 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**

Policy D11 of The London Plan (2021) 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 consists of the former civil defence building located within the Roger Bannister Sports complex. The building is currently vacant.
- 1.2. The application site is adjoined to the south by grassed open space which formerly served as an overspill car park area during events at the Roger Bannister Stadium on an ad-hoc basis. Planning permission (reference P/0672/18) was granted on 23rd September 2019 for the creation of an 18-hole adventure golf experience on the open space.
- 1.3. To the east of the application site is the lodge and changing rooms. Beyond this is the Roger Bannister athletics track. Immediately to the west of the application site is an electric substation.
- 1.4. The application site adjoins playing fields to the north/west. Planning permission (reference P/4748/18) was granted on 2nd August 2019 for the upgrading of the sports field to provide two natural grass pitches and one 3G synthetic pitch with floodlights. A further two grass pitches would be provided to the east of the athletics track
- 1.5. The application site is located within the Green Belt and Harrow Weald Ridge Area of Special Character. The application site is also within a Critical Drainage Area

## **2.0 PROPOSAL**

- 2.1 The application proposes to discharge Condition 5 (surface water disposal) attached to planning permission P/3823/19 dated 07/02/2020

## **3.0 RELEVANT PLANNING HISTORY**

| <b>Ref no.</b>  | <b>Description</b>  | <b>Status &amp; date of decision</b> |
|---|---|--------------------------------------|
| P/3823/19   | Conversion of civil defence building (use class b8) to cafe (use class a3); single storey storage unit; external alterations  | Granted:<br>07/02/2020               |
| P/1100/20   | Details pursuant to condition 5 (disposal of surface water) attached to planning permission p/3823/19 dated 7.2.20 For conversion of civil defence building (use class b8) to cafe (use class a3); single storey storage unit; external alterations | Refused:<br>26/06/2020               |
| Reason for Refusal:<br><br>Insufficient information has been submitted in relation to the disposal of surface water. The local planning authority is therefore not able to determine whether adequate sustainable drainage measures would be provided on site |   |                                      |

contrary to Policy 5.13 of The London Plan (2016), Policy SI13 of the draft London Plan - intend to publish version (2019), Policy CS1.U of Harrow Core Strategy (2012) and Policy DM10 of the Harrow Development Management Policies Local Plan (2013)

#### 4.0 **CONSULTATION**

4.1 There is no statutory requirement to consult adjoining occupiers for an application for approval of details reserved by condition.

4.2 Three letters of objection have been received. A summary of the responses received are set out below with officer comments in Italics

##### **Consultee and Summary of Comments**

- Drawing PS005 only shows 1 existing chamber and it is in the wrong location
- Building currently has guttering and downpipes for drainage of rainwater from the existing flat roofing, so why is that system not being used instead of planned new additional underground drainage pipework
- Piped drainage proposal contravenes sustainable drainage approach to surface water management
- Natural gas pipeline adjacent would prohibit digging
- 'Existing' foul water drainage pipework from the existing chambers has not been utilised for over 50 years and is likely to be silted/blocked/collapsed
- Recent inspection by Thames Water specialists has failed to identify any nearby foul water system that could be used; presented design will result in flooding

*As noted in the appraisal below, the proposed details have been amended during the application and now consist of a soak way / attenuation tank for surface water disposal. This accords with the sustainable drainage approach. The details are considered acceptable in the professional judgement of council officers and in conjunction with the statutory functions of the respective departments.*

4.3 **Statutory and Non-Statutory Consultation**

4.4 The following consultations have been undertaken and a summary of the consultation responses received are set out below.

##### **Consultee and Summary of Comments**

###### **Drainage Engineer**

Details are acceptable. Recommend discharging condition 5.

## **5. POLICIES**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- ‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’
- 5.2 The Government has issued the National Planning Policy Framework [NPPF 2019] sets out the Government’s planning policies for England and how these should be applied and is a material consideration in the determination of this application.
- 5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].
- 5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1 in Appendix 1 of this report.

## **6. ASSESSMENT**

### **6.1 Discharge of Condition 5 (Disposal of Surface Water)**

6.1.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2021): S113
- Harrow Core Strategy (2012): CS1W
- Development Management Policies (2013): DM10

6.1.2 Condition 5 States:

The development hereby permitted shall not commence until works for the disposal of surface water have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with these approved details and shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided to reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Development Management Policies Local Plan 2013. Details are required prior to commencement of development to ensure a satisfactory form of development

6.1.3 The application originally proposed to connect the new surface water system to the existing foul drainage pipe. However, during the course of the application, it became apparent this approach would be acceptable as Thames Water would not give the license for a surface water connection to the local foul water

system. The applicant therefore amended the drainage strategy which incorporates a new soakaway/attenuation tank for surface water discharge.

- 6.1.4 The application was referred to the Council's Drainage Engineer who has advised that the revised details submitted are satisfactory and that the respective condition can therefore be discharged.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 Planning permission for the conversion of the former Civil Defence Building to a Café was granted under application P/3823/19 dated 07/02/2020, subject to conditions. The application seeks to discharge to condition 5 (surface water disposal).
- 7.2 Officers consider that the details submitted are acceptable to address the reasons why the respective conditions were imposed. Accordingly, officers conclude that the proposal is worthy of support and the condition can be discharged.



## **APPENDIX 1: Informatives**

### **1. Planning Policies**

The following policies are relevant to this decision:  
National Planning Policy Framework (2019)  
The London Plan (2021): SI13  
Harrow Core Strategy (2012): CS1W  
Development Management Policies (2013): DM10

### **2. Discharge of Condition**

The approval granted by this decision relates only to those conditions listed in this application. It does not extend to any other matter referred to in any correspondence or shown on any plans

### **3. Plan Numbers:**

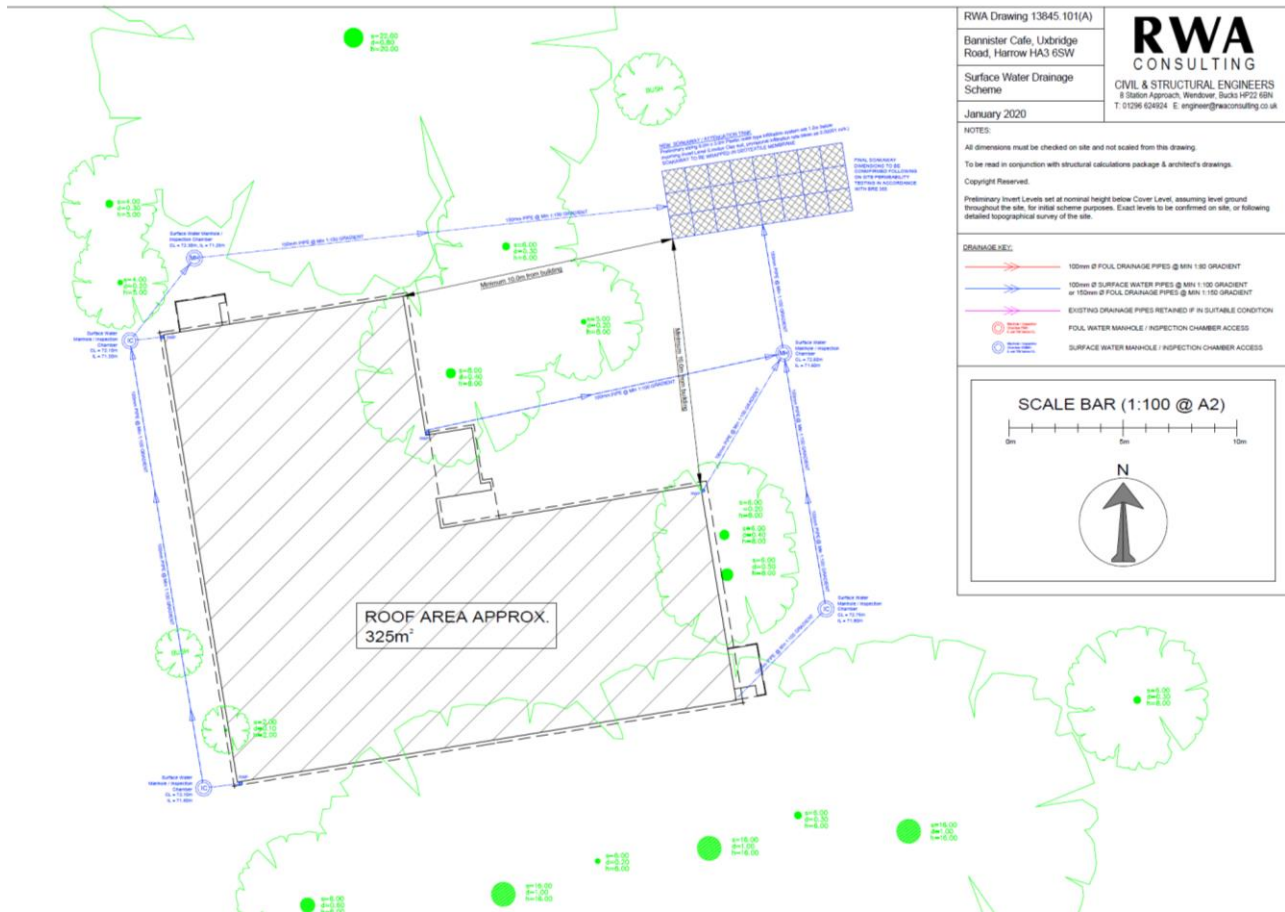
Plan Numbers: RWA Drawing 13845.101(A), Soakaway / Attenuation Tank Calculation (January 2021 Revision 1)

## **CHECKED**

|                                |                      |
|--------------------------------|----------------------|
| Head of Development Management | Orla Murphy 5.3.2021 |
| Corporate Director             | Paul Walker 5.3.2021 |



# APPENDIX 3: PLANS



RWA Drawing 13845.101(A)

**RWA CONSULTING**

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January 2020

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