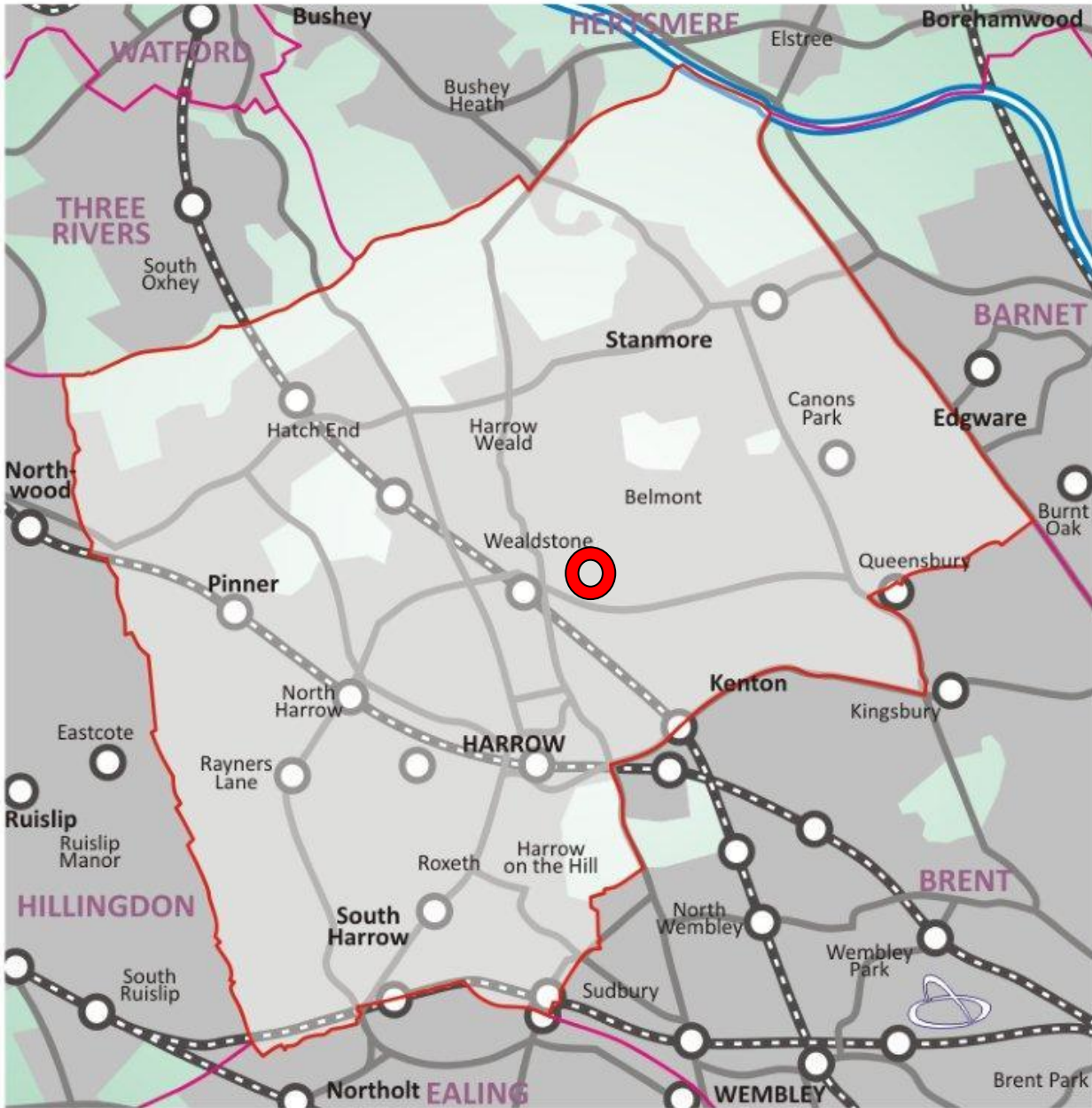


 = application site



Central Depot, Forward Drive

P/0829/21

CENTRAL DEPOT, FORWARD DRIVE



Site Location Plan: Scale 1:500

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

4th MAY 2021

APPLICATION NUMBER: P/0829/21
VALIDATION DATE: 08/03/2021
LOCATION: CENTRAL DEPOT FORWARD DRIVE HARROW
WARD: KENTON WEST
POSTCODE: HA3 8NT
APPLICANT: HARROW COUNCIL
AGENT: EDGE PS
CASE OFFICER: FAYE MCELWAIN
EXPIRY DATE: 21/04/2021

PROPOSAL

Installation of Canopy To Recycling Bay

RECOMMENDATION

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 the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATIONS

The proposal aims to provide a shelter for an existing recycling bay within the recycling centre and would not result in unreasonable harm to neighbouring residential amenities or the functioning of the site. The proposed development would have a satisfactory impact on the character of the area and the amenities of existing neighbouring occupiers. The application falls under Regulation 3 of the Town and Country Planning General Regulations 1992.

INFORMATION

This application is reported to Planning Committee as the development would be on land owned or where an interest is held by the Council and it would constitute over 100 sqm of floor space and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type: (18). Minor Development, All Other Development
Council Interest: Council owned site
Net additional Floorspace: 284sqm

GLA Community
Infrastructure Levy (CIL)
Contribution (provisional):
N/a

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 planning 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

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 site is currently used as the Local Authority's Recycling Centre comprising mainly of hardstanding, office blocks and recycling bays.
- 1.2 To the north of the immediate site are rear gardens of houses along Cullington Close.
- 1.3 The application site forms part of the larger site occupied by Central Depot, Forward Drive Harrow, which is owned by the London Borough of Harrow and is in use by Harrow Council Departments with some space leased to other local authorities and private businesses
- 1.4 The application concerns a section to the east of the site where currently there is a large concrete bay (15m by 12m) used for the storage of domestic recycled materials including glass, cardboard, paper, plastic bottles and tin cans.
- 1.5 To the south of the larger site is a railway track serving the London Underground and Overground, Virgin Trains and other mainline services.
- 1.6 The site is not located within a Critical Drainage Area or any type of higher risk flood zone and the site has been fully hard surfaced. Part of the wider site is located within Flood Zone 1, while outside the site there is a small area within Flood Zone 3a, which is a higher risk flood zone.

2.0 PROPOSAL

- 2.1 The application proposes to construct a steel frame shelter to encapsulate the existing concrete bay at the east of the site to protect the paper and card from rain or poor weather which effects the ability for such materials to be recycled effectively.
- 2.2 The shelter has an external area of 19m by 14m with a low pitch roof with a maximum ridge height of 9.5m.
- 2.3 Profiled cladding will be fitted to the roof and external areas.
- 2.4 Rainwater is to be collected via a coated galvanised steel external gutter and downpipe system.
- 2.5 Internally the shelter would be lit via lighting luminaries fixed to the soffit of the ridge line.

3.0 RELEVANT PLANNING HISTORY

3.1 No relevant history is associated with the recycling centre:

4.0 CONSULTATION

4.1 A total of 8 consultation letters were sent to neighbouring properties regarding this application. The consultation period expired on 05/04/2021. No responses have been received.

4.2 Statutory and Non Statutory Consultation

4.3 The following consultations have been undertaken, together with the responses received and officer comments:

Drainage

- The applicant should submit drainage details in line with standard requirements. The requested details can be conditioned using standard pre-commencement conditions.

5.0 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.

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of Development
- Design, Character and Appearance of the Area
- Residential Amenity
- Traffic, Parking and Servicing
- Flooding

6.2 Principle of Development

6.2.1 The site is allocated for waste management and depot functions. The site is safeguarded for waste management uses under the West London Waste Plan DPD and is currently being used for recycling. The proposal is not for intensification of the existing waste management activity, but merely to improve the functioning of the existing site by ensuring that paper products are protected from rain and bad weather so that they can effectively be transported and recycled. The proposal is therefore supported in principle.

6.3 Design, Character and Appearance of the Area

6.3.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2021): D3,
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

6.3.2 The height and bulk of the proposed shelter is necessary to encapsulate the existing concrete bay retaining wall and wire fence and to accommodate the large machines and plant used within the bay. It is open on all sides which reduces its apparent bulk. The proposed structure is located within the refuse site and borders the wider depot site and would therefore not be highly visible from public vantage points.

6.3.3 The shelter is proposed to be industrial in appearance of a steel frame construction which will be clad in grey which will integrate with the surrounding industrial setting. The proposal is considered to be an appropriately designed addition within the context of the recycling site.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2021): D3,
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1

6.4.2 The nearest residential properties to the site are on Cullington Close to the north of the waste management facility. The rear gardens of these properties are separated from the refuse tip by Forward Drive. The relationship with these properties and the site has been fully established.

6.4.3 The proposed new structure is over 13.5m from the rear boundaries of these properties. Given the distance away from these neighbouring properties and the established nature of the site, it is considered that the proposed height, scale and form of the structure would not cause an unacceptable impact on neighbouring amenity over and above the existing functioning of the recycling site and that the proposal is acceptable in terms of neighbouring amenity.

6.4.4 It is proposed to have lighting within the structure. The living accommodation of the nearest residents is over 20m away therefore there this is not considered to cause significant light pollution to the occupiers of these dwellings.

6.5 Traffic, Parking and Servicing

6.5.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2021): T6
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM42, DM44, DM45

6.5.2 The proposed structure is to shelter the existing recycling bay. There is not proposed to be an intensification in recycling capacity and therefore there would not likely be a significant increase in the number of visitors to the site as a result of the proposal. Therefore the vehicles movements to the site is likely to remain the same and there will be minimal highways impact.

6.6 Flooding and Development

6.6.1 The relevant policies are:

- The National Planning Policy Framework (2019)
- The London Plan (2021): SI 2
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM9, DM10

6.6.2 The design of the proposed shelter incorporates rainwater collection via a coated galvanised steel external gutter and downpipe system. It is proposed that the down pipes are connected into the adjacent underground drainage system or to the existing yard to drain naturally.

6.6.3 The Council's drainage engineer has been consulted on the application and does not raise concerns with the proposed structure and drainage system. However, requires a pre-commencement condition requesting further drainage details in terms of surface water disposal and surface water attenuation. This condition has been recommended.

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed development is an appropriate structure that does not unduly impact on visual amenity or the amenities of the residential occupiers of the adjoining, or nearby properties, subject to the attached conditions. The proposed development would therefore accord Policy CS1 of the Harrow Core Strategy 2012, Policy D3 of the London Plan and policy DM1 of the Harrow Development Management Policies Local Plan (2013) and the Harrow Area Action Plan Policy AAP21: Harrow Waste Management Site

7.2 For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out above, this application is recommended for grant.

APPENDIX 1: Conditions and Informatives

Conditions

1. Time Limit 3 years - Full Permission

The development permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved Drawing 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:

Site Location Plan; B20 019 SLP01 REV A; P20-019 F0001 REV B; HRC-DICE-ZZ-FN-DR-S-1000 REV P1; HRC-DICE-ZZ-RF-DR-S-1001 REV 91; HRC-DICE-ZZ-DR-S-1002 REV P1; HRC-DICE-ZZ-ZZ-DR-S-1003 REV P1; HRC-DICE-ZZ-ZZ-DR-S-1004 REV P1; 100501_01_0500_01 REV P01; Shelter details; Analytical Report Number 20-40462; Phase 2 Intrusive Ground Investigation, Interpretive Report; Planning Statement.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Surface Water and Surface Water Attenuation

The development hereby permitted shall not commence until works for the disposal of surface water and surface water attenuation and storage works 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 and to reduce and mitigate the effects of flood risk in accordance with policy DM10 of the Councils Development Management Policies Local Plan 2013. This is a PRE-COMMENCEMENT CONDITION to ensure adequate drainage details are agreed before the development commences on site.

Informatives

1. Policies

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:
National Planning Policy Framework (2019)

The London Plan (2021):
D3; T6, SI2

Harrow Core Strategy (2012):
CS1, CS1

Development Management Policies Local Plan (2013):
DM1; DM9, DM10, DM42, DM44, DM45

Harrow and Wealdstone Area Action Plan (2013)
AAP21 Harrow Waste Management Site

Relevant Supplementary Documents:

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

2. Pre-application engagement

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 39-42 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.

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.

4. Party Wall Act

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

5. Compliance with Planning Conditions

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

6. Liability for Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

CHECKED

Head of Development Management	Orla Murphy 21.4.21
Interim Chief Planning Officer	Beverley Kuchar 21.4.21

APPENDIX 2: SITE PLAN



APPENDIX 3: SITE PHOTOGRAPHS

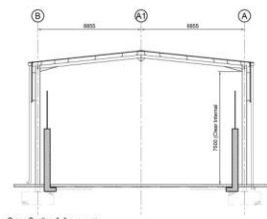


Existing Recycling bay

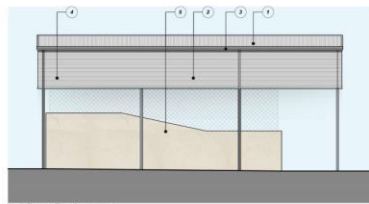


Site viewed from Forward Drive

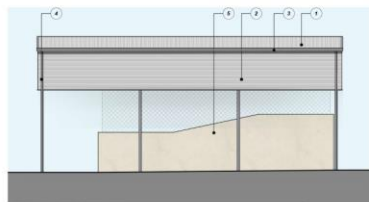
APPENDIX 4: PLANS AND ELEVATIONS



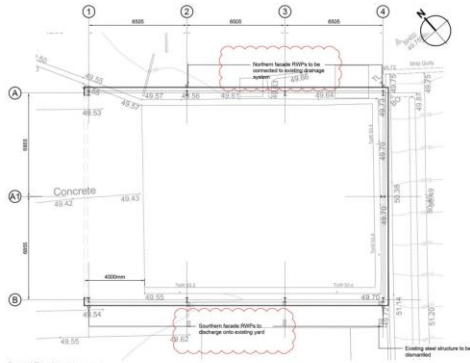
Cross Section A-A Scale 1:100



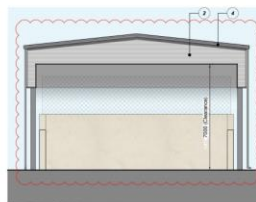
North Eastern Elevation Scale 1:100



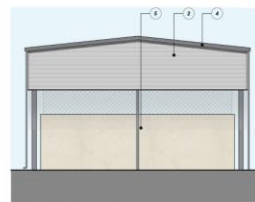
South Western Elevation Scale 1:100



Ground Floor Layout Scale 1:100



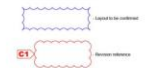
North Western Elevation Scale 1:100



South Eastern Elevation Scale 1:100



External finishes to be confirmed
 1. Single sheet of CAZ 1000R trapezoidal profile
 2. Single sheet of CAZ 1000R horizontally laid trapezoidal profile
 3. CA Truval gallic system with matching verges
 4. Square aluminium downpipe required in line with existing concrete installation to discharge onto existing ground (no drainage connection proposed)
 5. Existing wall to be retained.



- External Finishes**
- 1 Single sheet of CAZ 1000R trapezoidal profile
Finish: Tuff Steel Coloured RFL200 (See 2/04 notes)
Colour: Greenwold Grey (RAL 600 70 95)
 - 2 Single sheet of CAZ 1000R horizontally laid trapezoidal profile
Finish: Tuff Steel Coloured Plasma (Both sides)
Colour: Silver (RAL 9006)
 - 3 CA Truval gallic system with matching verges
Finish: Tuff Steel Coloured RFL200 (See 2/04 notes)
Colour: Pure Grey (RAL 600 95 95)
 - 4 Square aluminium downpipe required in line with existing concrete installation to discharge onto existing ground (no drainage connection proposed)
 - 5 Existing wall to be retained.

B External finishes to be confirmed
 A As indicated

Harrow Recycling Unit
 Competitor Housing Layout & Elevations

Harrow Recycling Unit

EDGE

Edge Nottingham
 2 Heritage Street, High Pavement,
 The Lace Market, Nottingham, NG1 1RS

Working Files	Author
Drawn / Checked	AC / JHF
Date	14.02.2021
Scale	1:100 A3
Project No	8000000
Revision	B

FD0-019 F0001

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