

SECTION 1 – MAJOR APPLICATIONS

Item: 1/01

51 COLLEGE RD, HARROW

P/2416/05/CFU/RP1

Ward GREENHILL

REDEVELOPMENT: 366 FLATS, 1 RETAIL (A1) UNIT, 3 RETAIL/RESTAURANT/BAR (CLASS A1, A3, A4) UNITS, GYM, CRECHE IN BUILDINGS FROM 6 - 19 STOREYS, CAR PARKING, LANDSCAPING AND ACCESS

Applicant: DANDARA LTD

Agent: THE LONDON PLANNING PRACTICE

RECOMMENDATION

Plan Nos: AL1003 Rev6, 1500Rev 7, 1501 Rev 6,1502 rev 6,1503 Rev 5, 1550 Rev 5, 1551 Rev 5,1570 Rev 5, 1571 Rev 5, AL 2000 Rev 18, 2001 Rev 17, 2002 Rev 13, 2003 Rev12, 2004 rev 4, 2005 rev 4, 2006 Rev 4, 2007 Rev 10, 2008 Rev 10, 2009 Rev 10, 2010 Rev 10, 2011 Rev 10, 2012 Rev 10, 2013 Rev 10, 2014 Rev 10, 2015 Rev 9, 2016 Rev 10, 2017 Rev10, 2018 Rev 10, 2019 Rev10, 2020 Rev10, 2021 Rev9, 2022 Rev 9, AL 2100 Rev 9, 2101 Rev 10, 2102 Rev 9, 2103 Rev 8, 2104 Rev 8, 2105 Rev 8, 2106 Rev 9, 2107 Rev 9, AL 3000 Rev 9, 3001 Rev 8 and 3002 Rev 5

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

1 The proposed development is prejudicial to the implementation of the adopted Harrow on the Hill Brief and HUDP proposal site PS6

2 The proposed development fails to meet the objectives of the adopted brief in that:

- it fails to make provision for improvements to the public transport infrastructure and in particular the provision of a multi-model interchange including a bus station
- it fails to provide a north-south connection over the railway
- the standard of design and layout fails to achieve the quality necessary to secure signature development
- it fails to provide or contribute to the provision of improved access to the Town Centre

3 The external spaces, by reason of overshadowing and accelerated wind caused by the proposed buildings, will be unattractive and of limited use.

4 The development by reason of its unsatisfactory design and massing would prejudice panoramic views including some of acknowledged importance both from Harrow on the Hill looking north and from panoramic view points within the Borough looking south towards the Harrow on the Hill contrary to HUDP Policy D31.

5 The proposed buildings fail to demonstrate the quality of architecture and design necessary to justify a tall building in this location in accordance with schedule 3 of the adopted HUDP.

6 In the absence of any improvement as required by policy T16 of the Harrow Unitary Development Plan accessing a car parking and service area from William Carey Way would give rise to conditions prejudicial to highway safety.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

Strategic Policies

Harrow on the Hill Planning Brief, July 2005

S1 The Form of Development and Pattern of Land Use

SEP1 Energy Use and Conservation

SEP5 Structural Features

SD1 Quality of design

SD2 Conservation Areas, Listed Buildings

SD3 Mixed-Use Development

ST1 Land use and the Transport Network

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

SEM2 Hierarchy of Town Centres

SR2 Recreational Activities

Environmental Protection and Open Space

EP7 Renewable Energy

EP8 Energy Conservation and Efficiency

EP20 Use of Previously Developed Land

EP21 Vacant and Disused Land and Buildings

EP28 Conserving and Enhancing Biodiversity

Design and the Built Environment

D4 The standard of design and layout

D5 New residential development-Amenity Space and Privacy

D7 Design in Retail Areas and Town Centres

D30 Public Art and design

D11 Statutorily Listed Buildings

D14 Conservation Areas

D31 Views and Landmarks

Transport

T6 The Transport Impact of Development Proposals

T7 Improving Public transport Facilities

T13 Parking Standards

T15 Servicing of new developments

T16 Service Roads

Housing

H4 Residential density

H5 Affordable Housing
H7 Dwelling Mix

Employment, Town Centre and Shopping
EM8 Enhancing Town Centres

National and Strategic Considerations
DETR 1988, Circular 6/98: Planning and Affordable housing
PPS1 Delivering Sustainable Development
PPG3 Housing
PPS3 Housing consultation draft
PPS6 Planning for Town Centres
PPG13 Transport
PPG17 Planning for Open Space, Sport and Recreation

Regional Guidance: Mayor of London 2004, 'The London Plan: Spatial Development Strategy for Greater London', GLA

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) The Planning Brief & Town Centre Strategy
- 2) The Footbridge
- 3) The Bus station/ Transport Interchange
- 4) Service road to rear of 373-385 Station Road
- 5) The Conservation Area & listed buildings
- 6) Views and Landmarks
- 7) Tall Buildings, Design and Layout
- 8) Crime and Disorder
- 9) Pedestrians and the Public realm.
- 10) Affordable Housing
- 11) Noise
- 12) Density of development
- 13) Viability
- 14) S106 Agreement
- 15) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major
Conservation Area:	adjoins Roxborough Park and The Grove
Listed Buildings:	None within site but some nearby
Site Area:	0.62ha
Car Parking:	Standard: Residential 396 + 74 visitors Commercial A1/A2/A4 taken as all A1 2 staff and 6 customers
Gym & Creche	Assess on merits

	Justified:	Residential	79 (21% of standard)
		Commercial	Nil
	Provided:	Residential	Cars 76 + 3 for disabled. No visitor spaces M/Bikes 4 Cycles 219
		Commercial	Nil
Council Interest:	None		

b) Site Description

- The site contains a vacant, derelict post office and sorting office last used in June 2003. The building of some 9,760 sq m. covers the majority of the site with the balance being hard surfaced for car parking, loading and access. The building when viewed from College Road is 3 storeys in height but this masks changes of level within the site. At the rear of the site bounding the Metropolitan Railway the land has been previously excavated to form a basement level. This enabled access to the site from College Road with all traffic leaving via Station Road adj No 385.
- The site is bounded to the west by an office building at 53 to 61 College Road. Next on this frontage is No 79, an eight-storey office block standing over the north entrance to the railway station. Next to it is the existing bus station. To the south lies the railway tracks, station and platforms. To the north and east the site wraps around the back of the offices at 17 to 33 College Road, Harrow Baptist Church and buildings facing Station Road. Finally a finger of land runs east to Station Road which was previously used as a vehicular egress.

bb) Conservation Area Description

- South of the site, beyond the railway, lies Lowlands Recreation Ground then Lowlands Road and then The Grove Open Space going up the hillside. All of these lie within a conservation area. The 1993 character analysis of the area is silent about the recreation ground. In respect of The Grove Open Space it notes '... located to the east of the conservation area is an area of gently sloping grassland from which panoramic views of the borough can be obtained. The area is fringed by woodland on its southern boundary (ie up the hill) and less dense tree screens to the north (nearest the site) and east. On its western boundary are a group of late Victorian and Edwardian semi-detached houses of traditional appearance.' The applicant's urban design statement notes '...landmark of St Mary's Church spire (on the Hill) creates a landmark and gives Harrow an identity which is seen from a great distance'. (see later in report under applicant's statement)

c) Proposal Details

Land Uses:-	1 A1 (Retail) Unit	110m ²
	3 A1/A3/A4 Units	880m ²
	Creche }	
	Gymnasium }	510m ²
	<u>366 Dwellings</u>	<u>32,631m²</u>
	Total Area	34,131m ²

Mix of dwellings	Size	Habitable Rooms	Market	Affordable	Total
	1 bed	480	202	38	240
	2 bed	342	68	46	114
	3bed	48	Nil	12	12
	Totals	870	270	96 (26%)	366

Density; 870 habitable rooms, Site 0.62 ha = 1400 hrph or 590 dwellings per hectare.

Plot Ratio including residential 34,131 m2 GFA, Site 0.62ha = 1 to 51.

Form and Function:- The development comprises two blocks rising in height from 6 to 19 storeys standing at a right angle to each other. Each block is subdivided into three segments by the lift/stair shafts with the stair shafts clad in glass in contrast to the solid appearance of the residential elements. The residential is above ground level with commercial uses at street level together with a public square giving views of the Hill. Car parking, unloading and waste storage are located in the basement. Roof gardens are provided on top of each segment for residents. The public space of some 2,300m2 (0.58 of an acre) is proposed along the main north-south axis leading from College Road. The drawings show how a footbridge may be connected to this space.

Access and Parking ; For the basement car park of 76 spaces access is via William Carey Way. Three additional spaces are provided for mobility impaired drivers and 181 secure storage areas for residents' bicycles. A further 38 cycle spaces are provided for general use at ground floor level. Last parking for four motorbikes is located in the basement. Access from the existing service road is to provide for servicing and waste collection. An improved turning area is proposed as part of the application. The existing service road from College Road alongside 53-61 is to be retained and will give access to basement service functions. Part of the structure of 53/61 is underneath part of this service road which restricts redevelopment on this boundary.

d) Relevant History

The site has been used for Post Office for decades. It was redeveloped into its current form in the 1960s before being vacated in 2003.

e) Applicant Statement

Due to the size and nature of the application, a number of documents have been submitted as part of the application. These are:

- A non technical summary of the Environment Statement (11 pages)
- The full Environmental Statement (ES) as required by statute (189 pages). The purpose of the ES is to establish conditions in the absence of the proposal (the baseline), determine the matters which may be affected by the development, assess the actual impacts on those matters by way of description or forecast, evaluate the importance of the impacts and decide what mitigation measures are needed. Concerning drainage, the applicant intends to use S 106 and 10 8 of The Water Resources Act to upgrade the foul sewer system to meet the demands of the development and to calculate the amount of storm water to be stored on site to control the peak flow into the storm water system.
- Appendices to the Environmental Statement
- Architectural, Urban Design and Landscape Statement (approx 200 pages)
- Supporting Planning Statement (54 pages)
- Supporting Statement of Community Involvement (7 pages)
- Supporting of Community Involvement (7 pages)
- Affordable Housing Statement (7 pages)
- Transport Assessment (22 pages plus approx 100 pages of drawings and appendices)

f) Consultations:

Again due to the size and nature of the application the consultation has been very extensive.

**GLA }
TfL }**

The Mayor supports the conclusions in his officer's report. These state that whilst the principle of a high density, mixed used development within a Metropolitan Town Centre, with a high public accessibility level is acceptable in general planning policy terms, this proposal gives rise to a number of fundamental concerns. These relate to meeting the London Plan policies on energy, affordable housing, transport, urban design and equal access. In addition to this, there is concern that the proposal may compromise the wider regeneration of the town centre, particularly relating to any public transport improvements.

The Mayor agrees that there is an opportunity for this site to be brought forward to achieve a number of the objectives and aspirations for the town centre. The applicant has demonstrated a willingness to engage to achieve this, and further dialogue between Harrow Council, the GLA and

the applicant should be encouraged.

Thames Water Utility

No objection. Request for conditions and informatives to be placed on any planning permission

Countryside Agency

No objection

Environment Agency

No objection subject to conditions

English Heritage

Remained concerned at as to the impact of the height of the new development on views to and from Harrow on the Hill. Whilst for example the view from Harrow park may not suffer there is concern that other middle distance views may be effected.

The new development would benefit the town centre by removing unattractive buildings and disused spaces. It would give the skyline of the town centre a more urban focus but this would significantly change its existing scale and character.

**Commission for
Architecture and the
urban Environment
(CABE)**

We welcome the intention to bring this site back into active use.... However we think that significant weaknesses are inherent in the scheme itself, and are concerned that the proposal shows limited promise to slot into a coherent and viable masterplan for the wider station area.

We have reservations about how the site really connects to its surroundings. The site planning, in our view, has been driven by dealing with the site in isolation placing a new heart in its centre and a new route through providing maximum retail frontage within the site without considering its viability as such. Whilst we note the reduction in number and slight reconfiguration of the blocks our overall concerns about the built form remain. The two cascading blocks sited to celebrate the new pedestrian bridge crossing rather than take account of orientation do not, in our minds, provide a convincing site response.

In terms of the impact on peoples' living accommodation we acknowledge the measures being taken to deal with noise and heat gain but the more fundamental need to plan the site to respond to these challenges has not been successfully met.

We acknowledge the Council's planning brief for the station area but would urge the local authority to develop a spatial masterplan for this part of the town. This scheme suggests that the independent development of different sites in the area will not achieve the successful regeneration.....this site cannot singularly shoulder the challenge of coming up with a convincing proposal for the area as a whole.

BAA (Airport safeguarding)

No objection

Met Police (Crime Prevention)

Pre application comments stand. Amendments to plans have met police objections regarding design, crime and disorder.

Advertisement: | Major development | Expiry: 03-JAN-06

Notifications:

Sent:	Replies:	Expiry:
6,719	68	28-DEC-05

Summary of Response:

- **Public Bodies.** Agent for Harrow College expresses support with reservations concerning the impact of the proposal on improvements to the public transport interchange and the design and location of the footbridge. The Harrow Public Transport Users' Association objects to the proposal not being accord with the planning brief and public transport infrastructure needs being ignored as does the Harrow Town Centre Forum.
- **Council Departments.** Design and Conservation. Adverse effect on conservation areas, setting of listed buildings and important views. Poor relationship to massing, composition and proportion of wider townscape setting, loss of building line, poor orientation of public open spaces and potential safety issues in the layout. Drainage. Conditions requested re drainage and attenuation of storm water flow if permission granted.

- **Local Bodies, Residents and Employers.** In addition to 65 letters of objection from residents, two petitions have been submitted with 12 and 31 signatures expressing objection. A letter of support has also been received. Representation has also been received from The Harrow Hill Trust, Roxborough Residents Association, Roxborough Road Residents' Association, Greenhill Manor Residents' Association, Harrow Baptist Church and St Anselm's Catholic Primary School. Two local business based in College have objected on the grounds of failing to comply with PPS6 (Town Centres), loss of light and residential development being out of character.
- Grounds of objection include loss of views to and from Harrow on the Hill, overdevelopment, excessive building height, lack of public transport improvement, design liable to increase crime and disorder, lack of car parking, possible wind tunnel effect of high buildings, failure to provide a centre for performing arts, poor appearance, possible interference with TV signals, inability of fire service to reach above seven storeys and development detrimental to amenities of nearby residential properties.

APPRAISAL

1) The Planning Brief & Town Centre Strategy

The application site forms part of Proposal Site 6 (PS6), which is allocated in the HUDP for 'Public transport improvements and mixed use for office, education, civic, residential, leisure and retail space and open space.' PS6 involves land on both sides of the railway, adjacent to Harrow on the Hill station, as well as air space over the railway tracks and was included in the UDP to exploit the site's potential for high quality, higher density, mixed used development and enhanced public transport interchange in a town centre location with excellent accessibility to public transport. To achieve the objectives the UDP promotes a comprehensive approach to development through the preparation of an urban design framework. This will enable individual developments to be brought forward provided they are in accordance with the wider objectives for the brief area. The UDP further requires that the design framework principles to optimise the development potential of the brief area and integrate land use and transport functions at a key town centre location.

The Planning brief for land at Harrow on the Hill station, which was adopted as Supplementary Planning Guidance in July 2005, provides more detailed guidance on the implementation of PS6 objectives. It was adopted following a lengthy master planning process with landowners, Transport for London (TfL), and the GLA and after extensive public consultation. The brief is a material planning consideration which should be taken into account in determining the current application. It sets five objectives which any development should seek to achieve:

- * A 21st century mobility hub- by relocating the bus station to land centred on the former Post Office site (the application site) linked to a new rail station concourse and ticketing hall to the east of the present station

- * Signature development- which would increase the profile and performance of Harrow Town Centre
- * A new north/south connection over the railway to Lowlands Recreation Ground
- * A mix of uses - to promote an exemplar form of sustainable town centre development
- * Improve access - that integrates all modes of transport into the town centre

The planning brief also sets out a range of planning, transport and sustainability guidelines which developers are required to take into account.

The application is limited to the former post office site in College Road. The proposals do not include public transport improvements as required by the UDP and the adopted planning brief although illustrative material has been submitted to demonstrate how additional capacity at Harrow Bus station and improved interchange facilities might be achieved. This would involve land at 79 College Road (an adjacent office block) to enable the bus station to be extended and modified. The applicant has offered to make a financial contribution through a S 106 agreement to assist the funding of these improvements. See also part 14 of the Appraisal section of the report below on the S106 Agreement.

Extending the bus station in the way suggested by the applicant would not only involve land outside of the application boundary but land out with the applicant's control. Without the support of the third party landowners, a S106 financial contribution alone cannot be relied upon to secure the proposed extension and modification to the bus station.

There remains considerable uncertainty about how the current application will ensure that the improved transport hub would be achieved. Failure to secure this essential improvement would severely compromise the objectives of the UDP and Planning brief and the opportunity to optimise the development potential of this key site.

2) **The Footbridge**

The planning application excludes the footbridge across the railway around which the layout of the proposals has been designed. The proposals demonstrate how a bridge can be built at a later date fitting into the proposed development and Lowlands Recreation Ground. The developer has offered to fund its construction. The bridge cannot be built without the consent of the other two landowners over which the bridge passes. These are London Underground Ltd and Harrow Council. Again there remains considerable uncertainty as to how the current application will ensure the delivery of a link over the railway and failure to achieve this essential improvement would severely compromise the objectives of the UDP and Planning brief and the opportunity to optimise the development potential of this key site.

The influence of a bridge in design and layout terms, in the position suggested by the applicant, is addressed below in part 7 of this Appraisal section particularly under design and layout.

3) The Bus Station/ Transport Interchange

As noted in 1 above, an alternative solution, to that in the brief, is suggested but not included in the application and alternative framework for the delivery of the Planning Brief's objectives is provided in the urban design statement supporting the application. The applicant's planning statement (paras 7.14 to 7.17) summarises as follows; "Whilst we appreciate the desire to improve the public transport capacity for Harrow on the Hill, improvements can be more realistically managed financially on the existing sites from which they operate. The supporting documentation submitted with this application sets out the reasoned justification for this approach. Issues of physical reorganisation, route priority and flexibility of location for elements such as bus standing space can assist in rationalising land take requirements for the improvements. In this context SBA have put forward a detailed technical layout to show how improvements to capacity, interchange and movement can be achieved with in situ improvements involving land at 79 College Road.

Within this framework the application as submitted is capable of delivering the remaining four objectives for the area within the demise of the site at 51, College Road and in doing so does not inhibit the future development potential of neighbouring sites". Your officers do not share this view and stand by the requirements of the brief as adopted.

4) Service Road to rear of 373-385 Station Road

Policy T15 and Schedule 6 of the HUDP require the provision of a service road connecting to the existing one known as William Carey Way. Again the application shows how the service road might be to join Station Road but it is outside of the application site and does not form part of the proposed development. Any such service road provision will again need the consent of other landowners by way of a legal agreement. There are issues concerning future safety of users of the existing access road;

- i) as it lacks active frontage and natural surveillance is poor and;
- ii) concerning highway safety

5) The Conservation Area & Listed Buildings

The applicant's supporting documents, including page S5-1 of the Environmental Statement (ES), argue that the proposal will preserve and probably enhance the setting of Roxborough Park and The Grove Conservation Area given the current state of the site. However given its scale, mass and design as examined in the previous sub section 5 the scheme will, in your officers' view, have significant negative impact on the adjoining conservation area and the wider setting of Harrow on the Hill. This wider impact includes Harrow School Conservation Area.

Concerning listed buildings the applicant's ES makes brief reference to these suggesting that the development would accentuate the urban backdrop to the Grade 2 listed western block of Harrow College (built circa 1820). However the existing backdrop comprises building of similar height allowing the listed buildings to retain some prominence. That proposed would further detract from this building's setting as shown in the applicant's photo UDP-Loc 2. It would also detract from the setting of the Grade 2 listed NatWest Bank (built 1915) on the corner of St Anne's Road and Station Road.

6) Views and Landmarks

The previous section relates to short/medium distance issues. Impact on some additional views at this scale and other long distance views needs to be considered. Policy D 31 plus Plan 9 sets out the Council's position on this issue and schedule 4 of the UDP lists views, viewpoints and landmarks to be protected from insensitive development. The applicant has sought to address views of St Mary's Church and at your officers' request the impact on panoramic views from Old Redding, Pinner Hill Golf Club and Stanmore Golf Course.

7) Tall Buildings, Design and Layout

This issue is, to a degree, the reverse side of the previous two issues. The tall building issue has been appraised using the functional considerations as set out in Schedule 3 of the UDP where these are not addressed elsewhere:-

Aircraft	See BAA response
Archaeology	Not within archaeological priority area. ES concludes that no further work required due to lack of archaeological potential on the site.
ES overall	See under 'Applicants Statements' above.
Heritage	See English Heritage and LBH responses to consultation.
Telecomms	ES- Any impact on signals can only be assessed with before and after studies. Mitigation can then be agreed and carried out. Would have to be made subject of planning condition.
Construction and Demolition	ES identifies relevant British Standards for building operations (BS 5228). It concludes that with a 'construction environmental management plan' in place building operations should not have long term adverse effects on the immediate and wider environment'. Such a plan would be subject to a planning condition.

Energy Consumption

The ES makes a full assessment of the energy consumption of both intended building materials and energy consumption once the development is in use. It concludes that materials for building would in part be selected using sustainable objectives and unsustainable materials such as tropical hardwoods would not be used. That the buildings would be energy efficient and for the residential elements the aim was to achieve a rating of 'Good' under the BREEAM Ecohomes 2005 assessment framework.

Microclimate

The applicant in the ES has used criteria evolved at the universities of Bristol and Tokyo to predict the effect of the proposed buildings on wind strength and direction using published metrological data. The study concludes that only the west elevation nearest to the railway (part of building B) needs to take account of wind issues by recessing the entrances at street level. The ES does not take account of any other development which may come forward in the town centre.

Impact on Pedestrians

See separate section.

Impact on Services

The ES is silent on health and education matters. There is a surplus of school places such that an education contribution is not required. An affordable housing statement has been submitted. The proposal provides 30.2% of the total net internal floor area of the residential element of the scheme. 96 affordable units are provided and the breakdown by size is given above. The mix of the affordable is 40% x 1 bed, 48% x 2bed and 12%x 3bed. The applicant notes that the greater London Housing requirements Study (Dec 2004) comments for social rented housing that '... the net requirement is predominately for 1 and 2 bedroom properties'.

The affordable element has been distributed through the development and would be managed by a registered social landlord to be agreed with the Council. (See also under paragraph 10 of this section).

Transport Impact

See paras 2, 3 and 4 above, of this appraisal.

Impact on Daylight

In the ES existing properties around the site, proposed open space and interior lighting to the proposed development are considered. Taking these in turn, relatively few windows or rooms in surrounding residential properties will be affected in excess of that suggested by the Building Research Establishment's (BRE) standards with only Harrow Baptist Church being affected to greater degree. The applicant does not consider this to be unreasonable given it is a non-residential use. Concerning the area of intended public open space that part permanently in shadow 21 March to 21 September is negligible. All roof gardens receive sufficient sunlight bar one which is fractionally below the BRE standard. Last the standard of daylighting within the blocks proposed is good.

Use of Buildings

The ES notes that the site provides the opportunity to deliver a high density mixed use development that is sustainable in the context of national, regional, strategic and local policy objectives. The proposed scheme achieves this by providing an appropriate mix and density of uses that are compatible with the surrounding context and public transport network.

Design and Layout

The top of the built form at its highest point rises to 124m, OS data shows a ground level of 123m on top of Harrow hill. The height of the proposal is of significance because the designs relate poorly to their context; principally to the urban fabric and massing of the town centre and also the topography and landmark that is Harrow Hill and St Mary's Church.

The height of the built form is out of context with regard to the massing of the urban fabric to the north and south of the site. The top of tallest building in Harrow Town centre is 36m from the street. The massing of the built form in two blocks at a right angle emphasises the bulkiness of the design. The blocks are divided into three with access and loft shafts between each block. The built form rises sharply from a half block of 6 stories at street edge to a full block of 19 stories. The lift shaft rises above this. The Architectural, Urban Design and Landscape Statement does not provide a massing study of the built form in relationship to the town centre.

The proposal design is bulky with significant block rising above the existing townscape and contrasting with the elegance of St Mary's spire atop Harrow hill beyond. The cut off nature of the built forms makes them appear blockier. The triangular form breaks in a 19-storey vertical façade at the railway which conflicts with the gradual slope of the hill into the town centre. The poor relationship between the building and its wider context is of significance because Harrow Hill and St Mary's church are landmarks that can be seen from national as well as regional railways as well as local viewpoints.

The provision of amenity space with associated landscaping as suggested in 6.8 of the Architectural Urban Design and Landscape Statement will only visually increase the height of the buildings.

The layout provides for a new publicly accessible community square. This provision is spoilt because the 19-storey buildings immediately to the west and south will overshadow the new square. It is anticipated that the gap between the two 19-storey buildings is likely to funnel wind into the area to the detriment of its environment.

8) Crime and Disorder

The police crime reduction unit advise that the street level layout is likely to provide further escape routes for those engaged in street crime in and around the bus station. To resolve this issue they advise that access should be controlled at street level and the drawings have been amended accordingly.

9) Pedestrians and the Public Realm

The brief and policy D7 of the HUDP require that a safe, pleasant and attractive environment is created. These requirements have to be balanced against the need to reduce crime and disorder by design. The layout at street level does not achieve the requirement of this policy.

10) Affordable Housing

The housing enabling team have put the developer's affordable housing offer through the toolkit appraisal and are satisfied that the offer is appropriate for the development. The brief as adopted whilst permitting a reduction in affordable housing provision does not suggest zero provision in order to help deliver the public transport interchange improvements since this would be in conflict with HUDP policy H5.

11) Noise

The ES contains a survey of existing noise levels around the site, predictions of noise levels on the elevations of each new building and how, where necessary, noise will be reduced. Ventilation is to be provided using trickle ventilators with a sound reduction performance at least as good as thermally insulated double-glazing to minimise the need to open windows.

12) Density of Development

The analysis of the application reveals its density to be 1400habitable rooms or 590 dwellings per hectare. The HUDP has a minimum density requirement of 150 hrph but has no upper density limit for residential development. Para 6.25, 6.26 and 6.27 emphasis that a design lead approach is to be taken consistent with design and amenity considerations and other policies of the plan. For members information The London Plan recognises central locations with very good public transport connections, as with the application site, as appropriate for densities in the range 650-1100 hrph (Table 4B.1 refers). This proposal has a density considerably above that level.

13) Viability

As noted in section 3 of the appraisal, the applicant has consistently maintained that the public transport interchange improvements required by the brief are not financially viable. Put another way the solution will cost more than the developer of the Dandara site can afford. The surveyors representing the developer and council have met and exchanged information but are unable to reach agreement.

14) S106 Agreement

The developer's offer is set out in a letter dated 5 May 2006. The heads of terms are as follows:

Public Transport

£1M contribution for the construction of pedestrian footbridge. (By inference no contribution towards acquiring third party land or air rights required to build bridge or offer to procure its construction). Subject to reducing the level of affordable housing on offer a second sum towards public transport improvements could be made. If no affordable housing provision is made a further sum of up to £6m could be provided for public transport improvements. By implication if the affordable housing level remains as submitted in the planning application a second sum will not be available. No value is suggested for the third party land needed to enable improving the bus station in its current location or offer made to procure those improvements.

Affordable Housing

Provision offered is currently at 30% of floorspace and is part of a £1m package for this housing. Split between social renting and intermediate housing is 66/34. The higher values achieved by reducing the % of affordable housing would create the second sum for public transport improvements.

Environmental Contributions

Developer prepared to consider any necessary improvements that flow from the impact of the development subject to overall agreement of the principal elements. Last the developer asks the Council to express preferences as to whether the bridge contribution should be applied to public transport improvements instead and the balance to be made between affordable housing and the transport solution.

15) Consultation Responses

The majority of points raised have been addressed in the appraisal section. Of the remaining four points, the level of car parking provision is considered adequate given the high accessibility of the location by public transport. The inclusion of a performing arts centre is not required by policy and the possible interference of TV signals is addressed in the applicant's Environmental Statement. Any assessment of the development's effect on terrestrial TV can only be assessed by having a pre development survey and then one post development. In the circumstance that refusal of permission is recommended a baseline study has not been requested. Access by the fire brigade to tall buildings is not a planning consideration other than at street level.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for refusal.

354-366 PINNER ROAD, HARROW

Item: 1/02

P/2447/04/CFU/DC3

Ward HEADSTONE NORTH

REDEVELOPMENT FOR 3-6 STOREY BUILDING TO PROVIDE SUPERMARKET, 112 FLATS, COMMUNITY FACILITY; PARKING AND ACCESS AND EXTENSION OF TIME TO COMPLETE S106 AGREEMENT

Applicant: GENESIS

Agent: MOREN GREENHALGH

RECOMMENDATION

Plan Nos: 1948, C81:431/207, 155B, 640A, 172F, 154A, 123E, PEP 315704/15F, 12B 14H, 320A, 326C, 327B

Inform the applicant that:

- 1) the application is acceptable subject to a legal agreement, as previous authorised in resolving to grant permission to application P/2447/04/CFU, being completed within three months of the Committee decision.
- 2) **GRANT** permission in accordance with the development as described in the revised application and submitted plans, subject to the following conditions:

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

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

2 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

3 The development hereby permitted shall not be occupied or used until all the works detailed in the application have been completed in accordance with the permission granted unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory form of development.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Section 106 Agreement
- 2) Consideration of issues which would otherwise require conditions to be attached to permission.

INFORMATION

The development commenced prior to the completion of the Section 106 Agreement and consequent issuing of planning permission. The developer now seeks to rectify the situation by seeking:

- a) more time to execute the agreement and
- b) satisfying the Council on issues which were originally intended to be the subject of conditions.

a) Summary

Statutory Return Type:	Other		
Site Area:	0.4 ha		
Habitable Rooms:	285		
Density:	713 hrpa	280 dph	
		Retail:	Residential:
Car Parking:	Standard:	12-24	147
	Provided	20	56
Council Interest:	None		

b) Site Description

- East side of Pinner Road within primary shopping frontage of North Harrow District Centre;
- Site also bounded by Station Road and Canterbury Road;
- Previously occupied by supermarket fronting onto Pinner Road with bowling alley over in 2/3 storey high building;
- Site cleared and foundation work commenced. Now stopped upon intervention by Council officers since unauthorised development;
- Petrol filling station and large industrial building containing several vehicle related uses adjacent to northern site boundaries;
- Locally listed building, The Counting House, on corner of Pinner Road and Station Road
- Commercial uses, some with residential above, in adjacent parade fronting onto Pinner Road;
- Residential premises on opposite side of Canterbury Avenue;
- Residential, educational and commercial uses on opposite side of Pinner Road;
- Commercial uses with residential

c) Proposal Details

- Application for extension of section 106 Agreement period.
- Resolution of detailed issues as set out in the appraisal section so that work may lawfully commence on the execution of the S106 Agreement.

d) Relevant History

HAR/8912/C	Erect Bowling Centre, shop and car park	GRANTED 20-MAY-63
P/504/04/CFU	Redevelopment for 3-6 storey building to provide supermarket, 119 flats, community facility, parking, accesses.	REFUSED 30-JUL-04 APPEALED

Reasons for Refusal:

- 1) The proposal, represents an overdevelopment of the site by reason of excessively high density resulting in an over intensification of the site to the detriment of the amenities of the local area.
- 2) The proposed development affords a severe shortage of amenity space most of the occupiers not having access to it. This will give rise to a loss of residential amenity for future occupiers to the detriment of the area.
- 3) The proposal represents a shortfall of parking provision for the residential element giving rise to unacceptable levels of on-street parking. The lack of parking together with the low level of retail parking provision, will be detrimental to the amenities of the local area, result in overspill parking, giving rise to the potential need for unnecessary parking restrictions in the neighbouring roads.
- 4) The loss of the indoor recreational leisure facility and replacement with a community facility is not equivalent or better and is therefore contrary to policy R12 of the UDP. This will give rise to a loss of amenity to the wider community.

P/2447/04/CFU	Redevelopment for 3-6 storey building to provide supermarket, 112 flats, community facility, parking, access.	GRANTED 15-FEB-05 SUBJECT TO LEGAL AGREEMENT
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e) Applicant's Statement

- Work on site has ceased as from 12th of May 2006;
- S.106 agreed but cannot be executed since 12 month limitation period for completion has expired.

APPRAISAL

1) Section 106 Agreement

That an extension of time to execute the Section 106 Agreement, as previously authorised in resolving to grant application P/2447/04/CFU, be granted for a period of 3 months expiring from the date of the committee's decision.

2) Issues Addressed

The following briefly outlines the outstanding issues for permission P/244/04/CFU which have now been resolved and therefore do not need conditions attached to the permission.

1. The permission period of the planning consent shall begin before the expiration of 5 years – **no action required.**
2. Details of materials to be used in the construction to be submitted to and approved in writing by the LPA before commencing further development on site – **Satisfactory materials have been submitted.**

3. Site to be boarded up with minimum 2m high fence before commencing further works or development on site – **Site has been boarded.**
4. No development to take place until plans showing the proposed boundary treatment are submitted to and approved in writing by the LPA – **Details of the boundary treatments, which comply with Environment Agency requirements have been received.**
5. Development not to commencement until a scheme of hard and soft landscaping has been submitted to and approved in writing by the LPA – **Scheme approved by Landscape Officer.**
6. Planting seeding and turfing shall be carried out in the first planting and seeding seasons – **No action required at this stage.**
7. No site works or development shall commence until details of the levels of the buildings, roads and footpaths is submitted to and approved in writing by the LPA – **Satisfactory levels have been received.**
8. Details of the new access(es) to be brought into use and the existing access(es) to be closed off shall be submitted to and approved in writing by the LPA – **Satisfactory details have been agreed by Highways.**
9. Details of the levels for the carriageways and footpaths shall be submitted to and approved in writing by the LPA – **Highways have agreed submitted information.**
10. Details regarding the surfacing and drainage of the car parking area shall be submitted to and approved in writing by the LPA – **Agreed by Drainage section.**
11. Details of refuse storage and disposal shall be submitted to and approved in writing by the LPA before further development of the site commences.
12. Details of the surface water storage and attenuation for the development shall be submitted to and approved in writing by the LPA before further development of the site commences – **Agreed by Drainage section.**
13. Details required by the Environment Agency (i.e. floor levels, walls and fencing, man hole entries and loading on the Yeading Brook culvert) shall be submitted to and approved in writing by the LPA before further development commences on site – **Agreed by Environment Agency.**
14. Details showing a 1.1m high barrier sited 1.5m behind the front parapet of the communal landscaped garden at the 3rd floor roof of Block A shall be submitted to and approved in writing by the LPA before further development commences on site – **Details received as required.**

CONCLUSIONS

- a) That the period for the execution of the S.106 should be extended and;
- b) for all the reasons considered above, this application is recommended for grant.

STRONGBRIDGE CLOSE, HARROW**Item: 1/03****P/2006/05/CFU/DT2**

Ward WEST HARROW

REDEVELOPMENT TO PROVIDE 260 UNITS: 3 X 4/5 AND 6 STOREY BLOCKS OF FLATS (BLOCKS A, B AND F) 1 X BLOCK OF 6 STOREY FLATS (BLOCK G), 1 X BLOCK OF 5 AND 7 STOREY BLOCKS OF FLATS (BLOCK H), 2 X BLOCKS OF 2 AND 3 STOREY HOUSES (BLOCKS C AND D) AND ONE BLOCK OF 2 STOREY HOUSES (BLOCK E), ROADS, PARKING, AND OPEN SPACE (REVISED PROPOSAL)

Applicant: METROPOLITAN HOUSING TRUST**Agent:** PRP ARCHITECTS

RECOMMENDATION

Plan Nos: 2.0/05 2.0/06 2.0/08 2.0/09 2.0/010 2.0/011 2.0/012 2.0/013 2.0/014
2.0/015 2.0/016 2.0/017 2.0/018 2.0/019 2.0/020 2.0/022 2.1/01
2.1/03 2.1/04 2.1/06 2.1/07 2.1/08 2.1/09 2.1/010 2.1/011 2.1/012
2.1/013 2.1/017 2.1/018 2.1/019 2.1/20 2.1/21 2.1/22 2.1/23 2.1/24
2.1/25 2.1/26 2.1/27 2.1/28 2.1/29 2.1/31 2.1/35 2.1/38 2.1/42
2.1/44 2.1/60 2.3/01 2.3/02 2.3/04 2.3/05 2.3/06 2.3/07 2.3/08
2.3/09 2.3/10 2.3/11 2.3/12 2.3/13 2.3/14 2.3/15 2.3/16 2.3/17
2.3/18 2.3/19 2.3/20 2.3/21 2.3/22

Inform the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - i) Prior to occupation of the development hereby approved, the layout, construction and maintenance of publicly accessible areas of open space, as agreed in writing by the Council, including the provision of a network of footpaths (not being a public right of way) that are designed and built according to the principles of 'Secured By Design'.
 - ii) Not more than 11 of the dwellinghouses and 112 flats hereby permitted shall be sold on the open market, such provision to be identified on an approved scaled plan prior to the occupation of any dwellings;
 - iii) The management of the open space and children's facilities in accordance with a Community Facility Management Statement between the Council and the Developer.
 - iv) The submission of a Green Travel Plan, as agreed by the Development Control Committee before completion of the S106 Agreement.

Item 1/03 : P/2006/05/CFU continued/...

- v) The submission of a homezoning scheme to be agreed by the Development Control Committee before the completion of the S106 Agreement.
 - vi) The upgrading and lighting of the footpath from Rayners Lane.
2. A formal Decision Notice, subject to the planning conditions noted below, will be issued only upon the completion by the applicant of the aforementioned Legal Agreement.

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 Prior to the commencement of works on the site, a detailed investigation of the site should be carried out to assess the effect of any residual contamination on the proposed development. The method and extent of this investigation shall be agreed in writing with the local planning authority in consultation with the Environment Agency prior to the commencement of the investigation.

REASON: To safeguard the site workers, local residents, future residents and the general environment, and prevent pollution to the water environment.

2 Development on the site shall not commence until a scheme to deal with contamination and prevent pollution of ground water and surface water, including provisions for monitoring, has been submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency Thames Region. The scheme shall include measures to monitor the achievement of a target environmental specification. The scheme shall then proceed in strict accordance with the measures approved and shall be fully implemented and completed before occupation of the development.

As part of the approved scheme, prior to the occupation of the development, a report shall be submitted to, and approved in writing by, the local planning authority identifying the achievement of the environmental specification for the site, making reference to the result of analysed samples. The report shall assess the extent of any remaining site contamination and shall specify follow-up measures and post-remediation analysis.

REASON: To safeguard the site workers, local residents, future residents and the general environment, and prevent pollution to the water environment.

3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

b: before the building(s) is/are occupied

c: in accordance with a timetable agreed in writing with the local planning authority

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority an access statement, identifying the applicants' design approach to ensure buildings, facilities and services are accessible to disabled and non-disabled people.

REASON: To ensure that the development will be accessible to all users.

6 Details of the provision of children's play equipment and areas, including a play area to local enhanced equipped area for play standard (LEAP), and the approved scheme shall be implemented in accordance with the approved details. No phase of any development shall be occupied prior to completion of the relevant play area to which it is linked in accordance with the approved details and plans.

REASON: To ensure that suitable facilities are available to support future family housing.

7 The housing development hereby permitted shall include the provision of 100% Lifetime Homes and 10% wheelchair housing.

REASON: To ensure that the development will be accessible to people with disabilities, in compliance with London Plan and UDP policies.

8 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

9 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

Item 1/03 : P/2006/05/CFU continued/...

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

10 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs that, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing. The tree pits of all newly planted trees shall be mulched to a diameter of 1m using mulch to a depth of 80cm. No mulch shall be placed against tree trunks.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

11 The development hereby permitted shall not commence until there have been submitted to, and approved in writing by, the local planning authority, detailed drawings of all underground works, including those to be carried out by statutory undertakers, in connection with the provision of services to, and within, the site in relation to the trees to be retained on site.

REASON: To ensure that the trees to be retained on the site are not adversely affected by any underground works.

12 Prior to the commencement of the development, a scaled tree protection plan showing the plans and particulars submitted in accordance with the approval of landscaping condition shall include:

(i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

(ii) details of the species, diameter (measured in accordance with paragraph (i) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;

(iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site

(iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site;

(v) details of the specification and position of staked fencing, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

(vi) details of an arboricultural method statement showing any aspect of the development that may have an effect on any of the trees that are to be retained to include roots as well as above ground portions of trees.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

13 The erection of fencing for the protection of any retained tree involving the submission of a plan showing fenced construction exclusion zones shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature , which the local planning authority considers should be protected.

14 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work) by an appropriately qualified and experienced tree works contractor.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

15 Development shall not begin until surface water drainage works have been carried out in accordance with details to submitted to and approved in writing by the Local Planning Authority. Prior to submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SuDs) in accordance with the principles of sustainable drainage systems set out in Appendix E of PPG25, and the results of the assessment shall be provided to the Local Planning Authority with the details. Where a SuDs scheme is to be implemented, the submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters; and
- b) specify the responsibilities of each party for the implementation of the SuDs scheme, together with a timetable for that implementation; and
- c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall be implemented, maintained and managed in accordance with the approved details.

REASON: To ensure that adequate and sustainable drainage facilities are provided and to prevent the risk of flooding.

16 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

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17 The development hereby approved shall not commence until full details of cycle parking facilities have been submitted and approved by the Local Planning Authority. The facilities shall be provided as approved before occupation of the development and retained thereafter.

REASON: To ensure the provision of satisfactory parking facilities.

18 The development hereby permitted shall not commence until details of the means of vehicular access have been submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

19 The access carriageway shall be constructed to base course in accordance with the specification and levels agreed before works commence on the building(s) hereby permitted, and the carriageway and footways completed before any building is occupied in accordance with details to be submitted to, and approved by, the local planning authority. The development shall thereafter be retained.

REASON: To ensure that the traffic generated by the building operations will not interfere with the free flow of traffic on the public highway and that the road and footway shall be of an adequate specification for the anticipated traffic.

20 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

21 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (a) the extension/building(s)
- (b) the ground surfacing
- (c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

22 The ground floor flats in Block F that overlook the car park at the southern end of the site shall have front doors that give direct access to the public open space and highway. Details shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is occupied.

REASON: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

23 The development hereby permitted shall not commence until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

24 Prior to the commencement of the development hereby permitted, details that show how the standards set out in the Park Mark Safer Parking Award Scheme Guidelines are to be incorporated into the provision of the underground parking element of the scheme hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction works. Once approved, the development shall be carried out in accordance with the agreed details and retained thereafter.

REASON: In the interests of providing a safe parking environment compatible with delivering safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- S1 The Form of Development and Pattern of land Use
- SD1 Quality Of Design
- SH1 Housing Provision and Housing Need
- SH2 Housing Type and Mix
- EP7 Renewable Energy
- EP10 Sustainable Urban Drainage
- EP8 Energy Conservation and Efficiency
- EP20 Use of Previously Developed Land
- EP22 Contaminated Land
- EP25 Noise
- EP28 Conserving and Enhancing Biodiversity
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt Greenery
- D10 Trees and New Development
- D31 Views and Landmarks
- H4 Residential Density
- H5 Affordable Housing
- H6 Affordable Housing Target

- H7 Dwelling Mix
- H18 Accessible Homes
- T13 Parking Standards
- C2 Provision of Social and Community Facilities
- C17 Access to Buildings and Public Spaces

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

5 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.

- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Need for redevelopment (SH, SH2, H5, H6, H7)
- 2) Residential Amenity (SD1, EP7, EP28, D4, H4, D5, H18, C2, C17)
- 3) Residential Character (SD1, EP8, EP10, D4, D8, D9, D10)
- 4) Parking & Highway Considerations (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	2.843ha
Habitable Rooms:	581
Density:	205 hrph, 91 dph
Car Parking:	Standard: 260 (maximum)
	Justified: 174 (see report)
	Provided: 174
Council Interest:	None

b) Site Description

- Site is a triangular area of land that is bounded to the north and south by the railway lines of London Underground Limited Piccadilly and Metropolitan Lines that converge at Rayners Lane. Beyond these lines residential development extends on three sides of the site, with the A4040 Rayners Lane and the District Centre enclosing the site to the west.
- These physical constraints mean that there is only one vehicular access to the existing estate, on the wider eastern boundary of the site, via Twyford Road. Pedestrian access is via a continuous footpath and a footbridge at the western end of the site where the railway lines converge at Rayners Lane.
- Existing site has an elevated topography. This is partly because of the historic landfill that took place when the railway network was built. Site is screened from surrounding development by green margins that are densest on the northern fringes of the site.
- Existing estate comprised 162 flats set out in three storey linked detached blocks of flat roofed 'resiform' buildings, timber framed structures with GRP Glass Reinforced Plastic) cladding along with 100 garages set out in three blocks.
- Fifty-four of the flats were destroyed by fire in December 2002.
- Rayners lane Estate is to the south of the site, a larger complex of local authority dwellings, partly of similar construction and date that has planning permission for a regeneration scheme managed by a RSL (Registered Social Landlord).
- Site is designated in the HUDP as a Site of Nature Conservation Importance (Borough Importance Grade II). Area has abundant trees and shrubs such as sycamore, silver birch, hawthorn, cherry and willow that are likely to attract nesting and foraging birds.

c) Proposal Details

- Redevelopment to provide 260 units: 3 x 4/5 and 6 storey blocks of flats (block A, B and F) 1 x block of 5/6 storey flats (block G) 1 x block of 5/7 storey block of flats (block H) 2 x blocks of two and three storey houses (blocks C and D) and 1 block of 2 storey houses (block E) roads, parking and open space (revised layout)
- 236 flats and 24 houses are proposed. 11 of the houses and 112 of the flats are for private sale.
- Of the 189 car parking spaces, 29 are allocated bays for Block H and 2 are for Block B. A further 52 spaces are at undercroft level for Block B. The remainder are distributed at street level and includes 2 motorcycle spaces.

d) Relevant History

LBH/2761/4	Erection of nine x 3 storey blocks of 162 flats with 100 garages and parking areas (details to comply with permission dated 27/7/71 amended 4/4/72)	GRANTED 23-JUN-75
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e) Applicant Statement

- Object of the proposal is to replace the existing rented dwellings on the estate and provide new residential accommodation designed to modern standards.
- Introduction of family housing within the social rented element of the proposed development
- a proportion of private dwellings is proposed to enable cross-subsidy funding for the social rented element of provision in the absence of Housing Corporation grant. An RCGF (Recycled Capital Grant Fund) contribution will however be available. Private dwellings to be sold on the open market by Metropolitan Living Ltd (a partner of MHT).
- In return for the support of the borough for the proposed mix, MHT will pay for the 42 re-housings incurred off-estate as a consequence of the fire, and thereafter maintain 50% nomination rights from the Council for true voids.
- LB Harrow has 50% nominations to the existing homes. Historically, London Underground had nomination rights to 25% of the stock, which lapsed in 2003.
- Redevelopment brief has been influenced by five key factors; a) fixed entry point/re-use of existing access road. b) existing pedestrian access to be maintained c) orientation d) contamination e) resident consultation
- Planning and design of the redevelopment has been influenced by the contamination of the estate, meaning that flatted dwellings predominate. Orientation of buildings has gained added importance in recognition of this.
- Bulk of the proposed dwellings are courtyard flats that have communal gardens with southern orientation.
- Courtyard blocks are located either side of centrally positioned landscaped courtyard and access road. This is linked to private courtyards and landscaped public spaces and play areas.

- Layout of the buildings is on an east-west access and the view westwards is terminated by the tallest of the buildings, Block 'H', where principal living rooms would overlook the main public footpath at the Rayners Lane entrance to the site.
- Block H is one of a number of buildings that are given prominence by their location within the development. For example, the four x six storey blocks are centrally located so that they do not cause overlooking of nearby residential development, but do benefit from views of the central landscaped areas.
- Elevational treatment varies on either side of the central landscaped courtyard. On the southern side two of the blocks are articulated to provide a strong urban edge. By contrast, on the northern side, a more broken façade treatment is made possible by the courtyard approach and an emphasis on the curved form of the buildings high points.
- The proposed parking within the site, along with the proximity of good local public transport, is considered to be adequate.

f) Consultations:

- **Engineering Services:** surface water attenuation/storage works should be provided before the development commences, to prevent the risk of flooding.
- **Thames Water:** Advice is given on surface water drainage treatment. As location is a brownfield site, there may be existing sewers or rising mains crossing the site. Any diversions should be at carried out at the developer's expense.
- **Environment Agency:** Objection: The site is outside the EA floodplain map, but the proposal may generate significant surface water run off if it is not accompanied by a FRA (Flood Risk Assessment) as required by PPG25. Advice is given on what this should contain.

NB: This objection was withdrawn by the Environment Agency on 07/12/05 following the satisfactory submission of a flood alleviation scheme by the applicants.

- **LUL (London Underground Ltd):** None of the development should encroach on LUL land. Railway signals must not be obstructed by the proposal. LUL would wish to be consulted on details of boundary treatment/drainage should it be adjoining LUL boundaries.
- **Metropolitan Police Crime Reduction Unit:** Detailed advice is given for each aspect of the development in terms of SBD (Secured By Design) principles.
- **Environmental Health:** Model conditions on contamination should be included in any recommendation to grant planning permission.
- **Highways Engineers:** 'Homezoning' arrangements would need to be included in detailed parking provision for the estate, given the shortfall in off street parking provision that is proposed.

Advertisement: | Major | Expiry: 06-OCT-05

Notifications:

Sent:
3224 x 2

Replies:
90 (2 notifications)

Expiry:
24-SEP-05 – 07-FEB-06

Summary of Responses:

1st Consultation: Issues raised were access via single cul de sac, school provision, prejudicial to views from Harrow Garden Village, lack of car parking, excessive height at 7 storeys, traffic generation on local roads, disruption to TV signals, overlooking, density too high, possible flooding, ground contamination and impact on wildlife habitat.

2nd Consultation: Issues raised by objectors in addition to those made to the original application are lack of local shopping facilities, low water pressure, lack of renewal energy provision and that the changes to the plans do not overcome the original objections.

NB: Two notifications were carried out: The first expired on 24/9/05 the second, as the result of the submission of revised plans, expired on 07/02/06. The first notification attracted 42 objection letters and three petitions with a total of 209 signatures. The second notification attracted 48 objections and three petitions with a total of 159 signatures. A third, in support of the revised proposal, attracted a total of 83 signatures and was submitted with a condition that the names and details of the signatories are not be revealed to any other parties. Two letters of support were also received.

NB: the applicants from the previous figure of 259 overall units, on which the last notification took place last year, have revised the current description of development of 260 units. This is as a result of unforeseen costs that have subsequently arisen.

APPRAISAL

1) Need for Redevelopment:

The need for the redevelopment of the estate is clear. The fabric of the existing stock is poor and dates from a period when provision of public housing was dictated by short-term demands and objectives. A number of the dwellings were rendered uninhabitable by fire recently and had to be destroyed.

The housing tenure and mix in the proposed development has been determined by the unavailability of funding from the Housing Corporation. This has obliged the applicants to build units for market sale, the proceeds of which would be used to fund the social rented element of the redevelopment of the estate.

2) Residential Amenity

The residential amenity of neighbouring residents has been a major concern of the proposal and has been the main, though not exclusive focus of objections from neighbours. Criticism has been made in particular of the height of some of the proposed buildings and their relationship with existing properties on the respective boundaries of the site.

The townscape in which the estate is set is exclusively two storey semi detached inter war family housing that typifies the Harrow 'Metroland' style. Housing encloses the site to the east, on Twyford Road, to the north, on Oakington Avenue and to the south and southwest by houses on Fairview Crescent.

The tallest of the proposed blocks, block H, a seven storey flatted building, would be located on the narrowest site frontage at the western entrance to the site. It would be a distance of roughly 46m from the rear building line of the nearest houses on Fairview Crescent. Similarly, a six-storey block of flats, Block G, the southernmost of the proposed buildings would be some 43m from the rear building line of Fairview Crescent.

The remainder of the six and five storey buildings would be located to the north or towards the centre of the site and would therefore be yet further away from houses on Fairview Crescent and the distance of separation between the taller blocks of flats at the northern end of the site and those is greater, roughly 66m. The distance of separation with houses on Oakington Avenue, to the north of the site would be greater still. Block A, the nearest of the proposed development to Oakington Avenue, has a range of four to six storey buildings. They would be over 93m from the rear building line of houses on that road, whilst the flats of Block H would be over 100m from those houses.

With regard to the effect on houses in Twyford Road, the nearest of the proposed development would be the two storey houses of Block E, on the south-eastern boundary. The closest separation distance here would be 39m. Continuing along the eastern boundary of the site, the distance between the proposed two and three storey houses of blocks D and C and houses in Twyford Road would be 50m and more.

It is considered that in these circumstances, overlooking resulting in loss of privacy for neighbouring residents in the adjacent roads would not occur. As such therefore, the proposal would not be in conflict with HUDP Policy D5. It says that all new development should ensure that adequate separation between existing and proposed buildings is maintained so that the amenity of existing and proposed occupiers is guaranteed. Conditions are also recommended on boundary treatment and the screening of the development.

The figures referred to are based upon sectional surveys carried out by the applicants, taking into account differences in land levels between the site and its surroundings; the site is roughly 3m higher on the southern side of the site, adjacent to Fairview Crescent, rising to 8m towards the northern boundary with Oakington Avenue.

The applicants have also demonstrated that, based upon lines plotted at an angle of 45 degrees in elevation, measured from the centre of the between the existing and proposed houses, (based upon the BRE - Building Research Establishment guidelines on sunlight and daylight), no loss of daylight or sunlight would be result for any of the existing houses that are adjacent to the site.

It is considered that the proposal would not have any adverse effect on the view of the important landmark of St Mary's Church, Harrow On the Hill, to the south east of the site.

3) Residential Character

The proposed development is contemporary in design and appearance. As such it is a contrast to the existing residential development that immediately adjoins it in terms of its scale, bulk, height and massing. However, it is considered that the applicants have shown satisfactorily that there are sufficient margins of separation between the proposed development and existing properties to overcome undue harm to the residential amenity of neighbouring properties. As such, given the physical demarcation that distinguishes the site from its surroundings, Strongbridge Close can be regarded as very much a 'stand alone' development.

Moreover, it is considered that in the layout and external treatment of the proposed buildings, the applicants have created a sensitive scheme that respects relevant HUDP Policy. The taller buildings are located towards the centre of the development and the lower rise buildings that are of a lesser scale are located towards the periphery of the site.

The external design of the buildings, in particular the curved form of the taller buildings, the vertical emphasis of the elevations and the palette of materials that is indicated, provide articulation and visual interest. It is concluded that the siting and design of the proposed development is consonant with the advice in Policy D4. The scheme does not mimic the surrounding built form, but attempts to create a 'sense of place' of its own.

4) Parking & Highway Considerations

The proposed parking does not meet the maximum standard set out in Policy T13. The overall provision is 71%. The applicants carried out a car ownership survey of the estate, which found that 54 of the 92 households responded, a total of 76%. The proposed provision is not at great variance to this actual figure. Furthermore, the estate is close to good public transport links, having London Underground facilities nearby and the busy bus routes along Rayners Lane and Alexandra Avenue as well.

Item 1/03 : P/2006/05/CFU continued/...

As part of the proposed S106 Agreement, details of a Green Travel Plan, to include a homezoning scheme are sought from the applicants, on the advice of the Highways Engineer. Such a scheme would enhance existing transport choice and encourage less dependency on car borne means of travel. It is concluded therefore that along with additional highway/transport conditions that are recommended, the proposal would comply with the advice in Policy T13.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- As referred to in the report

CONCLUSION

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

5A PARR ROAD, STANMORE

Item: 1/04

P/729/06/CFU/ADK

Ward CANONS

USE OF B1 (BUSINESS) BUILDING FOR B8 (STORAGE OR DISTRIBUTION) USE

Applicant: MR J W OSBOURN

RECOMMENDATION

Plan Nos: Location Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Unless within six months of the date of this permission the car parking area has been marked out to the satisfaction of the Local Planning Authority, the use hereby permitted shall cease. The car parking spaces shall be used for no other purpose at any time, without the written permission of the Local Planning Authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interest of highway safety.

3 Storage shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

EP21 Vacant and Disused Land and Buildings

EP25 Noise

D4 Standard of Design and Layout

D6 Design in Employment Areas

T13 Parking Standards

T19 Heavy Goods Vehicles

EM14 Land and Buildings in Business, Industrial and Warehousing Use - Designated Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Land Use (SH1, EM15, H4, H9, H18).
- 2) Amenity (D4, D5, SD1, EP25)
- 3) Standard of Design and Layout (D4, D5, SD1)
- 4) Transport & Parking Standards (T6, T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major, Storage & Warehousing
Site Area: 0.224 ha gross
Council Interest: None

b) Site Description

- The subject site is located on the northern side of Parr Road and currently contains a large warehouse building covering almost the entire site area.
- The site is located within the Stanmore Industrial Business Park.
- The building is currently vacant.

c) Proposal Details

- Change of Use of B1 (Office/Business) building to B8 (Storage or Distribution) Use.
- No external changes are being proposed.

d) Relevant History

LBH/6160	Erection of 2 storied building to provide warehouse and offices.	GRANTED 12-JUL-71
LBH/43052	Alterations to elevations and change of use of unit 5A from class B8 (storage/distribution) to Class B1 (Business) and unit 5B from Class B8 to Class B2 (General Industrial)	GRANTED 23-JUL-91

e) Applicant Statement

- None

f) Notifications:

Sent:	Replies:	Expiry:
13	0	13-APR-06

APPRAISAL

1) Land Use

The application site is currently used as a Class B1 (Business) building and is located within the Stanmore Industrial Business Park. The application proposes the change of use of the business floor space to Class B8 (Storage or Distribution). Policy EM14 of the Adopted Unitary Development Plan (2004) seeks to protect land and buildings in business, industrial and warehousing use from being developed for other uses. The application site was originally developed as a warehousing building and consent was granted in 1991 (Ref: LBH/43052) for the change of use from Class B8 (Storage or Distribution) to Class B1 (Business). The proposed change of use is therefore considered acceptable and in accordance with the requirements of policy EM14 that seeks to retain employment-generating uses within the B Class uses.

2) Amenity

With regard to its specific location the subject building is located within the Stanmore Industrial Business Park where B Class uses are generally expected. Likewise the subject site is noted to be located a considerable distance away from residential properties and therefore, due to the building's location within a business park and its relative isolation from residential properties, there is no concern that the use of the premises for warehousing or distribution purposes would cause material detriment to any person or property.

3) Standard of Design and Layout

The proposed change of use does not involve any external works to the building and as such there would be no impact on the character and appearance of the surrounding area.

4) Parking Standards

Parking details have not been submitted as part of the application and therefore it shall be made a condition of consent to provide the Local Planning Authority with the parking details proposed.

5) Consultation Responses

- None

CONCLUSION

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

**SPORTS EAST, HARROW SCHOOL
FOOTBALL LANE, HARROW**

**Item: 1/05
P/123/06/CFU/RP1**

Ward HARROW ON THE HILL
12 x 15M MASTS AND 24 x 10M COLUMNS TO PROVIDE FLOODLIGHTING TO
ARTIFICIAL TURF PITCHES & TENNIS COURTS

Applicant: HARROW SCHOOL
Agent: HARROW SCHOOL GENERAL FUND

RECOMMENDATION

Plan Nos: Location Plan, Site Plan 100-02211-101-J, Tennis UK52530/4, Astro UK52530/4TO87RLHC, HL 250H 15mB, Tech Spec AL 5760

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The floodlighting hereby permitted shall only be used on any day between the hours of 30 minutes before sunset until 2200 hours.

REASON: To safeguard the amenities of the locality.

3 The illumination from the lighting permitted to the tennis courts shall not exceed 766 LUX in the first 100 hours of operation of any light and 600 LUX thereafter. The illumination from the lighting permitted to the two pitches shall not exceed 478 LUX in the first 100 hours of operation and 382 LUX thereafter.

REASON: To safeguard the amenities of the location.

4 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the light columns and light fittings have been submitted to, and approved in writing by, the local planning authority.

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

5 The light fittings shall be fixed and maintained in accordance with specification sheets AL5760 and drawings UK2530/4 and /5.

REASON: To safeguard the amenities of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land.

EP44 Metropolitan Open Land

D14 Conservation Areas

D23 Lighting and Floodlighting

2 INFORMATIVE:

The applicant is reminded that the conditions attached to planning permission WEST/27/01/FUL continue to apply to the area to be floodlit.

3 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Metropolitan Open Land (EP44)
- 2)** Conservation Areas (D14)
- 3)** Lighting and Floodlighting (D23)
- 4)** Consultation Responses

INFORMATION

This application was deferred on 7th June 2006 for a Member's site visit which took place on 14th June 2006. The application was deferred again on 28th June 2006 for a visit to a similar facility in Aylesbury.

a) Summary

Statutory Return Type: Major - Other
Site Area: 2.24 ha net
Conservation Area: Nearest to site is Harrow School CA
Council Interest: None

b) Site Description

- A block of 12 tennis courts and two sports pitches which together form an L shape.
- These are situated within a much larger sports area between Football Lane and the borough boundary at Watford Road known as Sports East.

Item 1/05 : P/123/06/CFU continued/...

- The improvement and re-levelling of the larger area was permitted in 2002 and the works have been carried out including landscaping and the re-routing of the public footpath which now threads its way between the pitches.

c) Proposal Details

- To erect 12 x 16m high columns around the two pitches. The light fittings are to provide 382 LUX to pitch 1 and 214LUX to pitch 2. The greater brilliance on Pitch 1 is required to meet the standards of the English Hockey. When being used for training it will be lit the same as Pitch 2. A lower level of lighting is needed for football, as recommended by the Football Association, on Pitch 2.
- A total of 32 lights will be supported on the 12 columns.
- To erect 24 x 8m high columns around the twelve tennis courts. The light fittings are to provide 590 LUX to each court as recommend by the Lawn Tennis Association. Lighting will be controlled to each court so that only those in use will be lit.
- A total of 48 lights will be supported by the 24 columns.

d) Relevant History

WEST/27/01/FUL	Replacement athletics track, 12 replacement tennis courts, 2 all weather pitches, new equipment store, relocation of parade ground and improvements to access to Watford Road	GRANTED 28-APR-03
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e) Applicant Statement

- Previous permission given in 2003 for various sports facilities known as Sports East. Lighting removed from that application due to concern amongst committee members.
- Previous withdrawn lighting proposals comprised 16 x 18m high columns to the pitches and 24 x 10m high columns to the tennis courts.
- Latest technology enables the lighting columns to be reduced and lower than previously submitted.
- No lighting to be used after 2200 hours.
- To lower the columns any further would require changing the angle at which lights are mounted and would increase light spillage compared to that arising from the current proposal.
- The intensity of light is greater in the first 100 hours of use after which the lights deteriorate by about 25% to give a less amount of light for the life of the fitting, around 4,000 hours.

f) Consultations:

Greater London Authority: No comment

London Borough of Brent: No comment

Harrow Hill Trust: Use to be limited, light pollution controlled and perceived extent of urbanisation kept as low as possible

English Heritage: No comment

Advertisement: | Character of Conservation Area | Expiry: 30-MAR-06

Notifications:

Sent:
52

Replies:
5

Expiry:
02-MAY-06

APPRAISAL

1) Metropolitan Open Land (MOL)

This is strategic open land within the urban area which contributes to the structure of London. Essential facilities will only be acceptable where they do not have an adverse impact on the openness of MOL. Policy EP 45 of the HUDP addresses additional building on MOL. Para 3.138 explains that the Council accepts that ancillary development may be necessary to sustain open land uses. That the open character and views to/from MOL should be minimally affected.

In 2002 it was accepted that, taking into account the School's statement of need of sporting facilities and the lack of all weather, illuminated pitches and benefits to community users that the need for the proposal had been demonstrated. Since then community use of the facilities has commenced.

2) Conservation Area

By day, when viewed by looking west towards the Hill, the lighting masts will be seen against the backdrop of the Hill surmounted by a line of buildings being in conservation areas. Closer up the masts will also be seen in the setting of the tree lines and fencing around the newly improved sports facilities.

In reverse, when looking east outward from the school conservation area, the columns will be seen amongst trees, fences and playing areas in the foreground.

By night, the glow of the lighting will be seen together with that already generated by Westminster University, the hospital and golf driving range which stand on the east side of Watford Road just over the borough boundary.

3) Lighting

Apart from school buildings, the nearest residential properties are approximately 450m away in Pebworth Road. The intervening rise in the ground level and trees, which have been added to by virtue of the landscaping condition attached to the previous 2002 permission will limit direct viewing. Whilst the lights may be visible such are the areas of light created that no light will shine directly onto these homes. The lit areas around the pitches do not extend any nearer than 350m to Pebworth Road properties.

An ecological assessment was undertaken in 2001. A number of measures to improve the ecological value of the playing fields were suggested and a condition imposed. The lighting did not give rise to any ecological issue.

4) Consultation Responses:

Apart from the points raised in the above sections of the report, other issues raised are:

Use: This is limited by the conditions attached to the previous permission, the use of the lights is also to be controlled by condition; hours, intensity of light and speed of light. The visibility of the columns during the day and night have been addressed in the appraisal section.

CONCLUSION

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

62/64 STATION ROAD, HARROW

**Item: 1/06
P/1330/06/CFU/RP1**

Ward GREENHILL

CONVERSION FROM 4 TO 11 FLATS, ALTERATIONS TO ROOF AND PART SINGLE, PART TWO STOREY REAR EXTENSION

Applicant: BALBIR DEOL
Agent: MICHAEL SESTON

RECOMMENDATION

Plan Nos: 0610/01, 02, 05, 06, 07, 08,09, 10, 11, 12, 13, 14 (photos) and 15

REFUSE permission for the development described in the application and submitted plans for the following reasons:

- 1 The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, thereby conflicting with the policies of the Harrow Unitary Development Plan.
- 2 The proposed new flank windows in the existing building and proposed extension would cause overlooking contrary to the Supplementary Planning Guidance 'Extensions: a Householders Guide' adopted March 2003.
- 3 The proposed change of use would result in increased disturbance and general activity to the detriment of the amenities of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

- SD1 Quality of Design
 - D4 Standard of Design and Layout
 - H9 Conversions of Houses and Other Buildings to Flats
 - SPG 'Extensions: a Householders Guide'
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Quality of Design (SD1)
- 2)** The Standard of Design and Layout (D4)
- 3)** Conversion of Houses and other buildings into flats (H9)
- 4)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major - Dwellings
Site Area: 0.06 ha
Council Interest: None

b) Site Description

- This site comprises a pair of Edwardian semidetached houses currently divided into 2 x 1 bedroomed flats per house.
- The properties have large rear gardens and the front garden are currently used for unauthorised parking and refuse bin storage.

c) Proposal Details

- The properties are to be enlarged with a part single storey part two storey rear extension, changing the roof by removing the hips and building gable ends and inserting dormers to the rear elevation and using the enlarged roof space to accommodate additional flats. The existing external fire escapes are to be removed.
- The number of flats is to be increased from 4 to 11.

d) Relevant History

- None.

e) Applicant Statement

- Rear extension is comparable to that permitted at 44 Station Road and complies with 45 degree angle to protect nearby windows.

f) Consultations:

Highways: No response

Access officer: No response

Notifications:

Sent:
30

Replies:
3

Expiry:
16-JUN-06

Summary of Response:

Overcrowding, car parking, bin storage, lack of privacy, exterior security lights, contractors traffic and overlooking of gardens.

APPRAISAL

1) Design and Layout

The houses either side of the application have gable ends as opposed to hipped ends as do other houses on this section of Station Road. The rear extension is set in by approx 3.5m and 4m from the side boundaries of the site. Consequently, no part of the extension interrupts a 45 degree splay line drawn from adjoining houses.

2) Conversions

Policy H9 addresses this and advises that the standard of accommodation should be comparable to environmental health standards. The architect has shown that the standards of the Housing Act have been met. However, the layout is cramped, with kitchen areas being in some flats no more than a corridor and of insufficient dimensions to provide either lifetime homes or accessible homes on the ground floor. Whilst there is a considerable amount of space both to the front and rear of the houses, no plan or information has been supplied to show how the refuse collections bins and boxes for 11 dwellings can be satisfactorily accommodated and managed. The rear extension and conversion includes the provision of new windows in the flank walls facing neighbouring rear gardens.

3) Parking

Station Road is a classified road and the formation of any crossover to enable parking in the front garden would require permission. The area is the subject of restricted resident parking permit control which will prevent any development causing congestion on Station Road. The absence of on site parking precludes the provision of lifetime homes.

4) Consultation Responses:

Other than those points addressed above, the installation of domestic security lights cannot be effectively controlled by planning powers but depending on the facts could be subject to action as a nuisance. The noise made by the contractor is not a planning consideration but when permission is recommended an appropriate informative is attached.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for refusal.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

ROSEHILL, 135 WOOD LANE, STANMORE **Item: 2/01**
P/2512/05/CFU/ADK
Ward STANMORE PARK
REDEVELOPMENT: DETACHED TWO STOREY HOUSE AND DOUBLE GARAGE

Applicant: A TOWNSWADEY & M CHAPELL
Agent: GEOFF BEARDSLEY & PARTNERS LTD

ROSEHILL, 135 WOOD LANE, STANMORE **Item: 2/02**
P/2513/05/CCA/ADK
Ward STANMORE PARK
CONSERVATION AREA CONSENT: DEMOLITION OF EXISTING HOUSE AND
OUTBUILDINGS

Applicant: A TOWNSWADEY / M CHAPELL
Agent: GEOFF BEARDSLEY & PARTNERS LTD

P/2512/05/CFU/ADK

RECOMMENDATION

Plan Nos: 2510/P/10, 2510/P/11, 2510/P/12 & 2510/P/13

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

A: the buildings

B: the boundary treatment

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development which would otherwise fall within Classes A, C, D and F of Part 1 of Schedule 2 and Classes A and C of Part 2 of Schedule 2 to that Order shall be carried out without the written permission of the Local Planning Authority.
REASON: To safeguard the character of the area by restricting the amount of site coverage and size of the dwelling in relation to the size of the plot.

4 Notwithstanding the detail on the submitted drawing Nos. 2510/P/12 and 2510/P/13 the central rear dormer shall be the same size as the adjoining rear dormers.

REASON: To safeguard the appearance and character of the development and the amenity of neighbouring residents.

5 The development hereby permitted shall not commence until the outbuildings shown on drawing No.2510/P/10 are demolished.

REASON: To safeguard the character and appearance of the locality.

6 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D14 Conservation Areas

- D16 Conservation Area Priority
- H4 Residential Density
- SEP5 Structural Features
- SEP6 Areas of special Character, Green Belt & Metropolitan Open Land
- EP20 Use of Previously-Developed Land
- EP25 Noise
- EP33 Development in the Green Belt

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

P/2513/05/CCA/ADK

RECOMMENDATION

Plan Nos: 2510/P/10, 2510/P/11, 2510/P/12 & 2510/P/13

GRANT conservation area consent for the development described in the application and submitted plans for the following reason(s):

1 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and submitted to and approved in writing by the Local Planning Authority, and planning permission has been granted for the development for which the contract provides.

REASON: To safeguard the appearance of the conservation area.

2 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.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D14 Conservation Areas

D16 Conservation Area Priority

H4 Residential Density

SEP5 Structural Features

SEP6 Areas of special Character, Green Belt & Metropolitan Open Land

EP20 Use of Previously-Developed Land

EP25 Noise

EP33 Development in the Green Belt

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,
and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Development in the Green Belt, Area of Special Character and Conservation Areas (SEP5, SEP6, SD1, SD2, EP31, EP32, EP33, D16)
- 2) Standard of Design and Layout (D4, D5, D14, D16, SD1, EP33)
- 3) Residential Amenity (D4, D5, SD1, EP25)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Green Belt	
Area of Special Character:	Harrow Weald Ridge
Conservation Area:	Little Common, Stanmore
Site Area:	0.41 ha gross
Habitable Rooms:	9
Density:	21 hrph, 1 dph
Car Parking:	Standard: 2 (maximum)
	Justified: 2
	Provided: 2
Council Interest:	None

b) Site Description

- Detached, two storey residential dwelling located on the corner of Wood Lane and Stanmore Hill.
- In addition to the dwelling house there are various outbuildings located on the site.
- Both the house and outbuildings are set well back from Wood Lane and the site is very well screened along its boundaries by mature trees and vegetation.
- The surrounding area is characterised by large single and two storey-detached houses set within ample sized plots of land.
- The surrounding properties reflect a variety of building designs.

- The subject site is located within the Green Belt, the Little Common Conservation Area and the Harrow Weald Ridge Area of Special Character.

c) Proposal Details

- Demolition of existing house and outbuildings.
- These buildings are to be replaced by a two storey detached residential dwelling with accommodation in the roof space and a double garage.
- Access to the property remains unchanged.

d) Relevant History

- None.

e) Applicant Statement

- The applicants submitted a Planning Statement and concluded that the proposed development would be consistent with national and local planning policy guidance; proposal is appropriate development within the Green Belt and would not be harmful to the surrounding area or to the amenities of surrounding residential properties.

f) Consultations:

- None

Advertisement: | Character of Conservation Area | Expiry: 01-DEC-05

Notifications:

Sent:

4

Replies:

0

Expiry:

11-JUL-06

APPRAISAL

1) Development in the Green Belt Land, Area of Special Character and Conservation Areas

The application site lies within designated Green Belt land, the Harrow Weald Ridge Area of Special Character and the Little Common Conservation Area. PPG2 (Green Belts) contains a presumption against inappropriate development which is harmful to the Green Belt. In addition UDP policies EP32, EP33 and EP34 require that development will be controlled within the Green Belt to ensure that the land remains primarily open and the existing environmental character is maintained or enhanced.

Green Belt calculations table for Existing Dwelling against the Proposed Dwelling only:

	Existing Building/s:	Proposed Building/s:	% Over Original Building/s:
Footprint (m²)	124.6	155.6	+24.8
Floor Area (m²)	225.3	325.7	+44.5
Volume (m³)	760	1031	+35.6

Green Belt calculations table for Existing Dwelling against the Proposed Dwelling & Garage:

	Existing Building/s:	Proposed Building/s:	% Over Original Building/s:
Footprint (m²)	124.6	201.2	+61.4
Floor Area (m²)	225.3	371.3	+64.8
Volume (m³)	760.0	1173.3	+54.3

Green Belt calculations table for Existing Dwelling & Existing Outbuildings (outbuildings: 2, 3, 5, 6 & 7) against the proposed Dwelling & Garage:

	Existing Building/s:	Proposed Building/s:	% Over Original Building/s:
Footprint (m²)	183.6	201.2	+9.5
Floor Area (m²)	284.3	371.3	+30.6
Volume (m³)	881.5	1173.3	+33.1

It is noted that outbuildings 1 & 4 are in a total state of dereliction and do not qualify as existing outbuildings to be included in the calculations made regarding footprint/volume calculations for existing buildings located on the site. The existing dwelling together with the outbuildings are to be demolished to make way for the replacement dwelling and double garage.

The proposed dwelling and double garage and the demolition of the existing dwelling and outbuildings would result in an increase of 17.6sq m in the footprint and 30.6 sq m in the floor area of the existing buildings. The proposed buildings are considered to be acceptable both in terms of floor area and volume and the siting of the development would not detract from the existing openness of the site and would therefore comply with green belt policy.

2) Standard of Design and Layout

The main issues are the appearance of the resulting development (design considerations) and the effects that it has on the character and appearance of the area.

The surrounding area is not typical of Green Belt land. The subject site and the properties in the immediate vicinity are characterised by large detached dwelling houses set on large plots with ample vegetation. The surrounding properties reflect a variety of designs. It is considered that the proposed buildings are both sympathetic and complimentary to the surrounding area. The proposed new dwelling would be slightly larger than the existing dwelling and is considered to be an appropriate development in terms of design and appearance. Whilst the proposed dwelling would be slightly larger in size than the existing, it would be set back further from the boundary fence along Stanmore Hill by between approximately 2.2 and 2.4 metres.

The proposed double garage would be set in approximately 8.4 metres from the boundary fence along Stanmore Hill and by approximately 12 metres from the boundary wall along Wood Lane. The pitched roof of the garage would be visible from the street but would appear relatively small in terms of scale in the surrounding context. Both the proposed dwelling and garage are considered to be acceptable in terms of design and appearance and would preserve the character and appearance of the area.

3) Residential Amenity

It is not considered that the proposed new buildings would cause any detrimental impacts to any of the adjoining properties. The proposed new dwelling would be similar in height and have the same orientation than the existing dwelling. The new dwelling would be located at a distance of approximately 8.6 to 7.0 metres away from the 3.0 metre high boundary wall with No 3 Little Common and approximately 3.6 metres away from the 1.8 metre high fence with 4-6 metre high hedging to the boundary with Rosebank. The proposed double garage would also be located along this boundary with Rosebank. As such the siting, size and overall scale of the proposed development do not raise any issue of overshadowing, loss of light or overlooking to adjoining properties.

4) Consultation Responses:

- None

CONCLUSION

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

WHITMORE HIGH SCHOOL, PORLOCK AVE P/1104/06/CFU/RV2

Ward HARROW ON THE HILL
RETENTION OF TEMPORARY SINGLE STOREY BUILDING TO PROVIDE 2
ADDITIONAL CLASSROOMS

Applicant: WHITMORE HIGH SCHOOL
Agent: TONY WELCH ASSOCIATES

RECOMMENDATION

Plan Nos: 840.05.WH.10 (rev 4, 13/04/06), 20296/01, 20296/03

GRANT permission for the development described in the application and submitted plans subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The building(s) hereby permitted shall be removed and the land restored to its former condition within two year(s) of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of design
- D4 Standard of design and layout
- C7 New education facilities
- C16 Access to buildings and public spaces
- SC1 Provision of community services

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Education and community facilities/services (C7 & SC1)
- 2) Design and appearance of the area (SD1 & D4)
- 3) Residential Amenity (SD1 & D4)

- 4) Accessibility (C16)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Site Area: 1.423 ha
Floorspace: 105sqm
Council Interest: Yes – Council owned school

b) Site Description

- North-west side of Porlock Ave
- Occupied by High School on triangular site flanked also by rear boundaries of houses in Whitmore Road and Shaftsbury Avenue
- Area of designated open space in north-west corner of site

c) Proposal Details

- Retention of temporary single storey building providing two classrooms Phase 1 of a 3-phase development to provide post 16 accommodation.
- Located to the northwest of the tennis courts opposite the playground but not within designated open space.
- Permission is sought for a period of two years providing completion of redevelopment/works to permanent buildings.
- Phase 2 proposes permanent post 16 accommodation.
- Phase 3 proposes an extension to change of age transfer permanent accommodation.

d) Relevant History

P/1653/03/CLA	Single storey extension to sports hall to provide fitness suite	GRANTED 17-OCT-03
P/775/04/DFU	Single storey extension to laboratory	GRANTED 19-MAY-04

e) Applicant Statement

- None

f) Consultations:

Notifications:

Sent:	Replies:	Expiry:
260	0	21-JUN-05

APPRAISAL

1) Education and community facilities/services

The UDP supports the development of appropriate and extended educational facilities, subject to the consideration of other relevant criteria and compliance with other relevant policies in each plan. In the subject instance the classrooms provide temporary accommodation while approved building works to improve facilities on the site are carried out, and are considered acceptable in this context.

2) Design and appearance of the area

The classrooms are sited on a former grass strip, north west of the tennis courts, between existing buildings and the playground. Within this vicinity is an existing single storey extension. The classrooms do not encroach into the area of designated open space. It is considered to have a satisfactory relationship with existing buildings. Further no trees have been removed as a result of the development.

3) Residential Amenity

A separation distance of over 30m is provided between the classrooms and the rear garden residential boundaries of houses in Whitmore Rd. Given also the single storey design of the building and its location, being screened by existing school buildings, an acceptable relationship with neighbouring properties is provided. Due to the nature and size of the classrooms and as they merely provide re-housing for existing accommodation it is considered that existing parking measures are acceptable in this instance. Overall it is considered that a satisfactory relationship with neighbouring properties is provided.

4) Accessibility

The temporary buildings have been designed and installed to be fully accessible. The Council's access officer has no objection subject to a condition placed limiting the time frame the building will be on site.

5) Consultation Responses:

No responses were received.

CONCLUSION

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

26 KENILWORTH AVE, HARROW

Item: 2/04

P/417/06/DFU/KMS

Ward ROXETH

SINGLE AND TWO STOREY SIDE AND REAR EXTENSIONS; FRONT PORCH;
CONVERSION TO TWO SELF-CONTAINED FLATS (REVISED)

Applicant: MR S DAHELEY

Agent: SAXTON DESIGN

RECOMMENDATION

Plan Nos: 2671/1/F, 267/2. landscaping notes received March 7, 2006

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

4 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- H9 Conversion of dwellings to flats
- H18 Accessible Homes
- T13 Parking Standards
- EP25 Noise

2 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

3 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Extension of Existing Dwelling (SD1, D4, D5)
- 2) Conversion of Single Dwelling to 2 Self Contained Flats (SD1, SH1, SH2, D4, D5, T13, EP25)
- 3) Character of area (SD1, D4, D5)
- 4) Residential amenity
- 5) Consultation Responses

INFORMATION

Details of this application are reported to the Committee as a result of a petition opposing the development being received.

a) Summary

Statutory Return Type: Minor Dwellings
Habitable Rooms: 6
Car Parking: Standard: 2.6 (maximum)
Justified: See report
Provided: 2
Council Interest: None

b) Site Description

- 2-storey semi-detached dwelling, separated from unattached neighbour by side access path serving rears of 20, 22 and 24
- existing front canopy and rearward projection abutting boundary with attached neighbour appear to be original features
- existing attached garage abuts boundary with side access path
- single storey rear extension to garage (3.3m deep) abuts side access path
- attached neighbour (no. 28) has planning permission for 1st floor side to rear, single storey front and rear extensions and conversion to 2 self-contained flats

c) Proposal Details

- Single storey front extension and extension of existing canopy. Depth: 0.9m. Width 3.6m
- 2-storey side extension (width: 2.7m). Full depth of house but with 1m 1st floor setback from front corner
- 2-storey rear extension beyond 2-storey side extension and part of existing house. Depth: 3.65m (ground floor), 3m (1st floor). Width: 3.3m
- Single storey rear extension behind existing house abutting party boundary with no. 28. Depth: 3.65m. Width: 4.3m
- Conversion of extended dwelling house to form 2 self contained flats

Revisions to Previous Application:

Following the previous decision (P/2539/05/DFU) the following amendments have been made:

- Internal layout revised to comply with minimum floorspace standards (both floors) and lifetime homes standards (ground floor)
- Forecourt layout revised to incorporate increased soft landscaping
- Refuse bins storage area relocated to rear of site
- Access to rear garden revised to take account of lack of access rights to side path
- Recessed eaves and gutter to prevent encroachment over boundary with side access path

d) Relevant History

P/1718/05/DFU	28: 2-storey side to rear and single storey front extension; conversion to 2 self-contained flats	GRANTED 04-OCT-05
P/2539/05/DFU	26: 1 st floor side to rear, single storey front and rear extensions; conversion to 2 self-contained flats	REFUSED 25-JAN-06

Reasons for Refusal:

- 1) The proposed two-storey side to rear extension, by reason of excessive bulk, prominent siting and unsatisfactory design, would be unduly obtrusive with inadequate space about the buildings and would detract from the established pattern of development in the street scene and the character of the locality
- 2) The internal layout of the proposed flats would be likely to give rise to unreasonable levels of noise transmission between the units, to the detriment of the amenities of future occupiers thereof
- 3) The proposed parking area, by reason of inadequate landscaping, would be unduly obtrusive and detract from the appearance of the building and the streetscene
- 4) The proposed parking area would require a crossover of excessive width, prejudicial to the safety of pedestrians and other users of the adjacent highway
- 5) The submitted plans do not include satisfactory arrangements for the collection and disposal of waste arising from the proposed development

P/2970/05/DFU	26 and 28: Redevelopment: 2/3-storey block containing 6 flats, access and parking	REFUSED 28-MAR-06
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Reasons for Refusal:

- 1) The proposed development, by reason of its excessive size and bulk, would be visually obtrusive, would be out of character with neighbouring properties which comprise mainly pairs of two-storey semi detached houses and blocks of two-storey terraced houses in single family occupation, and would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents and the character of the area
- 2) The proposed access road and rear parking area, by reason of excessive size and unsatisfactory siting in relation to the neighbouring residential properties, and associated disturbance and general activity would be unduly obtrusive and detrimental to the visual and residential amenities of the occupiers of those properties and the character of the area
- 3) The proposal would represent overdevelopment of the site, by reason of inadequate rear garden depth and amenity space, contrary to the provisions of the Harrow Unitary Development Plan and detrimental to the character of the locality
- 4) The proposed development, by reason of excessive number of units, size of building and hard-surfaced parking areas, with the associated disturbance and general activity, would result in an over-intensive use and amount to overdevelopment of the site to the detriment of neighbouring residents and the character of the area
- 5) The proposed development would require an excessive width of vehicle access from the highway, detrimental to the safety and convenience of pedestrians using the adjoining footway

P/348/06/DFU	26 and 28: Single and 2-storey extension to both sides and rear; single storey front extension; conversion to 4 self-contained flats with forecourt parking	PENDING
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e) Applicant Statement

- None

f) Consultations:

- **Highway Engineers:** awaited
- **Environment Agency:** no comments
- **Thames Water:** no objection

Notifications:

Sent:
48

Replies:
12 including 40-
signature petition

Expiry:
02-MAY-06

Summary of Responses: impact on character of area, increased traffic and parking, area lacking public park, access rights to side path, loss of light, overlooking, hard surfacing of forecourt, adequacy of sewerage infrastructure, eaves/gutters overhanging boundary, need for s.106 agreements to provide off-site floodplain nature reserve and prohibit future occupiers from using cars, development for private profit, no natural light to proposed kitchen, lifetime homes standards, size of extensions, adequacy of proposed vehicle crossover, legality of outstanding planning permission at no. 28.

APPRAISAL

1) Extension of Existing Dwelling

The proposed single storey front extension would have a width of 3.6m and would project 0.9m forward of the front elevation of the existing dwelling and the entrance to the proposed side to rear extension (see below) and would take the form of an open sided front porch continuing the roof line of the existing front canopy. It is not considered that this extension would be detrimental to the character and appearance of the dwelling or the amenities of neighbours.

The proposed 2-storey side to rear extension would project 2.7m from the side and 3m from the rear of the original dwelling, and would occupy the site of the existing attached garage and single storey rear extension. In a significant change from the previously refused scheme, the side element would incorporate a 1st floor setback of 1m from the front corner of the existing dwelling and a subordinate hipped roof, with the rear element being further subordinated relative to the side element. Consequently, it is considered that the proposed side to rear extension would not be excessive in terms of its overall bulk and would not be unduly obtrusive in the streetscene. Subject to the use of appropriate matching materials, as indicated on the submitted plans, it is therefore considered that it would respect the character of the existing dwelling.

The proposed 2-storey side to rear extension would comply with the 45-degree code in relation to both neighbouring properties and given the orientation of these properties, would be unlikely to result in undue loss of light or overshadowing. There are no protected windows in the flank elevation of the unattached neighbour. In addition, the 1m separation distance between the proposed extension and the unattached neighbour's side boundary afforded by the shared access path would help prevent a visually overbearing impact and improve the spatial relationship between the buildings. The submitted plans do not show windows in the extension's flank elevations, and as their future insertion could be prohibited by condition, problems of associated with overlooking and loss of privacy would be unlikely to arise.

The proposed single storey rear extension would project 3.65m from the main rear wall of the existing dwelling and its attached neighbour, and 0.65m beyond that of the proposed 2-storey side to rear extension. The single storey rear extension would have a flat roof with an overall height of 2.8m. It is not considered that it would impact adversely on the character of the existing dwelling.

In relation to the attached neighbour, the proposed single storey extension is considered to be acceptable as both dwellings currently feature a 0.7m ground floor rear projection along the party boundary. In relation to this existing projection, believed to be an original feature, the depth of the proposed extension would be 2.95m and it is therefore considered that it would not be visually overbearing or cause problems of undue loss of light or overshadowing. The proposed extension is also considered acceptable in these terms in relation to the unattached neighbouring dwelling, especially as its height and rearward projection would not exceed that of the existing extension behind no. 26's attached garage. The submitted plans do not show any windows in the flank elevations of the proposed extension and given that their future insertion could be prohibited by condition, problems of overlooking of neighbouring properties would be unlikely to arise.

2) Conversion of Single Dwelling House to 2 Self-Contained Flats

Suitability of the new units in terms of sizes, circulation and layout

The apartments would be accessed via separate front entrance doors and would be self-contained. Both units would comprise 2 bedrooms, a lounge/diner and bathroom. It is not considered that the conversion would constitute overdevelopment or result in an over intensive use of the property.

As amended, the proposals would comply with minimum floorspace standards for converted dwellings. It is therefore considered that the development would amount to an acceptable form of residential development.

In a change from the previously refused scheme, the vertical arrangement would minimise the potential for noise transmission between the proposed apartments, as the layout has been revised so that the 1st floor lounge/dining area would no longer be directly above a ground floor bedroom. It is acknowledged that revisions to the layout in order to comply with lifetime homes standards have resulted in the positioning of a 1st floor bedroom above a ground floor kitchen. However, given that the kitchen concerned is not part of a living or dining area and is below rather than above the bedroom, it is considered that noise transmission could be reduced to an acceptable level by appropriate sound insulation measures. This would be resolved as part of the building regulation process.

Amenity Space

The extended property would have a rear amenity area of c.154 sq. m, which is considered adequate for the needs of future occupiers of both units. The submitted plans show this area being divided along its length enabling both the ground and 1st floor apartments having access to a suitable area of amenity space. Although an access path runs adjacent to the side boundary, it has been demonstrated that no. 26 has no right of access over this. Therefore, access to the amenity area from the 1st floor unit would be via the rear of no. 28 which is within the same ownership.

Parking and Forecourt Treatment

In terms of parking provision, the property would generate maximum parking requirements of 1.8 spaces as a single family dwelling and 3 spaces (including 0.4 for visitors) if converted to flats as proposed. The submitted plan indicates provision for 2 off-street spaces on the existing hard standing. This level of provision is considered appropriate, the revised layout would enable a landscaped area to be provided to the front of the property, which would enhance the appearance of the completed development in the streetscene. As a result the parking area would not be unduly obtrusive. The parking area would be accessed by means a 3.6m wide vehicle crossover, which is considered to be acceptable for a double width driveway in terms of not giving rise to conditions prejudicial to pedestrian or vehicle safety.

A refuse bin storage area serving both the approved development at no. 28 and the proposed development at no. 26 with accommodation for 8 bins is proposed to be located to the rear of no. 28. Consequently, there would be no bin storage on the frontage.

Accessible Homes

The revised plans show that the proposed ground floor unit would comply with Lifetime Homes standards. The parking space would be capable of being widened to 3.3m to enable use by a wheelchair user, and all habitable rooms in the ground floor unit, along with its kitchen and bathroom, would be of sufficient size to accommodate a 1500mm wheelchair turning circle.

3) Character of Area

Given that the proposed extensions and conversion comply with adopted UDP policy and supplementary planning guidance, and there are no extenuating circumstances, it is considered that there would not be any detrimental impact on the character of locality as a result of this development.

4) Residential Amenity

Similarly, given that the proposals comply with adopted UDP policy and supplementary planning guidance, it is not considered that the proposal would be detrimental to the amenities of adjoining owners

5) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- area lacking in public park provision: adequate on-site amenity space provided
- number of applications submitted, development for private profit: not material planning considerations
- matters relating to floodplain and watercourse at Eastcote Lane/Field End Road and s.106 agreements: not relevant to this application

CONCLUSION

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

40 TREGENNA AVE, HARROW

Item: 2/05

P/262/06/DFU/KMS

Ward ROXETH

SINGLE AND TWO STOREY REAR EXTENSION; CONVERSION TO TWO HOUSES (REVISED)

Applicant: MR S DULE

Agent: MR J I KIM

RECOMMENDATION

Plan Nos: TAPP 1-1A (received 22nd June 2006), site plan

GRANT permission for the development described in the application and submitted plans subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

5 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

6 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development which would otherwise fall within Classes A to E in Part 1 of Schedule 2 to that Order shall be carried out without the prior written permission of the local planning authority.

REASON: To safeguard the character of the area by restricting the amount of site coverage and size of dwelling in relation to the size of the plot and availability of:-

(a) amenity space

(b) parking space

and to safeguard the amenity of neighbouring residents.

8 The proposed garage(s) and parking space(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the development hereby permitted and for no other purpose.

REASON: To ensure that the parking provision is available for use by the occupants of the site and in accordance with the Council's parking standards.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D9 Forecourt greenery

H18 Accessible homes

T13 Parking Standards

EP25 Noise

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

5 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Extension of Existing Dwelling (SD1, D4, D5)
- 2) Conversion of Single Dwellinghouse to 2 Dwellinghouses (SD1, SH1, SH2, D4, D5, T13, EP25)

- 3) Character of area (SD1, D4, D5)
- 4) Residential amenity
- 5) Trees
- 6) Consultation Responses

INFORMATION

Details of this application are reported to the Committee as a result of a petition opposing the development being received.

a) Summary

Statutory Return Type: Minor Dwellings
Habitable Rooms: 10
Car Parking: Standard: 4 (maximum)
Justified: See report
Provided: 4
Council Interest: None

b) Site Description

- 2-storey semi-detached dwelling on wedge shaped corner of Tregenna Avenue and Corfe Avenue
- dwelling has existing single storey front and side extension, 2-storey side extension with 1st floor setback and subordinate roof, and single storey rear extension abutting boundary with 31 Corfe Avenue (attached neighbour)
- no side extensions to attached neighbour
- 51 and 53 Tregenna Avenue (opposite) have 2-storey side extensions to boundaries with Windsor Crescent

c) Proposal Details

- Single storey rear extension behind original dwelling house. Depth: 3m. Width 5.5m
- single storey rear extension behind existing single storey side extension. Depth: 3m. Width: 2.55m
- Conversion of extended dwelling house to form 2 dwelling houses. One unit formed from original dwelling and single storey rear extension. One unit formed from existing single and 2-storey side extensions and proposed single storey rear extension

Revisions to Previous Application:

Following the previous decision (P/1211/05/DFU) the following amendments have been made:

- 2-storey rear extension deleted
- Revised forecourt layout with vehicle crossover relocated away from pedestrian tactiles at corner of Tregenna Avenue and Corfe Avenue
- Reduction in number of off-street parking spaces from 5 to 3 spaces, all to be sited at rear of property adjacent to existing garage
- Increased landscaping of forecourt and provision of 4 refuse bins (2 per unit)

d) Relevant History

LBH/28962	2-storey side extension	GRANTED 13-DEC-85
P/2862/03/DFU	Alterations to front and single storey rear extension to garage and use as room; single storey front extension	GRANTED 29-JAN-04
P/287/05/DFU	1 st floor/2-storey side to rear and single storey rear extension; conversion to 2 dwellings	REFUSED 27-APR-05

Reasons for Refusal:

- 1) The development would lead to increased use of the forecourt for parking and refuse storage which, in the absence of acceptable proposals for remedial landscaping and screening, would detract from the appearance of this prominent corner property, to the detriment of the visual amenity and character of the locality
- 2) The proposed two storey side to rear extension, by reason of excessive bulk in relation to the original building on a prominent corner site, would be unduly obtrusive and would detract from the established pattern of development in the streetscene and the character of the locality
- 3) The proposed 2 storey side to rear extension, by reason of excessive bulk and rearward projection, would be unduly obtrusive, detrimental to the visual amenities of future occupiers of the converted property
- 4) The increased use of the crossover at the front of the property, arising from the proposed development, would be likely to give rise to conditions prejudicial to the free flow of traffic and to highway safety
- 5) The proposed single storey rear extension, by reason of excessive height adjacent to the boundary with no. 31 Corfe Avenue, would appear unduly bulky and overbearing, to the detriment of the visual amenity of the neighbouring occupiers

P/1211/05/DFU	Single and 2-storey rear extension and conversion to two houses; parking at front	REFUSED 08-AUG-05
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Reasons for Refusal:

The proposed parking area to the front of the original dwelling would encroach on the pedestrian tactiles at the corner of Tregenna Avenue and Corfe Avenue detrimental to pedestrian safety. Consequently, the proposal does not make adequate provision for parking within the curtilage of the property and given the present highway and traffic conditions in this road, is likely to have an adverse effect on highway safety and movement.

e) Applicant Statement

- Forecourt treatment revised to address parking issue previously raised by highways.

f) Consultations:

Transportation: awaited

Notifications:

Sent:	Replies:	Expiry:
16	4 including 9-signature petition	28-FEB-06

Summary of Responses: impact of further development on visual amenity and character of area, proposed extension would be excessively bulky and unduly obtrusive, creation of precedent for similar developments elsewhere in locality, overcrowding, property already converted into 2 units, highway safety implications of bringing existing garage back into use, increased on-street parking, no front garden to proposed additional dwelling, possible felling of trees, disruption during building works, development for commercial gain of applicant, 3rd application for same development, transient nature of occupiers, applicant has not consulted local residents about proposals, strain on utilities

APPRAISAL

1) Extension of Existing Dwelling

The proposed single storey rear extension adjacent to 31 Corfe Avenue would project 3m from the rear elevation of the existing dwelling and its attached neighbour. It would abut the boundary with the attached neighbour and would largely occupy the site of an existing rear extension. The extension would have a flat roof with an overall height of 2.8m. It is therefore considered that this extension would now be acceptable in terms of its impact on the neighbouring dwelling as its reduced height would result in it no longer appearing unduly bulky or having an overbearing impact on the neighbouring dwelling, consistent with the Council's planning guidelines for such developments.

The proposed single storey extension to the rear of the existing side extension would project 3m from the rear elevation of the original dwelling, and would have a flat roof. It is considered that the impact of this extension on the character and appearance of the existing dwelling and the locality would be acceptable. As the nearest boundary to this extension is to the street, there would be no impact on the amenity of neighbouring occupiers.

2) Conversion of Single Dwelling House to 2 Dwelling Houses

Suitability of the new units in terms of sizes, circulation and layout

The additional dwelling would comprise the existing single and 2-storey side extensions, the proposed single storey rear extension. It would contain 3 habitable rooms and would exceed the Institute of Environmental Health standards for habitable floorspace. The existing dwelling would retain 6 habitable rooms. It is therefore considered that the conversion to 2 dwellings would not result in overcrowding.

The proposal would not reduce the amount of single-family dwelling houses on either Tregenna Avenue or Corfe Avenue. Having regard to the Council's policy and guidelines, it is not considered that the proposal would constitute an over-intensive use of the site, nor is it considered that any detrimental change to the character of the locality would occur as a result of the proposed conversion. Furthermore, given the policies of the Council in respect of meeting housing need and facilitating of a range of housing types and sizes, it is considered that the proposal should be favoured.

The additional dwelling would broadly comply with the Council's lifetime homes standards subject to provision of gently graded ramps to enable disabled access into the building, which can be required by condition. The use of a straight staircase to the upper floor would enable future installation of a stair-lift. Although the configuration of the dwelling would be such that the main bathroom would be on the lower level, an upper level toilet is provided adjacent to the 2nd bedroom, which could be converted to an en-suite facility if required.

Amenity Space

The layout of the property is such that direct access to amenity space would be available from both dwellings. The existing garden would be divided into two areas so that the existing dwelling would have a private amenity area of c.100 m², and the additional dwelling would have a private amenity area in excess of 200 m². It is considered that these areas would be sufficient to meet the needs of future occupiers.

Parking and Forecourt Treatment

The recently adopted UDP sets a maximum of 1.8 parking spaces per unit. The submitted plans indicate provision of 3 off-street spaces. Two of these would make use of the existing detached garage adjacent to the boundary with 38 Tregenna Avenue and the hard surfaced area in front of it, with the other 2 immediately adjacent. The existing crossover to Tregenna Avenue would be widened to 3.6m. It is not considered that bringing the existing garage back into use and widening the existing hard surfaced area and crossover in front of it would be detrimental to highway safety, especially as the existing access at the corner of Tregenna Avenue and Corfe Avenue would be closed.. The proposed parking arrangements are therefore considered to be acceptable subject to the submission of full details of the frontage landscaping and its implementation being required by condition.

The submitted plans indicate arrangements for the siting of bin enclosures to accommodate 4 refuse bins (2 per unit). That for the existing dwelling would be sited behind the existing garage. This location is considered acceptable as it is screened from the public domain by the garage and from the neighbour at 38 Tregenna Avenue by the existing boundary fence. The bin enclosure for the proposed additional dwelling would be sited between the flank wall of the existing side extension and the boundary with Tregenna Avenue. This location is considered acceptable as although the enclosure would be close to the footway, the existing 2m fence along the boundary would afford adequate screening, and there are no habitable room windows in the flank elevation.

3) Character of Area

Given that the proposed extensions and conversion comply with adopted UDP policy and supplementary planning guidance, and there are no extenuating circumstances, it is not considered that there would be any detrimental impact on the character of locality as a result of this development.

4) Residential Amenity

Similarly, given that the proposals comply with adopted UDP policy and supplementary planning guidance, it is not considered that the proposal would be detrimental to the amenities of adjoining owners.

5) Trees

The applicant states on the application form that no trees would be felled as a result of the proposed development. However, the trees within the site are not subject to TPOs and the site is not within a conservation area. Consequently, any felling of such trees would be outside the scope of planning control.

6) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- creation of precedent for similar developments elsewhere in locality: any future applications for similar developments will have to be assessed against the relevant development plan policies and other material considerations pertaining at the time of such application(s)
- property already converted into 2 units: enforcement action in abeyance pending outcome of current planning application
- disruption during building works, development for commercial gain of applicant, transient nature of occupiers, applicant has not consulted local residents about proposals: not material planning considerations
- 3rd application for same development: as material changes have been made to the proposals following the previous application, the LPA is obliged to determine the current application
- strain on utilities: matter for utilities providers

CONCLUSION

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

33 LULWORTH GARDENS, HARROW

Item: 2/06

P/1080/06/DFU/RM2

Ward

ROXBOURNE

TWO STOREY SIDE & REAR, SINGLE STOREY FRONT AND REAR EXTENSION;
CONVERSION TO TWO SELF-CONTAINED FLATS

Applicant: MS J PULPANOVA

Agent: J I KIM

RECOMMENDATION

Plan Nos: LGPP 1-2C & 2-2C

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no LGPP 2-2D shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The window(s) in the flank wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

4 The vehicular access hereby permitted shall not be used until a fence or wall of a maximum height of 600mm has been provided on the remainder of the property frontage, such fence or wall to be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

5 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

6 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development – Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt Greenery
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- H9 Conversions of Houses and Other Buildings to Flats
- H18 Accessible Homes
- EP25 Noise
- T13 Car Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:
ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB
Tel: 0870 1226 236 Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: odpm@twoten.press.net
Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

5 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (D4)
- 2) Conversions of Houses and Other Buildings to Flats (H9)
- 3) Accessible Homes (H18)
- 4) Parking Standards (T13)
- 5) Consultation Responses

INFORMATION

Details of this application are reported to the Committee as a petition against the application was received and it is recommended for grant.

a) Summary

Statutory Return Type:	Minor Dwelling
Car Parking:	Standard: 3.4 (maximum)
	Justified: 3.4
	Provided: 3
Council Interest:	None

b) Site Description

- Semi-detached house with pebble dash rendering, attached to 35, attached to the west side of Lulworth Gardens, South Harrow
- No. 33 has an original attached garage and original canopy over the front door, No. 35 has a single storey side extension and front porch. Both have the original 1m deep single storey projection at rear

- The semi detached house at No. 31 is set forward of No. 33 by approx 1.7m 1m off the common boundary adjacent to the unextended flank wall. There is a landing window serving the hall, stairs in the flank elevation
- 33 is set approx 1.2m from the boundary and there is a 1.3m on the other side of the boundary to the house at No. 31
- There are a number of other 2 storey side and rear extensions in the vicinity, notably at No.32 (Two Storey Side Extension) and No 39 (Single Storey Rear Extension)
- Side to rear extension at No. 33 previously given permission already substantially completed

c) Proposal Details

- Construction of a Two Storey Side to Rear Extension and a Single Storey Front and Rear Extension
- Conversion of property into Two Self Contained Flats

Revisions to Previous Application:

Following the previous decision (P/263/06/DFU) the following amendments have been made:

- Reduction from 3 to 2 self-contained flats
- The Two Storey Side to Rear Extension and a Single Storey Rear Extensions essentially the same as that granted permission in application P/2619/05/DFU. The only material difference is the proposed front porch extension.
- Scheme introduces a front extension across the front of the existing and part of the proposed side extension

d) Relevant History

P/1961/05/DFU	Two Storey Side and Rear; Single Storey Rear Extension	REFUSED 07-OCT-05
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Reasons for Refusal:

1. The two storey rear extension, by reason of excessive bulk and rearward projection, would be unduly obtrusive, result in loss of light and overshadowing, and would be detrimental to the visual and residential amenities of the occupiers of the adjacent property and the character of the area.
2. The two storey side extension by reason of unsatisfactory design of the proposed front bay feature would present an awkward and incongruous form of development and would be detrimental to the visual amenities of the street scene.

P/2619/05/DFU	Two Storey Side and Rear; Single Storey Rear Extension (Revised)	GRANTED 21-DEC-05
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P/263/06/DFU	Two Storey Side and Rear; Single Storey Rear Extension and Conversion the Three Self Contained Flats	REFUSED 13-APR-06
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Reasons for Refusal:

1. The conversion of one single family dwelling into three separate units will give rise to increased activity and disturbance associated with an over intensive use of property, to the detriment of the amenities of the neighbouring residents.
2. There are no drawings setting out how the refuse storage needed for 6 bins will be adequately provided, together with two parking spaces, to the detriment of the amenities of the future occupiers and neighbouring residents.

e) Applicant Statement

- None.

f) Consultations:

Highways Engineer - No objections. No detail is shown for parking on the site, presumed that the intention is to make continued use of the existing crossing and perhaps the rear vehicle service road along the rear. The planning condition HWY_FRNT would be useful to prevent indiscriminate crossing of the footway.

Advertisement: | Character of Conservation Area | Expiry: 17-NOV-05

Notifications:

Sent:	Replies:	Expiry:
14	7 and 1 petition of 43 signatures	04-NOV-05

Summary of Responses:

construction already taking place; previous planning application refused; increased traffic congestion and pressure car parking; restriction of emergency vehicles; additional dustbins; council has not replaced the trees that have grown old and inadequate street lighting; proposal would turn a peaceful family residential area into a concrete jungle contrary to government policy; impact on public amenity; out of character; floodgates would open leading to other conversions in area; inadequate water supply; back garden split would increase noise levels on both sides; overdevelopment and very high occupancy of 14 people; position of bin store not adequately provided.

APPRAISAL

1) Standard of Design and Layout

As noted above the proposed extensions are the same as that Granted permission in application P/2619/05/DFU and no reasons for refusal regarding the proposed extensions were introduced in the most recent application P/263/06/DFU. The proposed extensions included in this application are substantially completed.

Single Storey Front Extension

The proposed front extension would result in the in fill of an existing open porch. This porch would not be linked into the existing bay although the existing linked canopy would remain. This is the same as most other porches in the street and is the established character of the area. This enclosed porch would then extend up to the line of the original flank wall. The proposed single storey bay would extend across the proposed extension, leaving a separation of 0.65m to the line of the flank wall. It is considered that as the canopy is existing that the link into the existing bay would be acceptable due to case, site-specific circumstances. The porch would not be linked and has a separation. This proposed porch would reflect the pattern of development in the street scene.

Due to the set back of No. 33 and 35 from the front of 31, it is not considered that the proposed porch or the proposed single storey bay would cause any unacceptable impact on the amenity of the neighbouring occupiers at No. 31. The bay window would mitigate any impact on the amenity of the occupiers of No. 35.

It is therefore considered that the proposed front porch extension and the proposed bay window would not detract from the amenity or the character of the street scene and fits within the Council's SPG. Therefore it is acceptable.

Two Storey Side Extension

The proposed two-storey side extension is the same as shown on the approved plans and that granted permission in application P/2619/05/DFU in December of 2005. As there are no external changes to the application show on plan it is therefore still considered acceptable.

Two Storey Rear Extension

As with the side extension the proposed two-storey rear extension is the same as that shown on the approved plans and granted permission in application P/2619/05/DFU in December of 2005. As there are no external changes to the application show on plan it is therefore still considered acceptable.

Single Storey Rear Extension

The single storey rear extension is the same as that shown on the approved plans and granted permission in application P/2619/05/DFU in December of 2005. As there are no external changes to the application show on plan it is therefore still considered acceptable.

2) Conversions of Houses and Other Buildings to Flats

The application proposes the conversion of the house to two self-contained flats. A historical application for two self-contained flats (Our Ref: HAR/15366) was refused on 13-05-1959 and a recent application for three self-contained flats (Our Ref: P/263/06/DFU) was refused in April of this year. The reasons for refusal are above. It is considered that this application addresses the previous reasons for refusal.

Policy H9 states that the Council will permit the conversion of dwelling houses into flats to maintain a variety of types. It is considered that the proposal satisfies the factors outlined in the policy and are examined in the following sections.

The proposed new units are considered to be adequate in terms of size, circulation and layout. It is considered that the vertical stacking of the rooms are acceptable. The applicant has attempted to place like rooms above like to reduce the potential for any disruption caused by occupiers on neighbouring properties. This is within the policies outlined in the Council's UDP.

The flats would be accessed via an existing communal entrance – thereby retaining the appearance of a single dwelling in the street scene - but otherwise each unit would be fully self-contained.

The garden depth is approx 22.5m. There is an indication that the ground floor flats would have direct access to the rear garden though doors leading from the kitchen and dining areas. The first floor flat would be able to access the rear garden via the side of the property. This is considered to be an adequate level of amenity space for the size of the proposed dwellings.

It is acknowledged that the conversion would increase residential activity on the site, expressed through comings and goings to the property and internally generated noise/disturbance. This application is a reduction from three proposed flats to two. It is not considered that this increase in level of activity would be grounds for refusal as an unacceptable loss of residential amenity enjoyed by neighbouring occupiers.

The front garden is shown to retain soft landscaping in the form of a lawn and some planting on the front boundary. This is in line with the council's policy regarding retaining and enhancing forecourt greenery.

3) Accessible Homes

Details of disabled persons access to the ground floor flat has been submitted. It is considered that the ground floor flat would fulfil the requirements of the Lifetime Homes Standards. The main habitable rooms and bathroom in the flat are shown with an adequate distance to ensure accessibility. The corridors and doors are 0.85m wide and the doors are shown at 0.9m wide in line with the Lifetime Homes Standards. There are ramps provided at the front and rear to facilitate entry and egress from the building. There is ample room at the front of the property to provide a car parking space of 3.3m and 1 disabled car park is shown.

4) Parking Standards

There are three car parks shown, one disabled space at the front and two accessed off the service road. The property is close to bus routes with links to Rayners Lane and South Harrow shops and Underground Stations. As such it is considered that there is an adequate level of parking and transport facilities available.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Traffic concerns considered by Highways Engineer
- Tree replacement and inadequate street lighting not a material planning consideration
- Inadequate water supply not a material planning consideration

CONCLUSION

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

**NOWER HILL HIGH SCHOOL, GEORGE
V AVENUE, PINNER**

**Item: 2/07
P/1003/06/DFU/SW2**

Ward HEADSTONE NORTH
TWO TEMPORARY CLASSROOMS FOR 2 YEARS TO NORTHERN SIDE OF
EXISTING SCHOOL

Applicant: THE SCHOOL GOVERNORS
Agent: TONY WELCH ASSOCIATES

RECOMMENDATION

Plan Nos: 840.05.NH.10 Rev5, 20226 01, 20226 03

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The building(s) hereby permitted shall be removed and the land restored to its former condition within two year(s) of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design
D4 Standard of Design and Layout
D5 Residential Amenity
EP47 Open Space

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Open Space (EP47)
- 2) Residential Amenity (D5)
- 3) Accessibility
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor - Other

Council Interest: Council owned school

b) Site Description

- Site located on the east side of George V Avenue
- Wedge shaped site; corner plot
- Location of proposed portakabins would be in designated Open Space
- An existing portakabin is located to the north of the school buildings

c) Proposal Details

- 2 portakabins to be sited adjacent to George V Avenue as part of Phase 1 of the Post 16 social/ICT area.
- Temporary permission for 2 years
- Phase 2 relates to permanent accommodation for a Post-16 Centre
- Phase 3 is to be confirmed but will comprise of permanent accommodation

d) Relevant History

LBH/5481/11 Erection of one mobile classroom

GRANT
20-MAY-77

LBH/5481/12	Retention and continued use of mobile classroom	GRANT 2-NOV-78
LBH/23220	Continued use of mobile classroom	GRANT 20-MAY-83

e) Applicant Statement

- None.

f) Consultations:

Highways: The temporary nature of the development precludes the opportunity of requiring the school to produce a Travel Plan that would generally be an appropriate requirement for a permanent development.

Notifications:

Sent:	Replies:	Expiry:
4	0	24-MAY-06

APPRAISAL

1) Impact on Open Space

The proposal is for 2 portakabins to be located adjacent to George V Avenue. The applicant has explained that it would be a temporary measure for 2 years. There is an existing portakabin situated to the south of the proposal site granted permission in 1976 and retained thereafter. Each portakabin would be a total of 18m long sited along the edge of the playing fields.

Policy EP47 recognises the importance of protecting Educational Open Space. The portakabins location will be on the edge of the playing field sited side-by-side and combined, will cover approximately 300m². The portakabins have been sited in the least obstructive place to minimise the impact on the open space. They will be adjacent to the boundary with George V Avenue and heavily shielded by mature trees and vegetation that run along the boundary fence.

2) Residential Amenity

The nearest residential dwellings are sited 33.35m away from the boundary of the school, on the opposite side of George V Avenue. The distance the portakabins are sited away from the dwellings mitigates any negative impact on residential amenity.

3) Accessibility

The temporary accommodation proposed provides ramped access into the portakabins and are fully accessible.

4) Consultation Responses

None.

CONCLUSION

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

HATCH END HIGH SCHOOL, HARROW **Item: 2/08**
P/1004/06/DFU/SW2
Ward HATCH END
TWO TEMPORARY CLASSROOMS FOR 2 YEARS

Applicant: THE SCHOOL GOVERNORS
Agent: TONY WELCH ASSOCIATES

RECOMMENDATION

Plan Nos: 840.05.HE.10 Rev6, 20236 01, 20236 02, 20226 03

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The building(s) hereby permitted shall be removed and the land restored to its former condition within two year(s) of the date of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.

REASON: To safeguard the amenity of neighbouring residents and to permit reconsideration in the light of circumstances then prevailing.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design
D4 Standard of Design and Layout
D5 Residential Amenity
EP47 Open Space

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Impact on Open Space (EP47)
- 2) Residential Amenity (D5)
- 3) Accessibility
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development

Council Interest: Council owned school

b) Site Description

- Hatch End High School is a large site bounded by Headstone Lane, Tilotson Road, Courtenay Avenue and other educational premises to south
- Application site is in open space on the east of the site, in close proximity to single storey school buildings
- Rear of residential properties along Courtenay Avenue share a boundary with the school and are in close proximity to the application site

c) Proposal Details

- 2 portakabins to be sited as part of Phase 1 of the Post 16 social/ICT area
- Temporary permission for 2 years
- Phase 1 includes internal adaptations to adjacent building as part of the phase 1 development

- Phase 2 of the Post 16 includes an extension to the gym and science lab to be provided as permanent accommodation
- Future phase 3 comprises of permanent accommodation

d) Relevant History

WEST/984/00/FUL Portakabin to provide meeting GRANT
practice room with ancillary features 09-MAR-01

e) Applicant Statement

- None

f) Consultations:

Highways : No Objection

Notifications:

Sent:	Replies:	Expiry:
12	0	24-MAY-06

APPRAISAL

1) Impact on Open Space

The proposal is for 2 portakabins to be located to the east of the site in an area of open space. They would be a temporary measure for 2 years. Each portakabin would be a total of 18m long and would be sited side by side, opposite existing school buildings.

Policy EP47 recognises the importance of protecting Educational Open Space. The portakabins location would be on the edge of the playing field and combined would cover approximately 284m². The portakabins have been located in the least obstructive and obtrusive place to minimise the impact on the open space. They are considered to be small in scale and as temporary structures it would not be difficult to revert the site back into open space after the expiry of the planning permission.

2) Residential Amenity

The nearest residential dwellings are sited approximately 50m away from the proposed portakabins. The boundary marking the curtilage of the school consists of 2m fence with sporadic tall vegetation that would provide a partial screen for the proposed development. The distance the portakabins are sited away from the dwellings is considered to mitigate any negative impact on residential amenity.

3) Accessibility

The temporary accommodation proposed provides ramped access into the portakabins and are fully accessible.

4) Consultation Responses:

None

CONCLUSION

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

**PORTMAN HALL, OLD REDDING, P/1149/06/CFU/RP1
HARROW WEALD**

Ward HARROW WEALD

ALTERATION OF FENCING TO ROOF TERRACES AND INSTALLATION OF
RAILINGS TO ROOF EDGING

Applicant: BANNER HOMES LTD

Agent: P J McCANN C/OBANNER HOMES LTD

RECOMMENDATION

Plan Nos: Site Location plan 1/1250, HOO-716/pa 001, pa004 Rev A, pa005 Rev A, pa011 Rev A, 114 Rev C, 115 Rev B, BH/001 Rev A, BH/004, photo of fence detail

GRANT permission for the development described in the application and submitted plans subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The fence wiring shall be formed of stainless steel and the fence posts shall be painted grey. The fence handrail shall be varnished or otherwise coated to maintain the natural wood finish and the wiring, posts and handrail shall be retained in that form thereafter.

REASON To safeguard the visual amenity of the locality.

3 The roof terracing shall only be used between the hours of 0800 to 2000 or sunset whichever is the earlier.

REASON To safeguard the amenities of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

EP31 Areas of Special Character

2 INFORMATIVE:

The applicant is reminded that the existing fencing shall be removed to comply with the enforcement notice which took effect on 2 May 2006. The Council is likely to commence proceedings in the Magistrates Courts if the fencing subject to the enforcement notice remains in place six weeks or more after the grant of this planning permission.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design (SD1)
- 2) The Standard of Design and Layout (D4)
- 3) Green Belt & Area of Special Character (EP31)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor - Other
Green Belt:
Site Area: 2.4 ha
Area of Special Character: Harrow Weald Ridge
Council Interest: None

b) Site Description

- This residential development has been built on the site of the former Herts. and Middlesex Club taking access from Old Redding.
- It stands two storeys high with basement car parking amongst mature landscaping
- The site is within the Green Belt and Harrow Weald Area of Special Character.

c) Proposal Details

- The fencing differs from that refused in 2002 and the subsequently dismissed appeal against the enforcement notice concerning the fencing as follows:
- The fencing is now shown in plan, section and detail standing .75 m high to the handrail with a single wire above the handrail to a height of .92 m. The height of the fencing, at its highest point, does not exceed that of the existing balustrade which partially encloses the roof. The uprights are in timber as is the handrail with the top and intermediate wires in stainless steel.
- Also proposed is the completion of the balustrade around the roof in metalwork.

d) Relevant History

Enforcement Notice upheld on appeal	Demolish timber and wire fencing on the roof and permanently remove the constituent elements from the land	ENF/96/03/3332 31-OCT-05
EAST/367/02/FUL	Two storey building to provide 14 flats with roof terraces and gatehouse access (revised)	REFUSED 05-JUN-02
EAST/576/00/FUL	14 flats basement car parking and landscaping	GRANTED 12-JAN-02
EAST/989/01/FUL	14 flats basement car parking and landscaping	REFUSED 14-DEC-01
EAST/296/98/FUL	32 flats –called in by Sec of State	REFUSED 05-NOV-98

e) Applicant Statement

- New fencing to be below the level of the existing roof balustrade and below that to be added to the roof edge
- Consequently the new lower fencing around the roof terraces would not be in any direct line of sight from any vantage point.
- The design of the new perimeter balustrading and roof fencing has been prepared with advice from Dr Mervyn Miller a leading conservation architect/planner and the Council's principal conservation officer.

f) Consultations:

CAAC: Railings acceptable to comply with Building regulations but anything dense is unacceptable.

Notifications:

Sent:
31

Replies:
Nil

Expiry:
16-06-06

APPRAISAL

1) Quality of Design

In dismissing the appeal against the enforcement notice the Inspector noted in his report that 'the extent of the fences is such that they constitute a significant feature of the property's roof form' (para 13). Further that they appeared ' as a very inelegant and cluttered feature...' With this application, at the larger scale when viewed from Old Redding or the public footpath to the west of the site the balustrade in its completed form will obscure the view of the roof fencing and the new fencing at the lower height will be below the height of the balustrade.

2) The Standard of Design and Layout

The detail of the new balustrade complements the design of the existing two blocks being of a simple design with a vertical emphasis. The new fencing around the terraces is of simple design and will not feature in the appearance of the buildings, unlike that subject to enforcement, being below the height of the balustrade to the outer edge of the roof.

3) Green Belt & Area of Special Character

The changes to the buildings appearance which would be made by the proposed development would not detract from the Conservation Area. There would be no material alterations to the building and with the new designs no effect upon visual amenity. At a wider scale, the public's views of the building from Old Redding and the public footpath would be enhanced since no structure would appear above the roofline defined by the balustrading.

4) Consultation Responses

Nil

CONCLUSION

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

FAIRCOT, 11 LITTLE COMMON, P/114/06/CCO/SW2
STANMORE

Ward STANMORE PARK

RETENTION OF LOFT CONVERSION INCLUDING 4 ROOFLIGHTS

Applicant: MR G FITZGERALD

Agent: A J FERRYMAN & ASSOCIATES

RECOMMENDATION

Plan Nos: 205442/2 C

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

EP33 Development in the Green Belt

SD1 Quality of Design

D14 Conservation Areas

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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E-mail: odpm@twoten.press.net
Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Residential Amenity (D4, D5)
- 2) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder
Green Belt:
Conservation Area: Stanmore : Little Common
Council Interest: None

b) Site Description

- Faircot is a large locally listed property located in the Stanmore Little Common Conservation Area
- The property has been divided into 12 residential units (ref: EAST/44531/92/FUL)
- It has been previously extended by placing dormer windows in the roof

c) Proposal Details

- Retention of loft conversion
- Retention of 4 conservation style rooflights

d) Relevant History

EAST/418/93/FUL	Alterations and two replacement dormer windows	GRANT 8-NOV-93
P/2446/04/CFU	Conservatory at rear	REFUSE 2-NOV-04

Reason for Refusal:

The proposed extension, by virtue of its design, materials, siting and appearance would be detrimental to the visual amenities of the streetscene, would fail to preserve or enhance the character and appearance of the conservation area and would be contrary to policy D15 of the Adopted 2004 Harrow Unitary Development Plan and Policy 13 of the Little Common Conservation Area Policy Statement.

e) Applicant Statement

- None

f) Consultations:

Conservation Area Advisory Committee: one of the two bedroom lights should be taken away, excessive. No objection.

Notifications:

Sent:
17

Replies:
0

Expiry:
08-JUN-06

APPRAISAL

1) Standard of Design and Residential Amenity

The applicant has converted the loft space of the property into a bedroom with en-suite. The maximum height of the rooms would be 1.8m. The new rooms that have been created will not create a self-contained unit and will simply provide additional habitable rooms for the existing flat. As the loft conversion would be expanding the habitable room space within a pre existing unit it is considered that this would provide better quality accommodation and is therefore considered acceptable.

The roof lights are located on the right and left elevation of Faircot, they will protrude slightly through the roof. The 3 roof lights on the left elevation are hidden by another pitch, therefore reducing the overall visual impact in relation to original dwelling, the streetscene and the wider conservation area. All the roof lights are a minimal distance above the roof slope and they sit at the same angle as the roof.

The Harrow UDP seeks to limit the size of extensions within the green belt and generally to protect the space around buildings which means the council will try and limit extensions in order to retain the openness of the green belt. The proposed roof lights will not detrimentally impact the nature of the original locally listed property or effect the openness of the green belt or the character of the conservation area. The roof lights are considered to be an acceptable addition to the roof slope.

2) Consultation Responses:

None.

CONCLUSION

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

50 EASTCOTE LANE, SOUTH HARROW **Item: 2/11**
P/817/06/DFU/RM2
Ward ROXBOURNE
ALTERATIONS, SINGLE STOREY REAR EXTENSION AND CONVERSION TO
TWO SELF CONTAINED FLATS

Applicant: MR ANIYA
Agent: CANOPY PLANNING SERVICES

RECOMMENDATION

Plan Nos: 05202/02A, 03C, 04B and Location Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no 05202/03C shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The vehicular access hereby permitted shall not be used until a fence or wall of a maximum height of 600mm has been provided on the remainder of the property frontage, such fence or wall to be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

4 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt Greenery
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- H9 Conversions of Houses and Other Buildings to Flats
- H18 Accessible Homes
- EP25 Noise
- T13 Car Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

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Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

5 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (D4)
- 2) Conversions of Houses and Other Buildings to Flats (H9)
- 3) Accessible Homes (H18)
- 4) Parking Standards (T13)
- 5) Consultation Responses

INFORMATION

Details of this application are reported to Committee at the request of a nominated member.

a) Summary

Statutory Return Type: Minor Dwelling
Car Parking: Standard: 3 (maximum)
Justified: 2 (maximum)
Provided: 1
Council Interest: None

b) Site Description

- Semi detached house on the north side of Eastcote Lane attached to No. 52
- Irregular shaped rear garden with flank boundary lines set at 4-5° off perpendicular from the original rear wall of the house
- Large forecourt, with car parking spaces for 2 cars and existing dropped kerb
- Existing dormer window
- Large rear extension at No. 48 adjacent to the boundary with No. 50
- There is a raised patio space at No. 52 while there are three steps down to the ground level at No. 50
- Other rear dormers and hip to gable alterations in street.
- White rendered

Item 2/11 : P/817/06/DFU continued/...

- Foundations were being dug for the rear extension at the time of the site visit

c) Proposal Details

- Construction of Single Storey Rear Extension
- Conversion of property into Two Self Contained Flats

d) Relevant History

P/411/06/DCE	Certificate of Lawful Existing	GRANTED
	Development; Loft Conversion	05-APR-06
	Incorporating Rear Dormer	

e) Applicant Statement

- None

f) Consultations:

Highways Engineer: There appears to be room for two cars to park in the front garden. There are therefore no objections.

Notifications:

Sent:	Replies:	Expiry:
12	3 from No.52	17-MAY-06

Summary of Responses:

loft conversion not small or minor works; inconsiderate actions of workers and noise nuisance associated with existing works, Council's Considerate Code of Practice?; request for written assurance that the damage to No. 52 be made right; obstruction of view from rear window; loss of light; main sewer runs under proposed extension; unacceptable placing of the rooms internally; loss of water pressure; overcrowding and overdevelopment; insufficient parking; application should go before the planning committee; work has already started on the rear extension resulting to damage to the patio at No. 52.

APPRAISAL

1) Standard of Design and Layout

Revised plans received on 28-May-06 showing a reduction of the size of the proposed rear extension to ensure proposal would be within the boundary of No. 50 Eastcote Lane. Further plans received brought the scheme in line with the Council's Lifetime Homes Standards and have detailed refuse storage, garden subdivision and the forecourt treatment.

Single Storey Rear Extension

The proposed extension would be 3m deep and have a pitched roof. It would be 2.95m at the mid point of the pitch. Revised plans were received after concerns were raised with regard to encroachment on to the property of No. 52. The boundaries of these properties are not perpendicular to the rear wall of the house; rather they are set at an angle of between 4-5° off perpendicular. As such revised plans show a separation of 0.3m from the boundary line at the existing rear wall between No. 50 and 52 to ensure that the leading edge of the rear extension would be within a line drawn at 85° from the rear wall of the property and inside the boundary.

In relation to No. 52, it is considered that the proposal is acceptable, as it would fit within the guidance in the SPG. It is noted above that there is a variation in levels between No. 50 and 52, with the patio at No. 52 higher than the ground level at No. 50. This difference in levels would further mitigate the impact on the occupiers of that property. At No. 48 the existence of a large rear extension noted above would mitigate any adverse impact on the occupiers of that property.

The rear facing windows would match and harmonise with the existing. It is considered that as the proposed extension would only be single storey, there would not be any unacceptable overlooking into the neighbours gardens from the rear facing window and patio doors.

2) Conversions of Houses and Other Buildings to Flats

The proposed scheme is to be assessed under Policy H9 among others in the UPD. One of the key factors the Policy identifies is the suitability of the new units created in terms of size, circulation and layout as well as the standard of sound insulation.

It is considered that there would be an appropriate stacking of the rooms between the two floors with like rooms above like. As such the proposed layout would serve to minimise noise transference between the rooms and is considered acceptable. The size of the rooms is considered acceptable within the guidelines for minimum room sizes and the minimum overall habitable floor area for both flats.

Details have been submitted to show how the amenity space to the rear would be utilised by the occupiers of the two flats. Access to amenity space for the ground floor flat would be via the rear patio doors of the proposed extension. The first floor flat would have access to the rear half of the garden via existing access along the flank wall of the house. This proposed division of the garden is considered acceptable as it would provide both flats with an adequate amenity space.

Another factor is the landscape treatment and impact of any front garden/forecourt car parking. There is a scheme showing 1 car park and green planting. There is provision for bin storage shown at the rear. This is considered acceptable as it would remove unsightly bins from the street scene and remove any odour nuisance from the windows and entranceways of the ground floor flat. This ensures that the character and visual amenity of the street scene is enhanced and the amenity of neighbouring occupiers is protected.

3) Accessible Homes

The Policy H18 states that the Council will encourage new housing development including conversions of buildings into flats to be accessible to all. It is acknowledged that it may be practical to require the ground floor flat to fulfil these guidelines and considered that it is so in this case.

In this case the provision of a disabled car parking space on the frontage facilitates the provision of a Lifetime Homes Standard ground floor flat. The Accessible Homes SPD gives guidelines as to standards that should be reached to satisfy the requirements of Policy H18. It is considered that the widths of the doors in this application measuring at 800mm wide and 900mm wide when not approached head on do fulfil these requirements. The main habitable rooms and bathroom in the flat are shown with adequate internal space and distance between fixtures to ensure accessibility and each room would be able to accommodate a 1500mm turning circle. Also there are ramps shown for access and egress into the ground floor flat from outside at both the front and the back. The car parking space at the front is wide, facilitating any potential need to have extra space around the car.

4) Car Parking Standards

There is 1 car park space shown on the plans. It is considered that this would be an acceptable level of car parking having regard to the availability of the bus services on Eastcote Lane and the proximity of the South Harrow District Centre. As noted above this car park can be used as a disabled space if required.

Eastcote Lane is a Borough Distributor Road carrying significant local traffic flows. However as there is already a vehicle crossover present there is no intensification of vehicle activity over that already experienced from the use of the existing dwelling house.

5) Other Matters

As the conversion to two flats is compliant with the Council's UDP policy, it is not considered that the proposal amounts to an overdevelopment of the property or would lead to over intensive occupation.

6) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Loft conversion benefits from a Certificate of Lawful Existing Use (P/411/06/DCE)
- Actions of tradesmen not a material planning consideration
- Damage to personal property a civil matter and not within the Local Planning Authority's remit
- Location of sewers not a material planning consideration
- Loss of water pressure not a material planning consideration
- As the application falls within Category 1 and 5 and is not excluded by provisos 1-9 of the schedule of delegation agreed 7 September 2004 and was not requested to be presented before the Committee by a nominated member, this application is to be determined by delegated powers
- Other concerns addressed in the above report

CONCLUSION

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

10 OXFORD RD, WEALDSTONE

Item: 2/12

P/430/06/CCO/DT2

Ward MARLBOROUGH

CONTINUED USE OF B1 (OFFICE) PREMISES FOR EDUCATIONAL PURPOSES
(D1 USE)

Applicant: WESTERN GOVERNORS GRADUATE SCHOOL

RECOMMENDATION

Plan Nos: Unnumbered ground floor, first floor and site location plan.

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON:

(a) to safeguard the amenity of neighbouring residents and the character of the locality.

(c) In the interests of highway safety.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

EM15 Land and Buildings in Business Use, Industrial and Warehousing Use -
Outside Designated Areas

C7 New Education Facilities

C16 Access To Buildings and Public Spaces

2 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Change Of Use
- 2) Parking/Access
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Change of Use
Site Area: 269² m
Business Use Area:
Proposal Site (PS37)
Car Parking: Standard: 1
Justified: 0
Provided: 1
Council Interest: None

b) Site Description

- Site is on the south side of Oxford Road, 350m from Wealdstone High Street.
- Comprises a two storey building with storage space in the roof in use as Western Governors Graduate School
- College has an intake of sixty students aged eighteen and upwards, providing courses at BA/MA level. It employs six full time and three part time staff.

c) Proposal Details

- Permission is sought for continued use of office premises (Class B1) for educational (Class D1) purposes on two storeys.

d) Relevant History

- None.

NB: A proposal for use of educational premises (Class D1 use) for offices (Class B1 use) and/or medical purposes by the Central and North West London Mental Health NHS Trust (CNWLT) was given planning permission at the meeting of the Development Control Committee on 28th June 2006.

e) Applicant Statement

- None.

f) Consultations:

Notifications:

Sent:
33

Replies:
0

Expiry:
27-MAR-06

APPRAISAL

1) Change of Use

The existing premises have been used for B1/B8 purposes in the past, although the only planning record for the site dates from 1952. The current occupiers have been there for four years and it is not clear what the previous uses of the site were. The proposal is not considered to be in conflict with the objectives with the HUDP designation as a Proposal Site where business/residential uses are to be encouraged as part of the regeneration of Wealdstone.

2) Parking/Access

The site has good public transport accessibility and is close to the Peel House public car park. The proposal would not generate a need for parking or an increase in traffic movement in excess of that experienced in terms of the current/ previous use of the premises.

No external alterations or extensions are proposed for the premises, however the entrance and the internal layout of the building has been made accessible to people with disabilities under Part 'M' of the Building Regulations 2000.

3) Consultation Responses

None.

CONCLUSION

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

**GLEBE FIRST & MIDDLE SCHOOL, P/951/06/CLA/MRE
D'ARCY GARDENS, KENTON**

Ward KENTON EAST

2 STOREY DETACHED BUILDING TO PROVIDE REPLACEMENT KENTON
LEARNING CENTRE, PLUS TEMPORARY REPLACEMENT ACCOMMODATION

Applicant: GLEBE FIRST & MIDDLE SCHOOL

Agent: WINTERSGILL (DAVID MCDERMOTT)

RECOMMENDATION

Plan Nos: 1138/T01 revA, 1138/PL01 revB, 1138/PL02 revA, 1138/PL03,
1138/PL04, 1138/PL05, 1138/PL06, 1138/PL07 & Site Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

4 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (a) the extension/building(s)
- (b) the ground surfacing
- (c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- C2 Provision of Social and Community Facilities
- C7 New Education Facilities
- EP25 Noise
- T13 Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

- 1. work on an existing wall shared with another property;
 - 2. building on the boundary with a neighbouring property;
 - 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

4 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (D4)
- 2) Character of Area & Residential Amenity (SD1, D4, D5, D9)
- 3) Traffic and Highway Safety/Parking (T13)
- 4) Accessibility
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Car Parking: Standard: 1
Justified: See report
Provided: 19
Council Interest: None

b) Site Description

- Single storey, chalet-style building accommodating Kenton Learning Centre, situated within the site of Glebe First and Middle School
- Building spaced approximately 10m from the site's easterly boundary with Glebe Avenue
- 3m mesh perimeter fence runs along southerly and easterly boundaries
- Nearest residential dwellings situated on Tonbridge Crescent, spaced approximately 25m away
- Existing vehicular access point to the rear of easterly boundary

c) Proposal Details

- Demolish the existing building and construct a two storey building to provide a replacement learning centre
- The proposed building would have a floor space of 442m² and a footprint of 252m²
- The scheme proposes the provision of 19 on-site car parking spaces

- The building would accommodate 7 teaching rooms, a crèche area and a reception/office
- A new access point on the site's easterly boundary

d) Relevant History

P/666/06/DDO	Determination: Demolition Of Kenton Learning Centre	GRANTED 22-MAY-06
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e) Applicant Statement

The applicant has submitted a Design Statement in support of the application:

- Summary: Inappropriate nature of existing building; suitability of proposed building; relationship of building with locality; internal layout and accessibility; access and parking

f) Consultations:

Highways Engineers - No objection

Notifications:

Sent: 46	Replies: 3	Expiry: 24-MAY-06
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Summary of Responses:

increase in on-street parking pressure; potential damage to roads during construction; increase in pollution and noise

APPRAISAL

1) Standard of Design and Layout

The footprint of the proposed two-storey building would be significantly reduced from that of the existing single storey building. The new building would be sited to the rear of the existing siting, to the level of the rear of the school building. The proposed siting would increase the spacing of the building from the site's easterly boundary with Glebe Avenue from 10m to 14m.

The significant decrease in footprint together with the increased spacing from the easterly boundary is considered sufficiently reduce the visual impact of two storey building.

The new building would be to a height of 6.7m with a flat roof over. The proportions and contemporary design of the building are considered to have an appropriate relationship with the adjacent school building.

2) Character of Area & Residential Amenity

The proposal of an additional storey and the building's contemporary design is considered to not adversely affect the character of this predominantly residential locality. It is considered that the increased spacing of the building from the site's easterly boundary with Glebe Avenue where residential dwellings are situated would create a visual buffer zone with the provision of additional landscaping within this area.

3) Traffic and Highway Safety/Parking

The site is in close proximity to a major bus routes and within walking distance of Queensbury Underground Station. Although being served relatively well by public transport it is considered that due to a high level of on-street parking pressure in the surrounding residential roads, the proposed on-site parking provision of 19 car parking spaces is considered to be necessary due to the increase in capacity of the facility. Currently the existing facility has no designated provision for parking although a small staff car park exists to the rear of the school. The proposed designation of 19 spaces is considered to be sufficient in not increasing parking pressure on surrounding residential roads and maintaining highway and pedestrian safety. This consideration was arrived at in consultation with the Council's Highways Engineer.

A new access point is proposed on the site's easterly boundary on Glebe Avenue to facilitate vehicular access to the site. The access point would be sited sufficiently away from the junction with Tonbridge Crescent and is considered to not be prejudicial to the safety and free flow of traffic on this adjoining highway. The Council's Highways Engineer raised no objection.

4) Accessibility

The application conforms to the Council's 'Access for All' SPD.

5) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- Potential increase in on-street parking pressure was considered to be sufficiently negated by the proposed on-site parking provision; potential damage to roads from vehicles associated with construction was not considered to be a relevant planning issue;

CONCLUSION

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

336 EASTCOTE LANE, SOUTH HARROW

2/14

P/3184/05/DFU/PDB

Ward: ROXBOURNE

SINGLE AND TWO STOREY/FIRST FLOOR REAR EXTENSION INCORPORATING
NEW EXTERNAL ACCESS TO FLAT; FRONT AND REAR DORMERS (REVISED)

MR DILIP GUDKA

RECOMMENDATION

Plan Nos: DG/PA05/100, DG/PA05/101A, DG/PA05/102/B

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

- 1 Time Limit on Full Permission - Three Years
- 2 Materials to Match
- 3 The consulting room hereby approved shall be used only in conjunction with the use of the ground floor as a pharmacy, and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To prevent the function of an independent consulting use that could only be accessed from the rear, in the interests of the access and servicing convenience of surrounding commercial uses and the amenity of neighbouring occupiers.
- 4 NO_BALCONY - Restrict Use of Roof as a Balcony

INFORMATIVES

- 1 **INFORMATIVE:**
SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:
The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:
Harrow Unitary Development Plan:
SD1 Quality of design
SD3 Mixed Use Development
ST2 Traffic Management
EP25 Noise
D4 Design and layout
D5 Amenity space and privacy
D7 Design in retail areas and town centres
T13 Car Parking
- 2 **INFORMATIVE:**
The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 **INFORMATIVE:**

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Amenity and use of single storey extension
- 2) Amenity of first floor extension
- 3) Amenity and character of front and rear dormers.
- 4) Car Parking
- 5) Consultation Responses

INFORMATION

Details of this application are reported to the Committee at the request of a nominated member.

a) Summary

Statutory Return Type:	Minor - Other
Site Area:	144m ²
Habitable Rooms:	2 additional
Car Parking:	Standard: 1 (maximum)
	Justified: 1
	Provided: 1
Council Interest:	None

b) Site Description

- Two storey property with single storey rear extension and detached outbuilding on north side of Eastcote Lane, South Harrow; ground floor occupied by chemist, first floor residential with ground floor rear access

Item 2/14 : P/3184/05/DFU continued/...

- Premises part of non-designated retail parade in four terraces: 302-312; 314-324 - [Kings Road] – 326-336; and 338-348; service road behind and Kings Road bungalows beyond
- Adjoining terrace no. 334 in retail use (grocer/newsagent) with single storey rear extension adjacent to common boundary and stairs/first floor enclosed canopy to upper flat
- Neighbouring end of terrace no. 338 forms double unit with 340 and used as vehicle repair garage; single storey rear extensions spans the site at the rear
- Single storey extension fills the 2m gap between the end of terrace properties
- The terraces east of the Kings Road junction have original front dormers vertical in emphasis/proportions; front and rear dormers (horizontal emphasis/proportions) at nos. 328, 330, 340, 346 (rear only) and 348

c) Proposal Details

- Existing store to the rear demolished: Located adjacent to the boundary with no.338, is 2m wide and 12.5 depth.
- Single storey rear extension: The extension will have a depth of 10.5m , width of 7m and a height of 3.8m (flat roof)
- First floor rear extension: The extension will have a depth of 1.45m, width of 3m and a flat roof
- Front and Rear dormers: Additional bedroom accommodation is to be added by the addition of dormers.

Revisions to Previous Application:

Following the previous decision (P/2198/05/DFU) the following amendments have been made:

- The formation of an independent consulting room has been replaced with a consulting room that is operated via the pharmacy.
- The external staircase is open sided and the flank wall height has been reduced.

d) Relevant History

P/2198/05/DFU	Single and two storey first floor rear extension inc. new external access to flat, front and rear dormers	REFUSED 24-OCT-05
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Reasons for Refusal:

1) The proposed single storey extension, by reason of its design and layout, would permit the introduction of an independent consulting use that would increase access, parking and general activity at the rear, to the detriment of the access/servicing convenience of surrounding commercial uses and the amenity of occupiers of the first floor flats.

2) The proposed external access to the first floor flat, by reason of its height, design and siting adjacent to the boundary, would appear unduly bulky and overbearing when viewed from no. 338A Eastcote Lane, to the detriment of the amenity of the occupiers of that property.

Informative:

The applicant is advised that a revised application including the following amendments would be likely to be more favourably considered:

- (i) Omit the formation of an independent consulting room on the ground floor. If it is intended to be operated in conjunction with the pharmacy explain the nature of the inter-relationship between the two uses and revise the floor layout to integrate the consulting room with the customer circulation area at the front of the premises.
- (ii) Omit the external access and provide a ground floor footway within the single storey extension leading to the flat's existing ground floor lobby and stairway.

No. 338/340 Eastcote Lane P/2105/04/DFU:	Single Storey Rear Extension to Workshop	GRANTED 17-SEP-04
No. 348 Eastcote Lane WEST/1024/02/FUL	Front and Rear Dormers	GRANTED 29-OCT-02

e) Applicant's Statement

- NHS Primary Care Trust's (PCT) requirement for pharmacy accreditation is to provide a consultation area within the pharmacy and larger area of consultation to provide diagnostic testing services.
- Applicants statement accompanied by Harrow NHS PCT Pharmacy Premises Accreditation notes and self certification form.

f) Consultations

Notifications	Sent	Replies	Expiry
	4	0	24-FEB-06

APPRAISAL

1) Amenity and Use of Single Storey Rear Extension

It is proposed to demolish the existing detached outbuilding and replace with an extension to the existing rear projection. The extension would increase the depth of the projection by 1.2m, adjacent to the boundary with no. 334, and would span the width of the site wrapping around the side of the existing extension and returning to the rear main wall of the original building. The extension would have an overall depth of 10.5m from the original building and would follow the side boundary with no. 338, which is part chamfered to increase the site width at the rear. The main part of the single storey extension would have a flat roof to a height of 3.8m.

Although high on the boundary with no. 334 this is not considered to be unacceptable having regard to the limited depth beyond that property's own rear extension and its commercial use at ground floor level. In view of the extensive existing rearward projection at no. 338, which would be increased by the implementation of planning permission P/2105/04/DFU, neither is it considered that the proposal would have any unacceptable impact in relation to the ground floor of that neighbouring property.

The extension would contain windows and a door in the rear elevation; a small raised platform of 1.2m depth and 0.5m above ground level is also proposed. However a distance of some 10m would be maintained to the boundary with the Kings Road bungalows, which is delineated by a 2m close-boarded fence. Taking this and existing commercial development to the rear of property in the terrace into account, it is not considered that there would be any detriment to the amenity of the neighbouring occupiers by reason of overlooking, visual impact or noise/disturbance.

The extension would provide additional storage space, staff facilities and a consulting room. And it has been demonstrated that its use would be integral to, not independent from the established pharmacy use on the ground floor of the premises, the proposal is considered to be acceptable. The consulting room has been amended to integrate with the existing pharmacy. Further the applicant's statement clearly shows the relationship between the pharmacy and the consulting room. To ensure that in the future this does not become a separate use it is recommended a condition to that effect be placed on the consent.

2) Amenity of First Floor Extension

A first floor rear extension is also proposed, to provide revised access and an enlarged bathroom to the residential flat. The extension would have a depth of 1.45m and a width of 3m, inset from the outer flank wall of this end-terrace by 0.1m. It would have a flat roof terminating just below the level of the eaves on the original building.

This element would sit well within 45° lines drawn, on plan, from the rear first floor corners of the adjacent buildings. Combined with the extension's modest depth and height, it is not considered that there would be any material loss of light/outlook in relation to neighbouring flats. Neither is it considered that the bathroom window and revised entrance would, at a distance of 19m to the boundary with Kings Road bungalows and taking into account the existing degree of overlooking, be detrimental to privacy amenity.

Beyond the first floor extension, the flank wall (adjacent to no. 338) of the single storey extension is no longer built up to enclose the new external stairs providing access to the first floor flat. Other external stairs have been added to the rear of this parade, notably at no. 334 and no. 342. That at 342 is similarly open sided. Previous concerns about the bulky, overbearing impact of the previously proposed canopy feature and flank wall have been alleviated. Although the residential access has not been enclosed as suggested by informative on decision notice P/2198/05/DFU, this revised proposal has addressed previous reasons for refusal no.2 and would be of no detriment to the amenity of the occupiers of no.338A Eastcote Lane.

3) Front and Rear Dormers

Finally, it is proposed to add additional bedroom accommodation to the first floor flat by the addition of front and rear dormers. Consistent with the Council's guidelines for end-terrace property, the rear dormer would be sited 0.5m from the party boundary, 1m from the outer roof edge and 1.5m from the eaves, measured externally along the roofslope. The roof would be set-down from the ridge and it is considered that the dormer's bulk would appear suitably well contained within the roofslope as to be of no detriment to the visual amenity of neighbouring occupiers or the character of the locality.

Whilst the Council's guidelines normally resist the introduction of front dormers, the presence of existing dormers in this and the other terraces forming this non-designated retail frontage along Eastcote Lane is a compelling relevant site consideration. Accordingly it is not considered that there can be any objection in principle. Turning to the detail, the front dormer would be considerably smaller than that at the rear, being sited 1.7m from the party boundary, 1.8m from the outer roof edge and 1.7m from the eaves, measured externally along the roofslope. It would also be set-down from the ridge and again, therefore, would appear adequately contained within the remaining front roofslope. The horizontal emphasis/proportions of the dormer would be consistent with those at nos. 328, 330 & 340, but larger than the more square-shaped dormer approved and recently constructed at no. 348. Nonetheless, in streetscene terms it is considered that the proposal would be visually appropriate, and that there would be no detriment to the visual amenity or character of this terrace.

The front dormer would face the Herga community centre at a distance of over 30m, whilst the rear dormer would face the boundary with the Kings Road bungalows at a distance of 21m. Taking into account existing overlooking characteristics, it is not considered that these distances would be so short as to lead to unreasonable actual or perceived loss of privacy amenity.

4) Car Parking

The subject proposal provides one car parking space to the rear of the premises, this is in accordance with council's policy. It is noted that the subject site is located within a sustainable location, where the site occupiers would not be disadvantaged by non-car ownership (local shops and public transport services within walking distance).

5) Consultation Responses

Apart from the points raised in the above sections of the report, no other issues have been raised.

CONCLUSION

For all the reasons considered above, and 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.

THREE WISHES P. H., 20 BROADWALK PINNER RD, HARROW P/3134/05/CVA/SC2

Ward HEADSTONE NORTH

VARIATION OF CONDITION 5 OF PERMISSION LBH/42873 TO ALLOW OPENING HOURS BETWEEN 10.00 TO 23.30 MON TO THURS & SUN, AND 10.00 TO 12.30 HRS FRI & SAT

Applicant: UNITSCORE LTD
Agent: JEREMY PETER ASSOCIATES

RECOMMENDATION

Plan Nos: Supporting cover letter from Jeremy Peter Associates received 20/12/2005; Site Plan

GRANT permission for variation as described in the application and submitted plans, subject to the following condition(s):

1 The use hereby permitted shall not be open to customers outside the following times: 10.00 to 23.30 hours Sunday to Thursday and 10.00 to 12.30 hours Friday and Saturday.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

EM25 Food Drink and Late Night Uses

EP25 Noise

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Licensing Act 2003 (EM25)
- 2) Amenity considerations (EP25)
- 3) Highway and parking considerations (T13)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other

Council Interest: None

b) Site Description

- The application relates to the Three Wishes public house at No. 20 The Broadwalk. The public house forms part of a shopping parade located on the west side of Pinner Road. The shopping parade comprises shops, restaurants, take-away and drinking establishments and forms part of the wider North Harrow district shopping centre. The upper floors in the parade comprise a mix of residential and commercial uses.
- Pinner Road is a busy road with a number of bus routes. The road itself has limited parking but there is a large car park to the rear of the Broadwalk. Within reasonable walking distance to the south is North Harrow railway station.
- The floors above the application property are in use as a self-contained flat, which is not owned by the applicant. The adjoining property at Number 19 has residential uses on the upper floors, and the upper floors of the adjoining property at Number 21 is currently vacant, but appears to be commercial floor space.

c) Proposal Details

- Planning permission was granted following an allowed appeal decision on 03/03/1992 for the change of use of the premises from an accountant's office (A2) to a public house (A3). A condition was placed on the planning permission restricting the opening hours of the public house to 23.30 hours daily.
- This current proposal originally sought to amend the condition to vary the opening hours from 10.00 hours - 01.00 hours Monday to Thursday, 10.00 hours - 02:00 hours on Friday and Saturday and 12.00 to 01.00 hours on Sunday.
- The Council advised that the extension of hours proposed above was likely to be refused due to residential amenity concerns. The applicant subsequently amended the proposed variation of hours to 10.00 to 23.30 hours Monday to Thursday and Sunday, and 10.00 hours to 00.30 hours Friday and Saturday. Therefore the proposal, if granted, would allow for the public house to remain open a further one hour on Friday and Saturday nights only, the rest of the week the public house would continue to open until 23.30, as already permitted.

d) Relevant History

LBH/42873	Change of use from A2 (Accountants Office) to A3 Public House.	REFUSED 03-JUN-91
		APPEAL ALLOWED 03-MAR-92

Reasons for Refusal:

1. The scale of the proposed use would be likely to result in increased activity and noise disturbance to the detriment of the amenities and quiet enjoyment of the occupiers of neighbouring residential properties.
2. Adequate provision for parking of vehicles cannot be made on site in accordance with the Council's standard requirement and, in addition to rear servicing difficulties, the proposed development is likely to lead to kerbside parking to the detriment of the free flow of traffic and public safety on the adjoining highways.

An appeal was lodged against the Council regarding the above decision and was allowed by the Planning Inspectorate on 03/03/1992. The planning inspector allowed the change of use subject to a number of conditions including condition 5, which stated:

'the premises shall be used between 0930 and 2330 hours daily and at no other time unless the written approval of the local planning authority to any variation is first obtained.'

e) Applicant Statement

- The applicants have been operating at the premises for over 18 months in which time there has been no incidents or occurrences that have been detrimental to the amenity of the area.
- The applicants operate a number of public houses in other parts of North London where they have been granted extended opening and licensing hours.
- The applicants are professional and reputable operators who are keenly aware of their responsibilities to their customers and neighbouring occupiers.

f) Consultations:

Environmental Health (Noise Pollution): No comments received

Advertisement:	Character of Conservation Area	Expiry: 17-NOV-05
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Notifications:

Sent: 10	Replies: 0	Expiry: Initial consultation 16-MAR-06 Re-consultation 06-MAY-06
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Summary of Response:

No responses were received to either consultation.

APPRAISAL

1) Licensing Act 2003

The Licensing Panel resolved at its meeting on 19th December 2005 to defer its decision on the proposed extension of licensing hours at the public house, until the planning department had issued its decision on this current planning application.

Notwithstanding the Licensing Panel's decision, it should be noted that the remit of the panels decision is restricted to four objectives defined by the Licensing Act 2003, namely preventing crime and disorder, public safety, preventing public nuisance and protecting children. Significantly, they do not include the effect of increased noise and disturbance on private amenity, for example that of neighbouring residents, an issue which falls under the remit of the Council's planning powers. It is this consideration therefore, which will form basis of determining this planning application.

2) Residential Amenity

Policy EM25 of the Council's adopted Unitary Development Plan (UDP) requires that the Council seeks to ensure that any late night uses do not have a negative impact on residential amenity. The policy requires that the location of the premises, the proximity of residential properties, and hours of operation, be taken into account when assessing applications for such uses.

In this case, the public house is situated within an established shopping parade, although there are residential flats located above the neighbouring property at No.19 and the application property itself. Whilst the Council accepts that the residential amenity of the occupiers of these flats must be considered, it also recognises that residential occupiers above commercial units within busy district centres are likely to expect and experience greater background noise conditions, and more intensive general activity in their immediate locality, compared to those living in areas that are more residential in character. In addition, district centres by their very nature attract late night uses and form an essential part of their character and economic vitality.

With the above in mind, the proposed extension of opening hours at the public house on Friday and Saturday night by one hour until 00.30, is considered to be modest in its extent and unlikely to give rise to unacceptable levels of noise disturbance. No notification objections have been received by the Council in response to the consultations on this proposal.

3) Parking and vehicular activity

It is not considered that the increase in opening times of an additional hour on a Friday and Saturday night would result in any significantly increased parking need for the locality, and in this respect is considered acceptable.

4) Consultation Responses

- None.

CONCLUSION

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

**THE CASE IS ALTERED P.H., 28 OLD P/735/06/CAD/JW
REDDING, HARROW WEALD**

Ward HARROW WEALD

EXTERNALLY ILLUMINATED SIGN WRITING ON BUILDING

Applicant: INNVENTURE LTD

Agent: JOHN ROGERS DESIGN

RECOMMENDATION

Plan Nos: Site Plan; IV/106/05/05; 06; 08; 10

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The maximum luminance of the sign shall not exceed the values recommended in the Institution of Lighting Engineers' Technical Report No. 5 (Second Edition).

REASON: In the interests of highway safety and amenity.

2 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4 Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

5 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

6 The period of this consent shall be five years from the date of this consent, following which the advertisement shall be removed and the site reinstated.

REASON: To comply with the provisions of the Town Country Planning (Control of Advertisements) Regulations 1992.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- D4 Standard of Design and Layout
- EP31 Areas of Special Character
- EP33 Development in the Green Belt
- D14 Conservation Areas
- D26 Advertisements and Signs on Buildings

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (D4)
- 2) Areas of Special Character (EP31)
- 3) Development in the Green Belt (EP33)
- 4) Conservation Areas (D14)
- 5) Advertisements and Signs on Buildings (D26)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Advertisement
Greenbelt:
Conservation Area: Grimsdyke and Brookshill
Council Interest: None

b) Site Description

- Detached public house and gardens on southern side of Old Redding adjacent to The Lookout parking and amenity area.
- Within Grimsdyke and Brookshill Conservation Area
- Site is within the Green Belt
- An externally illuminated sign is present on the front elevation of the main building.

c) Proposal Details

- The application proposes to replace the existing sign on the front elevation with an updated version.
- The sign will consist of a text sign written in 'Cheltnam old face' font directly onto the wall face.
- The sign will be in the same place as the current sign, and be lit below from three external lights.

d) Relevant History

EAST/235/93/FUL	Single storey side extension with cellar, alterations and enclosure of veranda.	GRANTED 03-AUG-93
EAST/194/99/FUL	Front Porch and new pedestrian access	GRANTED 15-APR-99
EAST/1349/02/FUL	New porch, new lighting at front, replacement timber cold store at rear (Revised)	REFUSED 10-APR-03

Reason for Refusal:

The proposed lighting would be inappropriate for this sensitive rural location and would detract from the character and appearance of the Conservation Area and Area of Special Character

EAST/1429/02/ADV	Externally illuminated lettering with totem sign on frontage (Revised) and non-illuminated sign in rear amenity space.	REFUSED 10-APR-03
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Reason for Refusal:

The proposed illuminated advertisements, by reason of excessive size and prominent siting, would be unduly obtrusive in this sensitive location, would detract from the character and appearance of this part of the Conservation Area and the Area of Special Character and be detrimental to visual amenity.

P/734/06/CFU	Alterations To Elevations, External Paving, Terrace Extension And Canopy, Extension To Car Park Onto Adjoining Country Park; New Vehicle Height Restriction Frame And Lighting	REFUSED 25-MAY-2006
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Reason for Refusal:

1. The proposed alterations and lighting to the front and rear façades of the public house, by reason of unsatisfactory design and prominent siting, would be unduly obtrusive in this sensitive rural location, would detract from the appearance and character of the Conservation Area, the Area of Special Character, the public house itself and would be detrimental to visual amenity.
2. The proposed raised terrace and canopy, by reason of site coverage, would result in a cumulative overdevelopment of the original building which has already been significantly extended, to the detriment of the character and openness of the Green Belt and the Area of Special Character and Conservation Area.
3. The proposed extension of the car park within the adjacent country park is an unacceptable form of development, as it would fail to retain the openness and character of the Green Belt.
4. The white picket fence fronting the highway, extending from the public house into the Country Park along with other landscaping details, would fail to retain a visual break between the two sites, to the detriment of the openness and character of the Green Belt.
5. Insufficient information has been provided with the application to enable a full assessment of the impact of the proposed development on existing trees and landscaping, which represent an important amenity feature within the Green Belt, Area of Special Character and Conservation Area.

There is currently a correspondence between the Local Planning Authority and the Agent regarding two freestanding advertisements that have no advertisement consent.

e) Applicant Statement

- None

f) Consultations:

- **English Heritage:** Do not consider it necessary for this application to be notified to English Heritage
- **Garden History Society:** Do not wish to comment
- **Highways Engineers:** No objection
- **Stanmore Society:** No response
- **Parks Department:** No response
- **The Hatch End Association**

Advertisement:	Character of Conservation Area	Expiry: 24-MAY-06
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Notifications:

Sent:	Replies:	Expiry:
82	1	24-MAY-06

Summary of Responses:

(The Hatch End Association) The illuminated sign writing on the building and sign panels would be detrimental to the openness of the Green Belt and, in particular, the rural character of the Grimsdyke – Brookshill Conservation area.

APPRAISAL

1) Standard of design and layout

The proposed sign is modest in scale and blends well with the building on which it will hang. Its size, similar to that which it is replacing, ensures that it will not look disproportionately large in relation to the building.

2) Impact upon Area of Special Character, Green Belt and Conservation areas

The proposed sign is modest in scale and blends well with the building on which it will hang. The external illumination of the letters is considered to be appropriate in these circumstances: The change from down-lighters to up-lighters will make only a minor change to the character of the pub and is considered acceptable. Considering the existing signage on the façade of the building, the proposed signage would be sympathetic with regards to the general character of the public house and preserve the character and appearance of the Grimsdyke - Brookshill Conservation Area.

3) Residential Amenity

Given the scale of the sign, the location and the absence of any adjacent or opposite residential buildings, no detriment to residential amenity will be caused by this proposal. Notwithstanding this, a condition is recommended to ensure the maximum luminance of the sign does not exceed the values recommended by the Institute of Lighting Engineers, in the interests of residential amenity.

4) Consultation Responses

Apart from the points raised in the above sections of the report, other issues raised are:

(The Hatch End Association) The illuminated sign writing on the building and sign panels would be detrimental to the openness of the Green Belt and, in particular, the rural character of the Grimsdyke – Brookshill Conservation area. The proposal has been amended so that the sign panels and replacement height restriction bar are no longer included. The impact of the proposed replacement sign upon the character of the Grimsdyke – Brookshill Conservation Area is addressed in paragraph 2.

CONCLUSION

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

43 ORCHARD GROVE, KENTON

Item: 2/17

P/3187/05/DFU/JW

Ward KENTON EAST

CONVERSION OF HOUSE TO PROVIDE 2 SELF-CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION

Applicant: MR LODHIA

Agent: CANOPY PLANNING SERVICES

RECOMMENDATION

Plan Nos: Site Plan; 8505/03; 8505 (Revision b)

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the North and South flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of design

D4 The Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

EP25 Noise

T13 Parking Standards

H9 Conversions of Houses & Other Buildings to Flats

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

1) Residential Amenity

2) Character of the Area (SD1, D4 & D5)

- 3) Conversion Policy (H9) including Forecourt Treatment (D9), Disabled Persons' Access (H18) & Parking and Access (T13), Noise (EP25)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Change of Use
Green Belt:
Habitable Rooms: 5
Council Interest: None

b) Site Description

- Mid terrace property situated on the west side of Orchard Grove.
- The property has no rearward extensions
- The front garden of the property has been hard surfaced to provide vehicular parking.
- The immediate streetscene is characterised predominately by hard surfaced front gardens, with a mixture of on and off street parking.
- Adjoining property No.45 Orchard Grove has a single storey rear extension, approximately 2m in depth.
- Adjoining property No.41 Orchard Grove, an end of terrace property has no rearward extensions.

c) Proposal Details

- A single storey rear extension is proposed, spanning the width of the property, projecting 2.4m in depth and with a flat roof, 2.85m in height.
- Conversion of the ground and first floors into separate one-bedroom units
- The ground floor unit will comprise of a bedroom, bathroom and combined kitchen and living area.
- The first floor flat will compromise a bedroom, living room, bathroom and kitchen
- Access to the two flats will be located behind the front entrance to the house, which will be shared by both flats and have a level threshold with a walkway with a gradient of 1:12.
- Single car parking space in front forecourt, which is landscaped and includes a refuse storage area.

d) Relevant History

P/3289/04/DCP	Certificate of lawful proposed development:	single storey rear extension	REFUSED 01-APR-05
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e) Applicant Statement

- None.

f) Consultations:

- Highways engineer: No response
- Access Officer : No response

Notifications:

Sent:
7

Replies:
0

Expiry:
16-MAR-06

APPRAISAL

1) Residential Amenity

With regards to the single storey rear extension, its proportions of play due regard to the relevant SPG requirements, and are not considered to cause any unacceptable level of overlooking or overshadowing of either of the neighbouring dwellings.

With regards to the conversion of the property into 2 one-bedroom flats, the resultant increase in activity is not considered to give rise to any considerably greater intensity than that which would occur from a single dwellinghouse with full occupancy, with the result that no considerable detriment to residential amenity will occur from the proposed conversion.

2) Character of the Area

The design of the single storey rear extension is in keeping with the pattern of development in the locality, and blends well into the existing house. The extension will not be seen from the highway, and hence with no impact upon the streetscene is not considered to do any harm to the character of the area.

Access to the two flats will be located behind the front entrance to the house, which will be shared by both flats and remain unchanged appearance, and as such the property itself will blend well into with existing streetscene. The proposed parking bay, scheme of planting and refuse storage area ensure that the proposal provides a sensitive forecourt treatment that will safeguard the appearance of the area.

3) Conversion Policy (H9) including Forecourt Treatment, Disabled Persons' Access (H18) & Parking and Access, Noise

The suitability of the new units created in terms of sizes, circulation and layout. The units comply with policy H9 in terms of vertical stacking, with bedroom over bedroom to help avoid undue internally generated noise conflict.

The Council now requires ground floor flats, as far as practical, to pursue standards of “lifetime homes” as set out in recently adopted SPD “access for all”. Lifetime homes must have a level entrance threshold, with a minimum door width of 800mm, and a ramp with a gradient no steeper than 1:12 if need be. Internal doorways should have a minimum width of 800mm, 900mm if the turning is not head-on. Turning circles should be provided in habitable room of at least 1500mm (or 1400mmx1700mm ellipse). A parking space should be provided, extendable to a width of 3.3m if needed. Revised plans indicate that in terms of the criteria listed above, the ground floor flat would comply with lifetime homes standards, ensuring that it can satisfactorily meet the future demands that may be placed upon it by persons with mobility difficulties.

Supporting paragraph 6.51 of policy H9 specifically states that the standards of accommodation should be comparable to those recommended by the Institute of Environmental Health Officers, and that the space within buildings should provide satisfactory amenities for the occupiers of the flats created. The document ‘*The Housing Act 1985: Houses in multiple occupation – minimum standards for amenities and facilities, including space and standards* (HMO)’, has been adopted by Harrow Council for use by Environmental Health Officers when assessing the adequacy of converted accommodation. The proposed first floor flat meets the minimum standards areas as stated in the HMO for one person, two bedroom flats (21.5m² and 24m²) are thus judged to be sufficient in space when using the HMO as guidance.

As noted above the proposed layout of bedroom over bedroom, kitchen over kitchen etc will assist in avoiding unnecessary noise conflict.

The level of usable amenity space available

The ground floor flat has access to the rear amenity space with no such access for the first floor flat. However, Orchard Grove is close to Queensbury recreation ground. This, in combination with sub paragraph 6.53 of UDP policy H9 would make a refusal on insufficient amenity space unjustified.

Traffic and highway safety

Under the criteria in Policy T13 and the associated Schedule 5 a maximum of 1.6 parking spaces is recommended. Given the proposed off street parking bay, it is not thought that any considerable detriment to traffic or pedestrian safety will occur from this proposal.

Landscape treatment and the impact of any front garden/forecourt parking

Plans received by the planning department indicate a scheme of soft landscaping in the front garden with storage for bins. With reference to the Council’s recognition of the contribution front gardens can make to the character of an area, this is viewed as a positively, and will serve to safeguard the appearance of the area.

4) Consultation Responses

None.

CONCLUSION

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

**149 - 151 BURNT OAK BROADWAY, P/7/06/DFU/ML1
EDGWARE**

Ward EDGWARE

CHANGE OF USE: RETAIL TO RESTAURANT (CLASS A1 TO A3), SINGLE STOREY REAR EXTENSION, SHOPFRONT, EXTRACT DUCT

Applicant: MR M BHUDIA

Agent: MR H PATEL

RECOMMENDATION

Plan Nos: PA/590/E.01, PA/590/P.01D, PA/590/P.01C, PA/590/P.02B,
PA/590/P.03B, Site Plan

GRANT permission for the development described in the application and submitted plans subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

4 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration, and odour/fume into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents.

5 The use hereby permitted shall not be open to customers outside the following times:- 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

6 Storage shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

EM17 Change of Use of Shops - Secondary Shopping Frontages

EM25 Food, Drink and Late Night Uses

D4 Standard of Design and Layout

D7 Design in Retail Areas and Town Centres

D25 Shopfronts and Advertisements

2 INFORMATIVE:

The applicant's attention is drawn to the Council's policy to encourage developers to provide facilities for the separate storage and collection of different colour bottles for the purpose of recycling. The applicant should also note that such collections are carried out free of charge by the Council. Storage arrangements should be agreed with the Council's Cleansing and Transport Services Manager.

3 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Change of use of shops – Secondary Shopping Frontages (EM17, EM25)
- 2) Standard of Design and Layout (D4, D7, D25)
- 3) Consultation Responses

INFORMATION

This application has been brought to Development Control Committee due to a petition against the application.

a) Summary

Statutory Return Type: Minor Development Other
Council Interest: None

b) Site Description

- Vacant ground floor unit on the western side of Burnt Oak Broadway, formerly a home interiors shop.
- First floor residential unit above.
- Adjacent unit to the south is a takeaway with residential above, to the north is a supermarket with residential above.
- In-between the application site and supermarket to the north is a gated entrance to an open staircase to the residential units above the supermarket.
- There are a variety of uses at ground floor level along this part of Burnt Oak Broadway but the majority are retail units.
- The unit falls within the secondary frontage as designated by the UDP.
- There is a large single storey extension at the unit No.145 to the south.
- The flank of the supermarket and adjacent staircase to the north extends along the northern site boundary, stopping just 7m short of the site's rear boundary.
- There is currently a large storage container sited at the rear of the application property adjacent to the flank of the supermarket and adjacent staircase.
- There is a high-level external extract duct at the rear of the adjacent unit No.147.
- The unit is served by a service road at the rear.
- Current uses of units in Burnt Oak Broadway designated parade (secondary frontage):

• Unit	• Current Use Class
• No.129	• A1
• No.131 – 135	• A1
• No.137	• SG
• No.139	• A1

• No.141	• A1
• No.143	• A1
• No.145	• A1
• No.147	• A3
• No.149	• A1
• No.153	• A1
• No.155	• A2
• No.157	• A5
• No.159	• A5
• No.161	• A1
• No.165	• A1
• No.171	• A1
• No.175	• A1
• No.177	• SG
• No.179	• A1
• No.181	• A1
• No.183	• A1
• No.185	• A5
• No.187	• A3
• No.189	• A1
• No.191	• A2
• No.195	• A1

c) Proposal Details

- Change of use: retail to restaurant (class A1 to A3).
- 14.6m deep by 4.6m wide single storey rear extension
- Aluminium and glass shopfront
- Low level extract duct at rear.

d) Relevant History

- None.

e) Applicant Statement

- None.

f) Consultations:

- **Highways Engineer** – No objections.
- **London Borough of Barnet** – No objections.
- **Environmental Health** – Possible issue with ventilation regarding adjacent flats, low level ventilation should be considered extracting half way along the extension.

Notifications:

Sent:
12

Replies:
1 (petition, 3
signatures)

Expiry:
24-FEB-06

Summary of Responses:

The change of use from A1 to A3 use will threaten other A3 uses in the parade.

APPRAISAL

1) Change of use of shops – Secondary Shopping Frontages

This application seeks a change of use from class A1 to class A3 for use as a restaurant, it is currently vacant but its last use was as a home interiors shop. Policy EM17 in Harrow's current UDP states that the Council will normally permit changes of use from A1 in designated secondary shopping frontages where the length of the secondary frontage in non-retail use would not exceed 50% of the total. Currently figures show that 24.35% of the Burnt Oak secondary frontage is in non-retail use at present. The 6m frontage of this unit would increase this figure to 27.57% non-retail frontage, 22.43% less than the maximum that this policy would allow. The policy also specifies that the proposed use should be appropriate to a town centre, for visiting members of the public, require an accessible location, be adequately serviced without causing harm to highway safety and convenience, maintain a window display and not create a harmful concentration of non-retail uses. As such the restaurant use proposed is deemed to be acceptable here on all counts, this use being appropriate to the location. There are no objections from the Highways Engineer and the unit would be adequately serviced by the rear service road. Although there is a takeaway adjacent to this unit the majority of the units in the locality are retail and so it is felt that a balance would be maintained despite this proposed change of use. It is not considered that the proposed change of use would present any significantly adverse impact on the amenities of the occupiers of any of the adjacent properties.

2) Standard of Design and Layout

It is proposed to construct a 14.6m deep single storey rear extension at the rear of the ground floor unit which would be 4.6m wide from the site's northern boundary, leaving a 1.1m wide walkway to its southern side. Access to the residential unit above would not be affected. The unit at No.145 has a 14m deep single storey rear extension and other properties in the parade have single storey extensions at the rear. The proposed extension would provide kitchen and storage spaces in relation to the proposed change of use. A parking and deliveries area would be retained within the site at the rear of the proposed extension. It is not considered that the proposed rear extension would have any adverse impact on the amenities of any of the adjacent occupiers in terms of its appearance or effects on accessibility and it is therefore considered to be an acceptable element of this scheme.

The proposed aluminium and glass shopfront would not differ significantly from that which currently exists at the application property. The proposed shopfront would contain two clear glass windows. In-between the two glazed panes would be glazed double doors. The proposed shopfront is not out of character with the other ground floor units in this commercial parade and is therefore considered to be acceptable.

Following Environmental Health concerns the extract duct proposed at the rear of the unit was revised to run along the roof of the proposed single storey rear extension and extract at low level 7.3m along the proposed 14.6m deep structure. In this way the extract duct would be acceptable in visual amenity terms due to its low level and would not have any other detrimental amenity impacts on the adjacent residential units above the supermarket to the north as it would extract approximately halfway along the flank of the adjacent units, rather than at the front or rear of the units where window and door openings may lead to a problematic relationship. It is considered that this position would be the best location for this extract duct, the point of extraction being located in the optimum location with regards to adjacent residential units and would be at a maximum height of 4.8m above ground level. This location should ensure that there is no unacceptable impact on the amenities of adjacent residential occupiers and that the potential visual impact of this extract duct is kept to a minimum.

With regards to accessibility issues the proposal is deemed to be acceptable. The submitted plans show level access at the front, an accessible lobby containing two sets of double doors which open inwards and a wheelchair accessible WC.

3) Consultation Responses

The petition submitted states that the proposed change of use from A1 to A3 will threaten other A3 uses in the parade however this is not a material planning consideration.

CONCLUSION

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

16 FAUNA CLOSE, STANMORE

Item: 2/19
P/1332/06/CFU/ML1

Ward CANONS
SINGLE STOREY REAR EXTENSION WITH RAISED PATIO AND HANDRAIL

Applicant: MR & MRS REMO

RECOMMENDATION

Plan Nos: existing elevations and site plan, existing floor plan, pd06.00.02/r1, pd06.00.04/r1, site plan

GRANT permission for the development described in the application and submitted plans subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

EP34 Extension to Buildings in the Green Belt

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Extensions in the Green Belt (EP34)
- 2) Standard of Design and Layout (D4)
- 3) Residential Amenity (D5) and Supplementary Planning Guidance
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder

Green Belt

Council Interest: None

b) Site Description

- Detached two-storey dwelling house with accommodation in loft space standing on an irregular shaped plot on the south-western side of Fauna Close.
- The rear garden of No.16 falls away to a lower level towards the south and west of the site.
- There is an existing patio at the rear of the property which covers the area of proposed single storey rear extension.
- There is an existing fully glazed rear conservatory at the property

c) Proposal Details

- The erection of a single storey rear extension to replace the existing fully glazed conservatory.
- The single storey rear extension would be 3.45m deep by 6.95m wide with a 3.4m high flat roof with deep eaves on its south-eastern and south-western sides.
- The south-eastern and south-western sides of the proposed single storey rear extension would be fully glazed, the north-western elevation being brick to match the existing building.
- A 0.5m high patio the width of the site at the rear is proposed which would be 1.3m deeper than the single storey rear extension.
- The patio would have two sets of steps (one set on each flank boundary) down to the lawn due to the fall in land levels towards the rear of the site, the area in-between being partitioned by a 1.1m high glass balustrade with a stainless steel handrail.

d) Relevant History

- None

e) Applicant Statement

- None.

f) Consultations:

Notifications:

Sent:
3

Replies:
1

Expiry:
11-JUL-06

Summary of Response:

- No objection.

APPRAISAL

1) Extensions in the Green Belt

Policy EP34 of the UDP states that extensions to properties in the Green Belt should minimise environmental impact on the Green Belt character and be appropriate in terms of bulk, height and site coverage. This proposed extension and patio would not be deemed to have a detrimental environmental impact on the Green Belt character, the 3.45m deep extension being sited in an area where there is already a patio and the proposed patio being only 0.3m deeper than the patio at the rear of the existing conservatory.

The additions proposed to the property in terms of area are as follows:

m ²	Original	Existing	% Increase	Proposed	% Increase
Footprint	91	91	0	103	13%
Floor Area	205	205	0	217	6%
Volume	Not known				

An increase in the footprint by 13% on a site on a new estate within the Green Belt such as this would not be a disproportionate development here, particularly considering the location of the proposed extension on an area of the site already partially developed.

2) Standard of Design and Layout

The proposed modern design of the flat roof single storey rear extension, patio and handrail using glass and stainless steel materials along with brickwork to match the existing property is not considered to be of an unacceptable design on this new property.

3) Residential Amenity and Supplementary Planning Guidance

A 3.45m deep single storey rear extension is 0.45m deeper than SPG recommendations would normally allow for this type of property. However due to the siting of this proposed extension away from the boundaries with neighbouring properties its depth complies with the SPG's 'two for one code' which should ensure no detrimental impact to neighbouring occupiers. In the same way the fully glazed south eastern flank (in the same location as the glazed flank of the existing conservatory) and 3.4m height (0.4m more than SPG recommendations) are acceptable here due to their siting which should ensure no detrimental overlooking, overshadowing or a loss of light to neighbouring properties and would therefore ensure no detriment to their residential or privacy amenity.

4) Consultation Responses

None.

CONCLUSION

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

**PETERBOROUGH & ST MARGARET'S
SCHOOL, TANGLEWOOD COMMON
ROAD, STANMORE**

Item: 2/20

P/1049/06/CFU/ML1

Ward STANMORE PARK

SINGLE STOREY NURSERY UNIT

Applicant: E IVOR HUGHES EDUCATIONAL FOUNDATION

Agent: R J BROCK

RECOMMENDATION

Plan Nos: U0918/01, U0918/02, U0918/03, 50, 51

Inform the applicant that the proposal is acceptable subject to:

1. The variation of the original Section 52 agreement to enable this development.
2. The competition of a legal agreement within three months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:-
 - i) Approval by the Local Planning Authority's Development Control Committee prior to the issue of planning permission of a Travel Plan (to include an annual review) to be implemented by the occupier of the development prior to the use of the building(s) hereby approved.
3. A formal decision notice, subject to the planning conditions noted below, will be issued only upon completion by the applicant of the aforementioned legal agreement. The submission and approval of the Travel Plan must precede completion of the Section 106 agreement.

GRANT permission for the development described in the application and submitted plans subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (a) the extension/building(s)
- (b) the ground surfacing
- (c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

3 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work).

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

4 Measures to protect the trunks of the two preserved Pine trees shall be provided in the following form before commencement of any works on the site:

i) The trunks should be protected to a height of 3m using wooden boards with a sandwich layer (between board and tree trunk) of 6 inch claymaster to protect the tree trunks from physical damage.

ii) The wooden boards used should be secured using a wrapping of wire and not nailed to the tree trunks.

iii) The boards and claymaster should be placed around the trees before the existing wooden storage sheds are removed and must be retained in place until the nursery unit is fully installed.

REASON: To protect the two preserved Pine trees.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1	Quality of Design
SEP6	Areas of Special Character, Green Belt and Metropolitan Open Land
EP31	Areas of Special Character
EP32	Green Belt - Acceptable Land Uses
EP33	Development in the Green Belt
D4	Standard of Design and Layout
C4	Nursery Provision in other Premises
C7	New Education Facilities
C16	Access to Buildings and Public Spaces

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

4 The crane operator should be informed that the Oak and two Pine trees are subject to a Tree Preservation Order and that damage to these trees must be avoided during installation of the nursery unit.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Development in the Green Belt (SEP6, EP32, EP33) / Area of Special Character (EP31) and Nursery Provision in other Premises (C4) / New Education Facilities (C7)
- 2) Standard of Design and Layout (SD1, D4, C16)
- 3) Trees (EP29, EP30)
- 4) Parking (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development

Green Belt:

Car Parking: Standard: 25 (maximum)

Justified: See report

Provided: See report

Council Interest: None

b) Site Description

- School consisting of two main two-storey buildings, one of which ('Tanglewood') is locally listed.
- The school lies within the Harrow Weald Ridge Area of Special Character.
- To the north of the school buildings is a mesh fenced sports pitch.
- To the southwest of the school buildings is a playground.

- To the northwest of the school buildings, adjacent to Common Road, there are three wooden storage sheds.
- The boundary of the site with Common Road is heavily wooded, as are other areas of the site.

c) Proposal Details

- New single storey pre-fabricated nursery unit to be sited in the location of the existing wooden storage sheds to the northwest of the two main school buildings.
- The irregular shaped unit would have maximum dimensions of 12.34m x 13.598m, the maximum height of the unit being 3.35m.
- Maximum number of nursery pupils: 26 (aged 3-5 years)
- Maximum number of nursery staff: 5
- Nursery hours of use 07:00 – 18:00 (maximum)
- The new nursery unit would be owned and operated by E Ivor Hughes Educational Foundation (proprietors of Peterborough & St Margaret's School) and would act as a 'feeder' to the school on site, although no restrictions would be applied to pupil's post nursery education.

d) Relevant History

LBH/36339	Outline: Change of use from residential home to school with new two-storey wing and three temporary classrooms with parking; alterations to junction with Common Road	GRANTED 25-JUN-90
LBH/41345	Change of use from residential home to school with new dormer two-storey wing and three temporary classrooms with parking; alterations to junction with Common Road (Details of design, external appearance and means of escape pursuant to condition 1B & C of outline planning permission 25/6/90 LBH/36339	APPROVED 24-JUL-90
P/1794/03/CCO	Retention of revised car parking provision, new landscaping and additional fencing	GRANTED 21-MAR-05

e) Applicant Statement

- None.

f) Consultations:

- **Highways Engineer:** Seek the implementation of a Travel Plan (applicable to the whole school) containing clauses requiring submission and approval by the Council prior to occupation of the development.
- **Hertsmere Borough Council:** No objection

Notifications:

Sent:
7

Replies:
0

Expiry:
25-MAY-06

APPRAISAL

1) Development in the Green Belt / Area of Special Character and Nursery Provision in other Premises / New Education Facilities

Policies EP32 and EP33 of the UDP state acceptable land uses in the Green Belt and the criteria against which development in the Green Belt will be assessed respectively. Although the proposed use would not be appropriate according to these policies it is related to an existing use, that of the school, and so is deemed to be an acceptable use on this basis. The location of the proposed single storey nursery unit would be to the west of the existing building envelope but, significantly, would be sited in the location of three existing wooden sheds to the southwest of the sports pitch in an area which is surrounded by a number of trees and bushes. In this way the proposed nursery unit would not affect the openness and character of this area of the Green Belt and Area of Special Character. There was no objection to the development by Historic Building and Conservation Officers and they deemed that the siting proposed would be appropriate and would not detract from the character of the locally listed principal school building ('Tanglewood').

Approval of this application for planning permission would be in line with the aims of policies C4 and C7 of the UDP which encourage the provision of nursery/new educational facilities in appropriate locations. The caveats attached to both policies focus particularly on transport issues with relation to new facilities of this type, including the potential for such developments to constitute a traffic hazard, the need for a regard to accessibility via public transport and non-car modes of transport and the availability of safe setting-down and picking-up points within the school site. It is with these caveats in mind, and following the advice of the Highways Engineer, that it is recommended that the approval of this application be tied to the production and implementation of a Travel Plan for the school prior to the use of this new building.

2) Standard of Design and Layout

The proposed single storey building is shown to be wheelchair accessible and has an acceptable internal layout in this regard. There are no residential properties close enough to the proposed unit to be affected by this development and therefore this application would not be deemed to have any detrimental effects on the amenities of neighbouring occupiers. The proposed unit would be well screened from Common Road and would not detrimentally impact upon the locally listed 'Tanglewood' school building due to the separation of its siting.

3) Trees

The proposed instillation of the new pre-fabricated nursery unit by crane would potentially affect three protected trees. The Planning Arboricultural Officer has identified that these three trees could potentially be affected by the instillation of the nursery unit but that the conditions and informative suggested here should ensure protection of the two preserved Pine trees, and that the preserved Oak tree could be shortened back to a suitable goring point (providing there is a subsequent application to do so).

4) Parking

It is recommended that an approval of planning permission here be subject to a legal agreement requiring the production of a Travel Plan (to include an annual review) to be implemented by the occupier of the development prior to the use of the proposed nursery unit. The production and approval of such a plan would allow regulation of traffic and parking for the entire school site and it would be during this process that an appropriate level of parking should be determined.

3) Consultation Responses

- None.

CONCLUSION

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

33 MOAT DRIVE, HARROW

Item: 2/21

P/1200/06/DFU/SW2

Ward HEADSTONE SOUTH

CONVERSION OF HOUSE INTO TWO SELF-CONTAINED FLATS INCLUDING SINGLE STOREY SIDE TO REAR EXTENSION

Applicant: BHAUNA TAILOR

Agent: GILLETT MACLEOD PARTNERSHIP

RECOMMENDATION

Plan Nos: 06/2361/1, 06D

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 Residential Amenity

EP47 Open Space

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity
- 2) Character of the Area (SD1, D4 & D5)
- 3) Conversion Policy (H9) including Forecourt Treatment (D9), Disabled Persons' Access (H18) & Parking and Access (T13)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings

Council Interest: None

Parking 1 "Lifetime Homes" Space provided

b) Site Description

- The site is located on the southern side of Moat Drive and contains a two storey semi-detached dwelling located generally towards the front of a long, rectangular plot.
- The site has no other previous planning permissions, although it does have a Certificate of Lawful Proposed Development for a loft conversion including a roof alteration and rear dormer, this has yet to be constructed.
- The dwellings on either side of No. 33 appear to be as originally constructed within no visible extensions, and no planning histories.
- There are no protected windows within either neighbouring dwelling. No. 31 to the northeast is the attached dwelling and is as originally constructed, thus no flank windows. The dwelling to the southwest No. 35 has two windows within the flank wall they serve a bathroom and landing.

c) Proposal Details

- Single storey side to rear extension
- Conversion of dwelling into 2 self contained flats
- Vehicle crossover

Revisions to previous application:

- Alterations to parking at the front of dwelling.
- Ground floor flat complies with "lifetime homes standards"

d) Relevant History

P/82/06/DCP	Certificate of Lawful Proposed Development: Loft Conversion incorporating hip to gable and rear dormer roof extension	GRANT 10-FEB-06
P/472/06/DFU	Single storey side to rear extension and conversion of dwelling into 2 self contained flats	REFUSE 13-APR-06

Reason for Refusal:

- 1) The proposed ground floor unit would not be fully accessible and would fail to make adequate provision for people with disabilities, therefore conflicting with the policies of the Harrow Unitary Development Plan.
- 2) The proposed forecourt layout would not make satisfactory provision for parking and access and would as a consequence be detrimental to parking and safety conditions on the adjoining highway.

e) Applicant Statement

- None.

f) Consultations:

Highways: Position for the parking space in front of the bay is not sufficient for a car, realign the space. Width of vehicle crossing will not exceed 3.6m to comply with highway standards. Recommend HWY_FRONT.

Notifications:

Sent:	Replies:	Expiry:
5	5	31-MAY-06
	Signed by 79 residents of Moat Drive	

Summary of Responses:

Insufficient parking, disturbance, extension are altering the appearance and character of the road, terracing, accessibility, depth of extension, restrict natural light into No. 31.

APPRAISAL

Proposal submitted to overcome previous refusal.

1) Residential Amenity

The side extension is to have a width of 1m and extend forward from the rear wall of the dwelling 3m, it is to have a height of 3m and have a flat roof.

When considered in relation to the attached dwelling, No. 31 the side extension will be screened from view by the bulk of the applicants dwelling. When considered in relation to the neighbouring dwelling to the southwest No. 35, the side extension will have no adverse effect as this neighbouring dwelling has no protected windows. The width and depth of the side extension are considered acceptable. There are no windows or doors proposed within the flank wall of the proposed side extension thereby avoiding any perceived or actual overlooking.

The rear extension is to have a depth of 3m when measured from the rear wall of both neighbouring dwellings. Neither neighbour has any rear extensions and all three dwellings have the same rear building line. The roof is to be flat and have a height of 3m. There are to be no doors or windows within the flank walls of the proposal.

The depth of the rear extension is considered acceptable in relation to both neighbouring dwellings. Given that this single storey rear extension can meet the criteria set out within the SPG for householder extensions this part of the proposal is considered to be acceptable.

2) Character of the Area

The proposal would retain the appearance of the property as a single dwelling in the street scene. The addition of 2 self-contained flats is not considered to cause material harm to the character of the area and is considered acceptable in this respect.

3) Conversion Policy

The application proposes the conversion of one semi-detached house into two self-contained flats. The proposed ground floor flat is shown to have 2 bedrooms and a living area which would contain the kitchen. The first floor flat is to have 1 bedroom and living space. The entrance from the existing front door would be retained as the principal access to both of the units, with a shared lobby within. The vertical stacking of the rooms is considered to be appropriate and will minimise any potential disturbance between properties.

The ground floor flat has been altered from the previously refused application (P/472/06/DFU) to comply with the councils "Lifetimes Homes Standards." It is considered that the overall size of the proposed flats would reasonably meet the needs of non-family occupiers that the development would be likely to attract.

In relation to outdoor amenity space, the existing dwelling has a 29m long rear garden that would be utilised by both dwellings. The garden will be divided equally between the proposed flats.

The plans detail an access way that will run from the front door to the rear garden. There is access to the rear garden via a door in bedroom 1. This is not ideal for allowing access for all occupants of the proposed ground floor flat into the rear garden. The side passage is considered wide enough for a wheelchair user to access the rear garden externally providing good access for all future occupiers of the proposed units.

The proposal details 1 car parking space to be 3.3m wide (to comply with "Lifetime Homes Standards"). A steadily rising ramp will be installed to give access to the front door and the remaining areas will be landscaped. The proposal will add to forecourt greenery and maintain the character of the streetscene.

A dustbin storage area has been shown down the side of the dwelling in the area of the existing garage that is to be demolished as part of this proposal, this area is considered to be acceptable.

4) Consultation Responses

Apart from the points raised in the above sections, other issues raised are:

- The parking space in front of the bay window has been omitted and the vehicle crossover will be retained in its current position.
- Dimensions of the proposed extensions, parking, disturbance and character of the area have been addressed in the report above
- Accessibility issues raised in the previous application have been amended to comply with Lifetime Homes Standards as set out in the Accessible Homes SPD

CONCLUSION

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

Item: 2/22

454 ALEXANDRA AVE SOUTH, HARROW P/764/06/DFU/RM2

Ward RAYNERS LANE

CHANGE OF USE: GROUND FLOOR AND BASEMENT FROM RETAIL (CLASS A1) TO RESTAURANT AND HOT FOOD TAKEAWAY (CLASS A3 & A5); EXTRACT FLUE AT REAR

Applicant: STAMPDILE LTD

Agent: JEREMY PETERS ASSOCIATES

RECOMMENDATION

Plan Nos: 1, 2, 3B, 4, 5A & 6

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

4 No sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To safeguard the amenity of neighbouring residents

5 No nuisance smell or fumes caused as a result of this permission shall be detectable at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
- D4 Standard of Design and Layout
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- EM17 Change of Use of Shops - Secondary Shopping Frontages
- C16 Access to Building and Public Spaces
- C17 Access to Leisure, Recreation, Community and Retail Facilities
- EM25 Food, Drink and Late Night Uses
- EP25 Noise
- T13 Transport

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

5 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Change of Use of Shops – Secondary Shopping Frontages (EM17)
- 2) Conservation Area (D14)
- 3) Accessibility (C16, C17)
- 4) Consultation Responses

INFORMATION

Details of this application are reported to the Committee as a petition against the application was received and it is recommended for grant.

a) Summary

Statutory Return Type:	Minor Development - Other	
Conservation Area:	Rayners Lane	
Car Parking:	Standard:	See report
	Justified:	See report
	Provided:	See report
Council Interest:	None	

b) Site Description

- A1 retail shop
- Adjacent to a listed building
- Within the Secondary Frontage of the Rayners Lane District Centre
- Other A3 and A5 uses in the vicinity
- Rayners Lane runs along the rear of the shop
- There are other extraction flues on other buildings to the rear
- The Uses in the Rayners Lane District Centre Secondary Frontage that 454 Alexandra Avenue is found within is as follows:
 - 14 units in A1 Use
 - 5 units in A3 Use
 - 1 unit in A4 Use
 - 1 unit in A5 Use

- 1 unit in D2 Use
- 3 units in Sui Generis Use

c) Proposal Details

- Change of use of A1 shop to A3 restaurant and A5 takeaway
- Extraction flue at the rear

Revisions to Previous Application:

Following the refusal of a previous application the following amendments to the plans have been made:

- Details of the location and appearance of the fume extraction equipment
- Details of the arrangements for the collection and disposal of refuse/ waste arising from the development

d) Relevant History

P/3183/05/DFU	Change of Use: Ground Floor and Basement from Retail (Class A1) to Restaurant and Takeaway (A3 and A5)	REFUSED 24-FEB-06
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Reasons for Refusal:

- 1) The submitted plans do not include details of the location and appearance of fume extraction equipment. In the absence of such details it is considered that the proposal poses an unacceptable risk to the character and appearance of the Conservation Area which includes a Grade II* Listed Building.
- 2) The submitted plans do not include details of the arrangements for the collection and disposal of refuse/waste arising from the proposed development.

e) Applicant Statement

- This application satisfies the requirements of EM17
- Details of the location and appearance of the fume extraction equipment have been included to satisfy the previous reasons for refusal
- Details of the arrangements for the collection and disposal of refuse/ waste arising from the development have been included to satisfy the previous reasons for refusal

f) Consultations:

CAAC: There are no objections to the principle of the change of use. A hot food takeaway in this location will maintain the atmosphere of the area provided it fits within policy guidance for Rayners Lane relating to restaurants of this sort. A high quality shop front design is important in preserving and enhancing the character of the conservation area.

Advertisement:	Character of Conservation Area	Expiry: 07-JUN-06
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Notifications:

Sent:
11

Replies:
2 + 1 petition with 25
signatures

Expiry:
07-JUN-06

Summary of Responses:

too many changes to Rayners Lane; smell, noise and vibrations; loss of amenity to neighbouring residents; anti social opening hours; impact on Listed building; increase in litter; detrimental impact of flue on Conservation Area; already too many hot food takeaway and restaurants in Rayners Lane; many neighbours not notified of planning application

APPRAISAL

It is considered that this proposed conversion has overcome the previous reasons for refusal.

1) Change of Use of Shops – Secondary Shopping Frontages

This proposal is for a change of use from A1 Retail uses to a mixed use of A3 (Restaurant) and A5 (Takeaway). There is a presumption against change of use of A1 to non-retail uses in the UDP, unless particular criteria are met. These criteria are explored below.

The proposed use is not considered to improve the range of services available to local residents, as currently the number of A3, A4 and A5 uses in the Rayners Lane Secondary Frontage 42.25% of units and 36.76% overall. A3 Restaurant Use is the predominant use of those with 28.17% of units in the Secondary Frontage. This is within the 50% specified in the UDP for secondary frontages.

It is important that the amenity of neighbouring occupiers of residential properties is not unacceptably impacted by any change of use to A3, A4 or A5. The application does not outline how arrangements will be made with regard to noise and the provision of soundproofing and hours of operation. With this insufficient information, it is suggested that conditions should be imposed to limit any adverse impacts on the upstairs neighbour as well as the occupiers of other adjacent properties.

Details of the arrangements for the collection and disposal of refuse/ waste arising from the development have been submitted as part of the application. The refuse would be stored behind a garage style door and collected from Rayners Lane, which runs along the rear of the shop.

2) Conservation Area

454 Alexandra Ave is currently A1 retail shop. In changing the use, from retail to hot food take away; it is not considered that the overall vitality of the Rayners Lane conservation area would be lost.

With regard to the extraction flue at the rear, flues are visually cluttering. However, there are a number of other flues in the rear of the buildings adjacent to the site and as such the proposed flue is considered acceptable. The siting of the flue is considered to be the most appropriate as it's obtrusiveness will be somewhat mitigated by a single storey rear extension.

It is not considered that there would be an unacceptable level of impact on the Conservation Area from the change of use or the extraction flue. Sufficient information has been received by the council with regard to this application to overcome the previous reasons for refusal.

3) Accessibility

During the course of the application modifications were made to ensure adequate accessibility into the proposed restaurant. The threshold of the door has been lowered to minimise any hindrance in entering and departing the premises.

4) Consultation Responses

Apart from the points raised in the above sections of the report, other issues raised are:

- Immediate neighbours were notified of the planning application under the Code of Practice, Publicity for Planning Applications

CONCLUSION

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

'FARAWAY', 2 SOUTH VIEW RD, PINNER

Item: 2/23

P/519/06/CFU/DM2

Ward PINNER

CONSERVATORY AT REAR

Applicant: MR A GORSLAR

RECOMMENDATION

Plan Nos: CMV8325/11A, site plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

SH1 Housing Provision and Housing Need

EP20 Use of Previously-Developed Land

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SEP6, SD1, EP33, EP34)
- 2) Provision of housing and density (H3, H4)
- 3) Standard of Design and Layout (D4)
- 4) New Residential Development - Amenity Space and Privacy (D5)
- 5) Conservation Area Impact (D14)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder Development
Green Belt

Conservation Area: Pinner Hill Estate Conservation Area

Council Interest: None

b) Site Description

- Two-storey detached dwelling set in a large plot on the northern side of South View Road, thought to be built between 1914-1944
- Site is located within the Pinner Hill Estate Conservation Area, Metropolitan Green Belt and Area of Special Character
- Property received recent planning permission for an access to South View Road with front fencing and gates
- The area is characterised by large detached dwellings set on sizeable plots.
- Property is surrounded by other historical properties including; to the north 'Hillcote House', to the east 'Treetops', and to the west 'Beechburn'

c) Proposal Details

- Single storey rear extension for a conservatory measuring 3.5m high, 9m wide, 4.4m deep, to be attached to the primary dwelling
- Materials to include, brick and glass for external walls, plasterboard for internal walls, tiles and lead materials for roofing and timber and steel beams for support structure
- Conservatory to be located over existing paved patio area, which is currently vacant and located 5m from the closest party boundary of 'treetops' and 16.5m from the party boundary of 'Beechburn'.

d) Relevant History

P/2851/04/CFU	Extension of drive and formation of new vehicular access with new entrance gates and gateposts	GRANTED 11-FEB-05
P/433/04/CFU	Extension of drive and formation of new vehicular access with new entrance gates and gateposts	REFUSED 07-APR-04

Reasons for Refusal:

The proposed driveway extension, formation of new access and addition of new gateposts and gates to the front of the property, by reason of unsatisfactory materials, design and appearance, would detract from the character and appearance of the property and this part of the South Hill Avenue Conservation Area, the Metropolitan Green Belt and Area of Special Character.

WEST/214/02/FUL	Demolition of garage, part single, part two storey side extension, single storey rear extension & front alterations	GRANTED 06-JUN-02
WEST/876/01/FUL	Two storey extensions to each side, part single, part two storey rear extension & dormer windows to front & rear	WITHDRAWN 16-JAN-02
WEST/188/97/FUL	Removal of existing concrete / tarmac driveway and replacement with block paving	REFUSED 16-MAY-97

Reason for Refusal:

The proposed driveway, by reason of its inappropriate materials would be unduly obtrusive and incongruous and would be harmful to the character and appearance of this part of the conservation area

e) Applicant Statement

Original application (conservatory with lantern)

- In terms of the relationship with the total site area (to which Policy EP34 specifically refers), the site has an overall area of 1,845sqm. The existing house covers 7.2% of the site. The proposal results in the building covering 8.4%. This marginal increase in site coverage is considered entirely acceptable. The certainly was the determining factor in the February 2002 appeal decision on 'Beechburn' (appendix D). It was concluded that it was important to assess whether a particular scheme is 'disproportionate' in the context of its greater ground coverage compared to the size of the plot, rather than in its simple proportional increase in the original floor area. The appeal decision went on to say that an increase of 3% in the proportion of the plot now occupied by 'Beechburn' would not amount to a disproportionate increase. The planning application will however only result in an increase of 1.2%.
- We believe the successful 'Beechburn' appeal established two important precedents. Firstly, structures built within 1.5m of the original house, which are evidenced on a pre 1987 OS extract, can be incorporated into the original floor area. Secondly, the 'floor area' methodology is the more important factor when assessing whether a particular scheme is 'disproportionate'. We have in Appendix 1 made direct comparisons between 'Beechburn' and 'Faraway'. On every count, the 'Beechburn' development is shown to be considerably more 'disproportionate' than the planning permission being sought for 'Faraway'.
- We refer however, as an indication of recent decisions to an appeal allowed in March 2001 relating to 'Gunfleet' and also the appeal allowed in February 2002 in relation to the neighbouring property at 'Beechburn'. The 'Gunfleet' appeal regarded a first floor side extension and it was considered to maintain the character of the area, despite being visible from the road. As for the 'Beechburn' appeal, it was concluded that because of the size, siting and design of the development, it would have no impact on the appearance and character of the area in terms of its preservation and enhancement.
- The proposed extension would have no affect on the existing level of greenery on the site, another matter referred to in paragraph 1.1.3 of the Conservation Area Designation and Policy Statement as establishing the specific character of the area. The extension would be built on the existing patio. Not only will no trees be affected but there would also be no loss of grass.

Amendments to Plan (remove lantern increase floor area)

- I potentially would be willing to proceed on the basis that the lantern is omitted and therefore the total height of the conservatory building would be 3.4m as opposed to 4.5m (high).
- The percentage increase in floor area totals 40.64%, however, of more relevance I believe is that the percentage of the proposed plot occupied by this proposal will increase only to 9.3%, as opposed to 15% for Beechburn.

f) Consultations:

- **Conservation Area:** requested a simple roof design
- **Thames Water:** no response
- **Environment Agency:** no response
- **CAAC:** requested a simple roof design

Advertisement: Character of Conservation Area Expiry: 25-APR-06

Notifications:

Sent: 8 Replies: 0 Expiry: 04-APR-06

Summary of Response:

None.

APPRAISAL

1) Green Belt Land and Area of Special Character

With respect to proposed extensions to dwelling houses, Green Belt polices aim to restrict the increase in size of dwellings within the Metropolitan Green Belt, in order to safeguard the openness of the area.

The subject dwelling has previously accommodated a number of additions, for a two-storey side extension and formation of new vehicle access. The subject site and surrounds are predominantly characterised by large detached dwelling houses set on large plots. With regard to the proposed rear extension, this will not be visible from the streetscape and the proposed structure will remain concentrated to one area of the land parcel. It is considered, that the proposed extension would not have a detrimental impact on the openness of the locality with respect of the Green Belt land classification, furthermore the proposed extension is appropriate and is not disproportionate in size when compared to the original house and adjacent extensions. Accordingly it is deemed that the proposed additions would not be harmful to the Green Belt.

	Original (dwelling & outbuildings)	Existing (dwelling only)	% over original	Proposed (dwelling additions)	% over original
Footprint (m²)	118.01	132.49	7.2%	172.09	9.3%
Floor Area (m²)	178.78	241.04	34.82%	280.64	40.64%

The existing dwelling was previously extended to the side and rear of the original dwelling. The now removed detached garage originally represented part the original property. However this was removed as part of planning permission for part single, part two storey side extension, single storey rear extension and front alterations, which was granted permission in 2002. The additions increased the footprint of the original building by 7.2%. A new conservatory to the rear, sought in the current application, would increase the plot occupied to 9.3% and increase the floor area to 40.64% from the original property.

The planning policy guidance note 2 for green belts, limits the development of extensions to existing dwellings not being inappropriate development. Furthermore it states that there should not be a disproportionate addition over and above the size of the original building. Given the absence of a clear definition of disproportionate in the policy, the proposed is assessed on its individual planning merits, particularly in the context of its ground coverage compared to the size of the plot, rather than the proportional increase in the original floor area. Given this, the proportion of the plot now occupied by 'Faraway' and currently covered by buildings would increase by about 2.1% from 7.2% to 9.3%. It is considered, that this figure does not represent a disproportionate increase of the proposed from its original size that would constitute inappropriate development within the Greenbelt area. Despite this, there has been significant increase in floor area since it was originally built, however much of the increase has been within the roof area or within the established building footprint of the original dwelling, which was originally occupied by detached or ancillary outbuildings.

With regard to adjacent properties, two properties at 'Beechburn' and 'Gunfleet' were allowed appeals for a single storey rear extension and a first floor extension over an attached garage. The estate at 'Beechburn' proposed a single storey extension of which the planning inspectorate allowed the appeal on grounds that the 3% increase in proportion of the plot area, was not considered to be a 'disproportionate' increase. The second estate at 'Gunfleet' proposed a first floor extension of which the planning inspectorate found that the development is not inappropriate development in the Green Belt, and that it would not harm the character and appearance of the Conservation Area or impact on the openness of the Green Belt. Given this, the proposed conservatory at 'Faraway' will increase the plot area by 2.1%, which is less than the 3% allowed by the 'Beechburn' appeal and the harm to the character and appearance of the Conservation Area and Green Belt would be minimal compared to the 'Gunfleet' development.

As such, the proposal would comply with Council Policies EP31, EP33 and D15, would retain the openness of the applicant property and would not impact negatively on either the Green Belt or the Area of Special Character.

2) Conservation Area Character and Appearance

In principle there are no objections to an extension in this location subject to its form, roof and detailing. The proposed single storey rear conservatory is to be attached to the rear of the main dwelling. The structure would be located within close proximity to the main dwelling and be located over a patio pavement area. It would not be visible from any point from South View Road and would set away from the party boundary of 'Treetops' by 5m and from the opposite party boundary of 'Beechburn' by 16.5m. Given, its size and location, it is considered that the extension would not be apparent from any public vantage points. Despite this, the extension will be seen from adjacent neighbours at 'Treetops' and 'Beechburn' however these views would be obscured by dense foliage and timber fencing, located on both sides of the property boundaries.

The impact on the character and appearance of the Conservation Area is considered negligible. The extension would cause no harm to the area in these terms and its minimal effect on the openness of the neighbourhood would not be harmful to the area. Because of its height and distance from the side boundaries, the extension would have no material impact on the amenities of the residents of the adjoining dwellings. The key point is the proposed siting, size and location of the extension are such that the development would be indiscernible in the Conservation Area as a whole and visible over a reasonable distance from only a very few private viewpoints.

With respect to the design of the conservatory, it has little architectural merit and does not contribute greatly to the character of the main dwelling. Although some suggestions have been made with regards the roof and the scale of the extension, there are no other objections concerning the use of materials, or the siting of the extension, as it does not impede any significant view and will not adversely affect the conservation area or the appearance of the building.

3) Residential Amenity

The rear extension is to project to a depth of 4.4m from the main rear wall of the house, span 9m across and measure 3.5m high. The extension would appear subordinate to the scale of the original building considering the top of the roof will be below the top of the mono-pitch roof to the rear. The impact on the residential amenity is considered negligible, as it would have very minimal effect on the streetscene and adjacent neighbours. Its location behind the original building would not be visible from any vantage point from South View Road and its height and distance from the side boundaries would have no material impact to the adjoining dwellings.

4) Consultation Responses:

- None

CONCLUSION

There have been a number of planning permissions granted by the planning inspectorates with a variety of extensions within the Pinner Hill Estate, and since the Conservation Area designation. Given this, and for the reason stated above, and 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.

LAND AT FENTIMAN WAY, SOUTH HARROW P/771/06/CFU/OH

Ward ROXBOURNE

THREE STOREY BLOCK OF SIX FLATS; BIN STORE AND PARKING

Applicant: M D PROPERTIES

Agent: W J MACLEOD ARCHITECT

RECOMMENDATION

Plan Nos: 05/3012/1, 05/3012/2, 05/3012/3, site plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

1 The development hereby permitted shall not commence until details of 1 home within this scheme built to 'Lifetime Home' standards and 1 home built to 'Wheelchair' standards, and to include the provision of a disabled persons' parking bay within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the homes have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that, where the development is capable of meeting 'Lifetime Home' or 'Wheelchair' Standards, the development complies with the policies of the Harrow Unitary Development Plan.

2 The development hereby permitted shall not commence until details of a scheme indicating the provision to be made for people with mobility impairments, to gain access to, and egress from, the building(s) (without the need to negotiate steps) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

3 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected to include details of acoustic fencing adjacent to No.109 Roxeth Green Avenue has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the amenity of neighbouring residents and the character of the locality.

4 No demolition or site works in connection with the development hereby permitted shall commence before:-

(b) the boundary.

of the site is enclosed by a close-boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

6 The ensuite bathroom window(s) in the rear wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

7 The development hereby approved shall not commence until details for the provision and storage of recycling materials from the flats hereby approved have first been submitted to, and agreed in writing by, the local planning authority. The development shall not be occupied until the details so agreed have been implemented.

REASON: To ensure satisfactory arrangements for the storage and collection of recyclable materials are made.

8 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

10 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

- (a) the extension/building(s)
- (b) the ground surfacing
- (c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

11 Before the use commences, the building(s) shall be insulated in accordance with a scheme agreed with the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

12 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 05/3012/1A have been constructed and surfaced with impervious materials, and drained in accordance with details submitted to, and approved in writing by, the local planning authority. The car parking spaces shall be permanently marked out and used for no other purpose, at any time, without the written permission of the local planning authority.

REASON: To ensure the satisfactory provision of parking areas, to safeguard the appearance of the locality and in the interests of highway safety.

13 The proposed parking space(s) shall be used only for the parking of private motor vehicles (and domestic storage if appropriate) in connection with the use of the premises as a single-family dwellinghouse and for no other purpose.

REASON: To ensure that adequate parking provision is available for use by the occupants of the site.

14 The development hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D8 Storage of Waste, Recyclable and Re-usable Materials in New Development
- D9 Streetside Greenness and Forecourt Greenery
- T13 Parking Standards
- H18 Accessible Home
- C16 Access to Buildings and Public Spaces

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The Regulations require clients (ie those, including developers, who commission projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive Infoline on 0541 545500.

(Please note that any reference in this informative to "planning supervisor" has no connection with any Planning Officers within Harrow's Planning Services or with the Town and Country Planning Act 1990.)

4 INFORMATIVE:

There may be public sewers crossing this site, so no building will be permitted within 3 metres of the sewers. The applicant should contact the Area Service Manager Mogden at Thames Water Utilities at the earliest opportunity, in order to establish the likely impact of this development upon the sewerage infrastructure.

Tel:- 0645 200800.

5 INFORMATIVE:

The applicant is advised that any window in the flank elevation of the development hereby permitted will not prejudice the future outcome of any application which may be submitted in respect of the adjoining property.

6 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

7 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

8 INFORMATIVE:

The relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

9 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

10 INFORMATIVE:

IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) HUDP Proposal Site 22 (I5)
- 2) Residential Amenity (SD1, D4 & D5)
- 3) Character and appearance of Area (SD1, D4 & D5)
- 4) Parking and Highway Safety (SD1, D4 & T13)
- 5) Living Condition of Future Occupiers (SD1, D4 & D5)
- 6) Disabled Persons' Access/Lifetime Homes (SD1, D4, H18 & C16)
- 7) Other matters
- 8) Consultation Responses

INFORMATION

This application was deferred from the Development Control Committee meeting on 28th June 2006 for a Member's site visit which took place on Wednesday 19th July 2006.

a) Summary

Statutory Return Type:	Minor Dwellings		
Site Area:	0.18 ha gross, 0.18 ha net		
Habitable Rooms:	18		
Density:	100 hrph	33.3 dph	
Car Parking:	Standard:	8 (maximum)	
	Justified:	8	
	Provided:	8	
Council Interest:	None		

b) Site Description

- Site comprises irregular shaped parcel of land between The Arches, the rear gardens of 95-109 Roxeth Green Avenue and the site boundaries of the 3 blocks of flats named "Braeburn", "Appletree" and "Cherrystone"
- "Braeburn" to the northeast is 4 storeys high, "Appletree" opposite is 4 storeys high and "Cherrystone" to the southwest is 3 storeys high
- Site is accessed via a new highway access in between 101 and 103 Roxeth Green Avenue

c) Proposal Details

- Construction of three-storey building containing a total of six flats, each with two bedrooms
- Each flat has a private balcony area on the front elevation to match the surrounding flats
- Provision of 8 parking spaces for the proposal

- Communal amenity space provision of approximately 220m²
- Bin store located adjacent to the eastern flank of the proposal
- Illustrative scheme of landscaping submitted with proposal

d) Relevant History

WEST/900/02/OUT	Outline: Demolition of garage of 95 Roxeth Green Avenue, redevelopment to provide 33 flats in 4 x 2/3 storey blocks, access and parking (revised)	DEEMED REFUSED 10-APR-03
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The Committee resolved that had an appeal against non-determination not been made, the application would have been refused for the following reasons:-

1. The proposed development, by reason of its size, bulk and siting would be visually obtrusive and out of character with neighbouring residential properties, would not respect the scale and massing of those properties, to the detriment of the visual amenities of the neighbouring residents.
2. The proposed development, by reason of excessive site coverage by buildings and hardsurfacing would comprise an overdevelopment of the site reflected in the inadequate levels of parking and usable rear amenity space, to the detriment of the character of the area and the amenities of neighbouring residents.
3. The proposed development makes no provision for affordable housing or for lifetime homes, contrary to policies H9 and A5 of the adopted Borough UDP and H6 and H19 of the revised draft UDP.
4. The proposed vehicular access would give rise to an unacceptable loss of amenity for the adjoining occupiers due to the increased disturbance and general activity.

Dismissed on Appeal

P/993/03/COU	Outline: Demolition of garages and redevelopment to provide 24 flats in 3 x 3 storey blocks & 1 x 2 storey block with accommodation in roof space	GRANTED 11-JUL-03
P/1007/03/COU	Outline: Redevelopment to provide 8 commercial units for B1 (light industrial) use	GRANTED 11-JUL-03
P/70/04/COU	Outline: Demolition of garages and redevelopment to provide 22 flats in 2 x 4 and 1 x 3 storey blocks	GRANTED 22-MAR-04
P/1332/04/CDP	Details pursuant to conditions 2, 4, 7, 9, 11, 13-15, 18-19 of planning permission P/70/04/COU permitting the construction of 22 flats in 3 blocks dated 22-MAR-2004	GRANTED 09-JUL-04

e) Applicant Statement

- This application forms the natural extension to the existing flatted development completed some time ago
- The style and materials chosen for the building reflect the established pattern of development
- We have used the slope of on the site positively to reduce the impact of the proposed building on the rear of the houses in Roxeth Green Avenue
- On the rear elevation there are only obscurely glazed bathroom windows in order to reduce potential overlooking

f) Consultations:

Thames Water: Public sewers may cross the site.

Notifications:

Sent:
56

Replies:
0

Expiry:
05-JUN-06

Summary of Response:

- None

APPRAISAL

1) HUDP Proposal Site 22

The proposed development would take place on part of the former Roxeth Nursery site, identified as HUDP proposal site 22 for residential and/or business use. Pursuant to the proposal site designation planning permissions P/70/04/COU & P/1332/04/CDP for residential development have been implemented on approximately two-thirds of the site comprising a total of 22 flats in three and four storey blocks. These are sited adjacent to the north and western boundaries with The Arches and the Rayners Lane Estate respectively; 32 parking spaces for the existing development are provided with gated access from Roxeth Green Avenue between nos. 101 & 103.

Accordingly it is not considered that there can be any objection to the principle of residential development on this site and it remains, therefore, to consider the merits of the particular scheme proposed in terms of amenity, character, highway safety, living conditions of future occupiers and disabled persons' access/lifetime homes.

2) Residential Amenity

The proposed building would comprise three storeys with a hipped roof over reaching a ridge height of 11m, falling to 8m at the eaves. It would be sited on the remaining third of the former nursery site to the north-west of nos. 103-109 Roxeth Green Avenue: a distance of 10m would be maintained between the rear elevation of the block and the rear garden boundaries of these dwellings and there would be an overall back-to-back distance of 36m. The rear elevation of the block would contain bedroom and bathroom windows at ground floor level but on the first and second floor the bedroom windows would be re-sited around to the flank elevations of the block.

The amenity issues of visual impact and privacy upon existing occupiers in Roxeth Green Avenue were considered by the Planning Inspector determining the appeal related to application WEST/900/02/FUL. Although only two storey, he found the relationship between the nearest block of 8m to the site boundary and 34m to the rear of the Roxeth Green Avenue dwellings to be sufficient to ensure an acceptable visual impact. He also concluded that the flats could be arranged so as to avoid principal windows in the part of the block closest to the boundary and that other windows, at a distance of 15m from the rear boundary of the nearest existing dwellings, would be sufficient to secure a reasonable level of privacy. Taking these comments into account, together with the fall in levels from Roxeth Green Avenue and subject to the suggested glazing controls, it is not considered that the relationship of the proposed block to existing property at the rear would be detrimental in terms of visual bulk, overlooking nor loss of light/overshadowing.

Within the site the building would face the existing four-storey block, Appletree, at a distance of 26m and would sit to the south of the other four-storey block, Breaburn, at a distance of 7m. The front elevation would contain principal windows and balconies and these would face/overlook the windows and balconies of the existing blocks; however such relationships are already established within this self-contained development and are not considered to be unacceptable in this context. Neither, when viewed from within the existing development, is it considered that the block would appear unduly bulky or obtrusive. The siting and separation of the proposed building with the existing blocks is considered sufficient to prevent undue loss of light/overshadowing to the other flats and their amenity areas.

In view of the distance from existing property in Coles Crescent and the impact of the blocks already approved and constructed, it is not considered that the proposal would adversely affect the amenity of the neighbouring occupiers within the adjacent part of the Rayners Lane Estate. Neither is it considered that the proposal would prejudice the proper functioning or use of the business units of the adjacent Arches.

The proposal would provide 6 x 2 bed (three habitable room) flats bringing the total number of units on the site to 28. It is recognised that this would increase activity and associated disturbance emanating from the site, but taking into account noise generated by the adjacent railway and commercial uses within the Arches it is not considered that this would be so significant as to be detrimental to the residential amenity of the locality or of neighbouring occupiers.

The proposal would lead to increased use of the access between nos. 101 & 103 Roxeth Green Avenue. This was the subject of consideration by the Planning Inspector in respect of WEST/900/02/FUL and was the basis of his decision to dismiss the appeal; he concluded that the traffic likely to be generated by the scheme for 33 flats then before him would be significantly greater than the 24 (by then) approved and that it would be detrimental to the

living conditions of the occupiers adjoining the access road. Whilst increasing the number of units the proposal would still fall three flats below the number of units considered to be unacceptable by the Inspector. In these circumstances there is no objection to the subject proposal in this regard.

3) Character and Appearance of Area

The design of the building, in terms of windows/detailing, material, roof form and use of balconies would match closely the existing blocks within the site. Although different in character to the surrounding prevailing two-storey inter-war development it is considered that this gated site is self-contained and that the block should therefore relate more closely to the recently completed development within it. In these circumstances it is not considered that the character and appearance of the proposal would be unacceptable. Details of materials and landscaping can be adequately controlled by condition.

4) Parking and Highway Safety

As noted above the proposal would lead to increased use of the access between nos. 101 & 103 onto Roxeth Green Avenue. However it is not considered that the degree of increased use associated with 6 two-bedroom flats would be so significant as to lead circumstances detrimental to the free flow and safety of pedestrians and traffic using the Borough distributor road.

The HUDP maximum parking standard applicable to the proposed development is 8.4; a total of 8 additional spaces are proposed. The level of provision is consistent with that provided across the rest of the site and considered to be acceptable. The additional spaces would be located within a tapering part of the site to the north-east side of no. 109 Roxeth Green Avenue; given ambient daytime levels of noise and disturbance it is not considered that there can be any objection in principle to the provision of car parking on this side of the site. However to prevent disturbance from parking and manoeuvring activity at quieter periods such as night time and weekends it is considered that acoustic fencing to the flank garden boundary should be erected; a condition to secure the agreement of details and implementation is therefore suggested.

No disabled persons' parking bay has been shown but it is considered that this could be achieved by a minor modifications to the layout and could be adequately dealt with by a condition.

5) Living Conditions of Future Occupiers

The size and layout of the flats is considered to be acceptable and the block would secure satisfactory stacking of room uses throughout the building. Each room would have a source of natural light and each flat would have a balcony of approx. 4m². These private balconies would supplement a communal garden area of some 220m² to the rear of the proposed block. Having regard to UDP Policy D5 and central Government advice it is considered that the proposed arrangements for amenity space are acceptable in both qualitative and quantitative terms. (In respect of the appeal scheme WEST/900/02/FUL the Planning Inspector found the arrangements then proposed to be acceptable).

A bin store is proposed to the north-east flank of the proposed block. This would house 4 x 1100 litre bins for the communal use of the occupiers of the proposed block and is considered to be acceptable. A ground floor secondary living room window has been omitted from this flank to accommodate the store and in all other respects it is not considered that the store would be detrimental to the amenity of the future occupiers or of existing neighbouring occupiers. No arrangements for recycling have been shown but it is considered that these could be adequately secured by condition.

6) Persons' Access/Lifetime Homes

As a new development and in conjunction with the requirements of the Building Regulations it is considered that the internal layout of the proposed flats and communal areas is capable, with minor modifications, to achieve compliance with the Council's Lifetime Homes supplementary planning document. This would address such matters as door widths, access to upper floors and bathroom layout. Disabled persons' access to the building at ground floor level has not been detailed but again it is considered that this could be achieved with suitable modification or a ramp. A condition controlling these aspects is therefore suggested.

7) Other Matters

The proposal would add to the supply and range of housing within the Borough consistent with HUDP Policies SH1, SH2 and H7. As a development of less than 15 units on a site not exceeding 0.5 hectares there is no policy requirement to seek the provision of affordable housing.

A condition regarding site drainage is suggested upon the recommendation of the Council's Drainage Engineer.

8) Consultation Responses:

- None

CONCLUSION

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

**1 & 2 GROVE COTTAGES, WARREN P/378/06/CFU/MRE
LANE, STANMORE**

Ward CANONS

REDEVELOPMENT TO PROVIDE REPLACEMENT DETACHED TWO STOREY
DWELLING WITH DETACHED GARAGE (REVISED)

Applicant: MR HANI HASNA
Agent: TREATMENT ARCHITECTURE

RECOMMENDATION

Plan 330 Existing Site Plan, 330 Proposed Site Plan, 330 Proposed Basement and
Nos: Ground Floor Plan, 330 Proposed First Floor and Roof Plan, 330 Proposed
Section AA and Section BB, 330 Proposed Elevations, 330 Proposed House Front
Elevation in Relation to Pine House & Site Plan

GRANT permission for the development described in the application and submitted plans,
subject to the following condition(s):

1 The development hereby permitted shall not commence until details of a scheme
indicating the provision to be made for people with mobility impairments, to gain access to,
and egress from, the building(s) (without the need to negotiate steps) have been submitted
to and approved in writing by the Local Planning Authority. The development shall not be
occupied or used until the works have been completed in accordance with the approved
details and thereafter retained.

REASON: To ensure that the development will be accessible for people with disabilities in
accordance with the policies of the Harrow Unitary Development Plan.

2 No demolition or site works in connection with the development hereby permitted shall
commence before:-

(a) the frontage.

(b) the boundary.

of the site is enclosed by a close-boarded fence to a minimum height of 2 metres. Such
fencing shall remain until works and clearance have been completed, and the development
is ready for occupation.

REASON: In the interests of amenity and highway safety.

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning
Act 1990.

5 The development hereby permitted shall not be occupied until visibility is provided to the public highway above a height of

(a) 0.6 metres from the footway

(b) 1.05 metres from the carriageway

from a point on the centre line of the new access road for a distance on each side of the centre line (such dimensions to be first agreed in writing by the local planning authority).

The visibility splays thereby provided shall thereafter be retained in that form.

REASON: To provide a suitable standard of visibility to and from the highway, so that the use of the access does not prejudice the free flow of traffic or the condition of general safety along the neighbouring highway.

6 The development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works which shall include a survey of all existing trees and hedgerows on the land, indicating those to be retained and those to be lost. Details of those to be retained, together with measures for their protection in the course of the development, shall also be submitted and approved, and carried out in accordance with such approval, prior to any demolition or any other site works, and retained until the development is completed. Soft landscape works shall include: planting plans, and schedule of plants, noting species, plant sizes and proposed numbers/densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s), or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 2 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development.

8 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:

(a) the extension/building(s)

(b) the ground surfacing

(c) the boundary treatment

The development shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To safeguard the appearance of the locality.

9 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

10 None of the existing trees on the site shall be lopped, topped, felled or uprooted without the prior written permission of the local planning authority. Any topping or lopping which is approved shall be carried out in accordance with British Standard 3998 (Tree Work).

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SEP6 Areas of Special Character, Green Belt and Metropolitan Open Land

SD1 Quality of Design

EP31 Areas of Special Character

EP32 Green Belt-Acceptable Land Uses

EP33 Development in the Green Belt

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

T13 Parking Standards

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

Harrow Council has published a leaflet "ACCESS FOR ALL", containing design guidelines for the provision of safe and convenient access for all disabled groups. A copy is attached.

4 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

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MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Greenbelt Land and Area of Special Character (SEP6, SD1, D4, EP31, EP32, EP33)
- 2) Residential Character and Neighbouring Amenity (D4, D5)
- 3) Design of Proposed House (SD1, D4)
- 4) Parking and Highway Safety (T13)
- 5) Consultation Responses

INFORMATION

This application was deferred at the meeting of 28th June 2006 for a Member's site visit that took place on 19th July 2006 and to negotiate with the applicant on the resiting or removal of the proposed garage.

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	920m ²
Green Belt:	
Habitable Rooms:	11
Car Parking:	Standard: 4
	Justified: 4
	Provided: 2
Council Interest:	None

b) Site Description

- Site occupied by a pair of 2-storey semi-detached cottages on the western side of Warren Lane adjacent to Stanmore Common
- Located within the Metropolitan Green Belt and Area of Special Character

- Site subject to a tree preservation order
- Area characterised by large dwellings set on large plots with a semi-rural atmosphere
- Heavily wooded area adjoining the property to the south-west

c) Proposal Details

- Demolish semi-detached cottages and garages and replace with one detached 2-storey dwelling and single storey double garage
- Dwelling to be set back from road frontage by 10.5 m
- Dwelling to have a frontage width of 11m, overall depth of 12.9 m and total height of 6.6m to flat roof
- Alter vehicular access from dual access to a single access with hard surfacing

Revisions to Previous Application:

Following the previous decision (P/1890/04/CFU) the following revisions have been made:

- Dwelling of different style architecture but of similar size and siting as approved scheme

d) Relevant History

P/1890/04/CFU	Redevelopment to provide replacement detached 2 storey dwelling with detached garage	GRANTED 11-NOV-2004
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e) Applicant Statement

	Existing	Proposed
Footprint (m ²)	122.44	158.75
Floor Area (m ²)	202.59	274.45
Volume (m ³)	1081.79	915.37

f) Consultations:

Harrow Council Highways Engineer: No objection. Visibility condition recommended.

Notifications:

Sent:	Replies:	Expiry:
5	0	28-APR-2006

Summary of Response:

- None

APPRAISAL

1) Greenbelt Land and Area of Special Character

	Original	Existing	Approved	Proposed	% over original
Footprint (m2)	122.44	153.5	146.6	158.75	29.5%
Floor Area (m2)	202.59	233.65	241.79	274.45	35.4%
Volume (m3)	1081.79	1155.15		915.37	- 16.4%

Item 2/25 : P/378/06/CFU continued/...

The requirements of UDP Policy EP33 states that the proposal must be appropriate to its greenbelt location. It is considered that this has been achieved by way of the design of the new dwelling and it's siting.

The proposal is considered to be well designed in relation to the size and shape of the site. The replacement dwelling would be set further back from the road in accordance with the general building line of the dwellings to the north east. Whereas the existing semi-detached cottages tend to be spread across the width of the plot spanning an overall width of 13.6m at two-stories, the proposed dwelling and double garage would have a greater depth and retain more space around the sides, being to a width of 11m.

While the new dwelling would comprise increased floor area than that of the existing cottages combined due to the provision of an additional floor by way of a basement level, the overall volume of buildings on site would be reduced. The flat roof design, increased spacing from the flank boundaries and increased set back of the dwelling from the front boundary all serve to reduce the visual bulk of the building as viewed from Warren Lane.

It is considered that the general openness and character of the site and this part of the green belt would be further enhanced by the proposal with the dual access points being replaced by a single access and landscaping undertaken to the front garden area. The application does not propose the removal of any trees from the site and conditions are suggested to ensure appropriate landscaping is achieved. The proposed dwelling and garage would not conflict with the purposes and proper functioning of the green belt and the impacts to the skyline would be negligible. Subject to the requirements of Policy EP33 as discussed above it is considered that the existing situation would be improved by the proposed replacement dwelling and this part of the green belt and area of special character would be maintained and enhanced.

The application site lies within a designated area of special character and adjoins Little Common Conservation Area on it northern boundary. There are no concerns over the loss of the two existing properties, being of modest design and detail and although very bold and striking in appearance, the proposed development would not detract from the character and appearance of the adjoining conservation area as agreed with the Planning Department's Conservation Division.

2) Residential Character and Neighbouring Amenity

The residential character of the site is established by the existing semi-detached cottages that have been in use as a single dwelling for a number of years. The locality has a semi-rural character with only 2 further dwellings along this stretch of the lane. Given the scale, design and location details it is not envisaged there would be any impacts to adjoining properties. The new dwelling would be set over 10m away from Pine House, the adjacent dwelling and would not give rise to any issue of overshadowing on, or loss of outlook from this neighbouring dwelling.

3) Design of Proposed House

The architecture is of a striking modernist style. Being much more contemporary than the more traditionally designed scheme approved in 2004 it is acknowledged that the proposal bears no resemblance to existing dwelling types within the immediate area. The scheme does however appear to be well considered in the context of the surrounding landscape with a heavy use of glazing to provide woodland reflections together with the use of natural stone cladding acting to blend the building in with its surrounding woodland environment. The design scheme is considered to be innovative and of high quality and is considered to be acceptable.

In consultation with the Planning Department's Urban Design Officer, concerns were raised over the siting of the proposed dwelling, being set back further than the existing cottages and the location of the garage at the front. With regards to these points raised it is considered that the proposed siting of the dwelling is appropriate to the locality by respecting the front building line of the two adjacent dwellings. The principle of locating the garage to the front is also considered to be appropriate to the locality and more favourable than a garage attached to the side of the dwelling against the site's flank boundary. The siting of the garage is identical to that proposed in the previously approved application.

4) Parking and Highway Safety

Sufficient parking is provided on site. A concern relating to the level of visibility for vehicles to safely exit the property due to the gradient down into the site can be sufficiently addressed by the use of the suggested highway planning condition.

5) Consultation Responses

Issues related to the proposed siting of the new dwelling and detached garage raised by the councils' urban design officer were acknowledged but in light of the approved scheme of 2004, which proposed the same siting as in this application, it was not considered that the proposed siting was inappropriate.

CONCLUSION

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

22 FERRING CLOSE, HARROW

Item: 2/26

P/794/06/DFU/CM2

Ward HARROW ON THE HILL

SINGLE STOREY REAR EXTENSION; REAR & SIDE DORMERS

Applicant: MR & MRS A CONNELLAN

Agent: MR H KELLY

RECOMMENDATION

Plan Nos: 050902/01, 050902/02 Rev B, 050902/03, Site Plan

GRANT permission for the development described in the application and submitted plans, subject to the following condition(s):

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The window(s) in the side dormer wall(s) of the proposed development shall:

(a) be of purpose-made obscure glass,

(b) be permanently fixed closed below a height of 1.8m above finished floor level, and shall thereafter be retained in that form.

REASON: To safeguard the amenity of neighbouring residents.

4 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION -
HOUSEHOLDER APPLICATION:

The decision to grant planning permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations, including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

- D4 Standard of Design and Layout
D5 New Residential Development - Amenity Space and Privacy

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

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Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of the area
- 2) Amenity of neighbouring Occupiers
- 3) Consultation Responses

INFORMATION

Details of this application are reported to the committee at the request of a Nominated Member. The application was deferred at the meeting of 28th June 2006 for a Members' site visit that took place on 19th June 2006.

a) Summary

Statutory Return Type: Householder

Council Interest: None

b) Site Description

- The site is located at the eastern end of Ferring Close.
- The site contains a semi-detached bungalow that has a pebbledash and brick finish and is located towards the front of the property.
- The dwelling has one existing planning permission for a single storey side and rear extension that has been implemented.

- The neighbouring dwelling to the south No.24 Ferring Close has no planning history and is as originally constructed. The dwelling to the north No.20 Ferring Close has a planning permission for a single storey rear extension this has been constructed.
- The surrounding neighbourhood is residential in character, typified by semi-detached bungalows.

c) Proposal Details

- To construct a single storey rear extension adjacent to the existing conservatory and alter the roof to provide for a side and rear dormer.

d) Relevant History

P/2519/05/DFU:	Alterations To Roof To Form Side And Rear Dormers; Single Storey Rear Extension;	GRANTED 20-DEC-05
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e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:	Replies:	Expiry:
2	1	20-APR-2006

Summary of Response:

- Ferring Close is dominated by bungalows and bought by people who wanted to live on ground level; they do not lend themselves to conversions. Concerned my property will lose its value and put off any buyers due to this alteration. Do not want to be overlooked by a rear extension and dormer that will create a loss of privacy. Concerned about a building site next-door involving a major reconstruction; raises medical issues: need the weekends and evenings to have peace and quiet and rest without building noise. Cannot withstand the noise and disruption inside and outside my house. If granted 22 Ferring Close will become an extremely large dwelling particularly when viewed from the rear elevation, the extension will break symmetry within the Close and spoil the overall effect. Suggested condition would be to limit work on the site from 08.00 – 18.00 Monday to Friday and that no work in connection with the planning application be permitted during weekends or bank holidays.

APPRAISAL

1) Amenity of Neighbouring Occupiers

The single storey rear extension is to project 1.95m from the rear wall of the dwelling to the south No.24 Ferring Close, it is to have a width of 4.55m which in fills a section between the southern boundary and existing kitchen. The roof of the extension is to be flat and have a height of 3m when measured from ground level. It is considered that this part of the application is acceptable in relation to the neighbouring dwellings. It is considered that the size and appearance of this proposal is acceptable in relation to the existing property.

The applicant has proposed a side dormer after advice from the planning officer. The original roof alteration (part end gable) was considered to be too bulky and therefore out of character in the streetscene. The revision now includes a side dormer that is located 1.4m from the roof eaves, and there is a space of at least 500mm between the sides of the dormer and the hips of the roof. It is considered that the revised dormer is satisfactory in relation to the neighbouring occupiers and the character of the locality. The position of the dormer ensures that it will not overlook the neighbouring rear garden, and as the flank facing windows on #20 are already obscure glazed there would be no overlooking. It is possible to further protect the amenities of neighbouring occupiers at No.20 by ensuring that the window in the side dormer is obscure glazed and is un-opening below an internal height of 1.8m.

The proposal has also provided for a rear dormer, the original proposal provided for a rear dormer that essentially spanned the width of the existing dwelling, this was considered to be unacceptable and an amendment was submitted on the advice of the planning officer. The amended rear dormer design provides for a separation of 500mm from the party wall with No.24 Ferring Close and 1m from both the roof eaves and the roof of the existing kitchen projection. The dormer is to be set below the ridge of the roof and have a sloped roof. When viewed from the rear elevation the dormer is in scale with the surrounding roof space and there is the retention of a clearly visible section of roof around all of the sides. Although it is recognised that the addition of this dormer window may lead to the perception of overlooking into the neighbouring garden any overlooking would be indirect and as such is not considered to be unreasonable. When considering potential effects of the rear dormer on the abutting properties within Merton Road they are considered to be minimal. As the existing dwelling is a bungalow the rear dormer will only be sited at first floor level and when taking into consideration the 12m depth of the garden any overlooking is will be minimal.

Paragraph D1 of the Council's guidelines for householder development recognises that roof form plays a significant part of the character of residential areas and that alterations to roof form therefore needs careful consideration. The paragraph goes on to comment that roof alterations and dormer windows should compliment the original street character and not dominate buildings or impair their proportions/character. This guidance gives effect to Policies SD1 & D4 of the UDP which seek a high standard of design and layout in all development proposals.

Although the guidance goes on to prefer hip-to gable roof extensions in respect of semi-detached and (end) terraced houses such alterations need more careful consideration in respect of bungalows, where roof extensions can have a greater presence and impact in the streetscene. In the subject instance Ferring Close has a strong development pattern of detached and semi-detached bungalows with hipped roofs and it is considered that this pattern contributes positively to the character and appearance of the streetscene. No hip-to-gable roof extensions were observed within the vicinity of the site and it can be noted that that application P/2519/05/DFU was amended to provide a side dormer, rather than a gable end, to preserve the appearance and proportions of that and neighbouring bungalows.

The proposed side dormer would preserve the roof form of this bungalow at a prominent position at the head of the Close and with a tile hung finish to match the original roof, would have a satisfactory appearance in the streetscene. Together with the rear dormer it is not considered that there would be any detriment to the character of this residential locality.

2) Consultation Responses:

- This would be the second planning permission for side and rear dormers within Ferring Close within the last 6 months, it is not considered that the character of the bungalows are adversely affected by this type of development.
- Question of overlooking and loss of privacy has been dealt with in the report above.
- It is not considered that the bulk of the dwelling will be unacceptable or have an adverse effect on the character of the area.
- The symmetry of the dwelling when viewed from the streetscene will be maintained given the addition of a very small side dormer, which is considered to be more acceptable than the part gable originally proposed.
- Objections raised with regard property value, actual construction of the extensions and personal medical issues are not able to be assessed by the local planning authority as material considerations when making a decision for this proposal.

CONCLUSION

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

**EBBERSTON, 39 SOUTH HILL AVE,
HARROW**

**Item: 2/27
P/74/06/DFU/SB5**

Ward HARROW ON THE HILL

FIRST FLOOR REAR EXTENSION

Applicant: MR & MRS J SNOWDON
Agent: KENNETH W REED & ASSOCS.

RECOMMENDATION

Plan Nos: 1475/1; 1475/2a; 1475/3a

GRANT permission in accordance with the development described in the application and submitted plans, subject to the following condition(s)

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

REASON: To comply with the provisions of Section 91 of the Town & Country Planning Act 1990.

2 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

REASON: To safeguard the appearance of the locality.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s) shall be installed in the flank roof planes of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

INFORMATIVES

4 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

The decision to grant permission has been taken having regard to the policies and proposals in the Harrow Unitary Development Plan set out below, and to all relevant material considerations including any comments received in response to publicity and consultation, as outlined in the application report:

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

5 INFORMATIVE:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

A copy of the Office of the Deputy Prime Minister booklet "The Party Wall etc. Act

1996: explanatory booklet" is available free of charge from:

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

6 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

7 INFORMATIVE:

Notwithstanding the note on your submitted plan(s), this decision has been made on the basis of measurements scaled from the plan(s), unless a dimensioned measurement overrides it.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design and Conservation Area (SD1, SD2, D4, D14, D15)
- 2) Amenity Space and Privacy (D5)
- 3) Consultation Responses

INFORMATION

This application is reported to Committee at the request of a nominated member. Details of this application were reported to the Committee at its meeting on 11th April 2006 but was deferred to allow a Members' site visit that took place on 14th June. The application was deferred again at the meeting of 28th June 2006 for another Member's site visit to include both adjoining properties, that took place on 19th July 2006.

a) Summary

Statutory Return Type:	Householder
Area of Special Character:	Special Char & Adv
Conservation Area:	SOUTH HILL AVENUE
Council Interest:	None

b) Site Description

- Detached dwelling located on the southern side of South Hill Avenue
- Dwelling has an existing single storey rear extension measuring 3.5m in depth
- Adequate size plot with rear garden measuring 17.5m in depth
- South Hill Avenue Conservation Area characterized detached dwellings with irregular building lines.

c) Proposal Details

- First floor extension to be constructed on the existing single storey rear extension, which has a footprint of 3.5m x 7.15m
- Flat roof to the existing extension would be removed and replaced with hipped roof
- Small dormer sited to rear (new) roof slope, with hipped roof details to match
- Distance of 1.3m maintained to site boundary with Chestnut
- Distance of 3.5m maintained to site boundary with Rosemead

d) Relevant History

LBH/24824	Single storey rear extension	GRANTED 31-JAN-84
WEST/484/98/FUL	First floor rear extension	GRANTED 13-OCT-98

e) Applicant Statement

- None

f) Consultations:

CAAC: No objections

Harrow Hill Trust: No response

Advertisement:	Character of Conservation Area	Expiry: 23-FEB-06
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Notifications:

Sent:	Replies:	Expiry:
2	1	09-FEB-06

Summary of Response:

2 objection letters and a number of email communication received, all objections to development due to height, size and scale; potential loss of light; overshadowing and breach of 45° code; overlooking and out of character.

APPRAISAL

1) Quality of Design and Conservation Area

The proposed first floor rear extension would be a unique development to this detached bungalow, many dwellings along South Hill Avenue are unique in character and in built form, notwithstanding this, the proposed extension would be in accordance to the current supplementary planning guidance. The amended hipped roof would sit above the existing single storey rear extension, with the roof ridge height level with that of the existing roof ridge to the dwelling house. The proposed rear roof slope would have a small dormer with a matching hipped roof detail and a rear facing 1.5m x 1.5m window. This rear dormer would be sufficiently contained within the proposed rear slope and would form a subordinate feature to the overall proposed development. The proposed first floor extension would be obscured from view of the streetscene, in terms of the overall quality of design the proposed extension has been sympathetically designed in keeping with the original character of the dwelling and would not, therefore be considered a detriment in terms of the scale, mass and character. It is considered that proposed development, subject to the use of appropriate matching materials, would preserve and enhance the character and appearance of the dwelling and the surrounding conservation area.

2) Amenity Space and Privacy

The proposed first floor extension would be set away from the neighbouring site boundaries and by replacing the originally proposed end gabled roof, with a hipped roof and smaller dormer has considerably reduced the bulk and would satisfactorily comply with the relevant SPG guidance in particular the 45 degree code. In terms of orientation of this dwelling and the neighbouring dwellings, the proposed development would not result in undue overshadowing or loss of light. It is therefore considered that the proposed development would not appear visually overbearing and obtrusive to the neighbouring dwellings.

The proposed small rear dormer would allow some overlooking of neighbouring gardens. However, the application property is only single storey at the rear and both adjoining properties are two storey in height, with first floor rear windows or dormer windows. The proposed rear extension would introduce only one first floor dormer window, centrally located. Although the flank roofplanes would not incorporate any rooflights or windows, any future insertion can be satisfactorily dealt with an appropriate condition. Based on these factors it is considered that the proposed development would not amount to any unreasonable overlooking.

5) Consultation Responses:

- As detailed above.

CONCLUSION

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

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

54 CHURCH RD, STANMORE

Item: 3/01

P/1081/06/CVA/LW

Ward STANMORE PARK

VARIATION OF CONDITION 3 OF EAST/151/97/FUL TO ALLOW OPENING BETWEEN 11.00 TO MIDNIGHT ON SUN - TUE AND BANK HOLIDAYS & FROM 11.00 TO 02.00 THE FOLLOWING DAY ON FRIDAY AND SATURDAY.

Applicant: K PARASIRAMAN

RECOMMENDATION

Plan Nos: Site Plan, \AC-FILES\STAN

REFUSE variation of condition 3 described in the application and submitted plans for the following reason(s):

1 The proposed variation of condition to increase the opening hours would give rise to increased disturbance and general activity at unsocial hours and would detract from the amenities of the occupiers of neighbouring residential properties.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

EP25 Noise

EM25 Food, Drink and Late Night Uses

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Licensing Act 2003
- 2) Residential Amenity (EP25, EM25)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other

Council Interest: None

b) Site Description

- Application site is located on the southern side of Church Road, Stanmore.
- Site is occupied by a two storey terraced building, with an A5 takeaway use on the ground floor and residential uses above.

- Adjoining buildings are similarly comprised, with a mix of A3 and A1 uses on the ground floor.
- The site is located within the Stanmore District Centre.

c) Proposal Details

- Variation of planning permission EAST/151/97/FUL to allow opening from 11.00am to 12.00am Sunday to Thursday and Bank Holidays, and 11.00am to 2am the following day Friday and Saturday.
- The licensing panel have imposed opening hour restrictions of 11.00am to 12.00am, seven days a week.
- Existing openings hours are 10.30am to 11.00pm Monday to Saturday and 10.30am to 22.30pm Sundays, by virtue of the original permission, EAST/151/97/FUL

d) Relevant History

EAST/151/97/FUL	Change of Use: Retail to take away (Class A1 to A3), with parking.	GRANTED 17-JUN-97
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e) Applicant Statement

- None

f) Consultations:

- None.

Notifications:

Sent:	Replies:	Expiry:
23	7	18-JUL-06

Summary of Response:

- Increase in noise and disturbance in street, increase in people loitering in area; no security to deal with the late night problems and disturbances

APPRAISAL

1) Licensing Act 2003

Following the implementation of the Licensing Act 2003 the Council has established a licensing panel to consider and determine applications to vary or establish new licenses under the provisions of the Act. In determining license applications under the Act the Panel's considerations are limited to crime and disorder prevention, public safety, public nuisance prevention and the protection of children. Significantly these considerations do not extend to the affect of proposals on private amenity, for example neighbouring residents. Such concerns are therefore properly dealt with as material considerations to planning applications for associated uses and development. The site has received the following licensing hours, 11am to 12.00am, seven days a week.

2) Residential Amenity

Policy EM25 seeks to protect residential amenity from food and drink uses by assessing proposals in relation to their location, relationship to residential property, the nature of the proposed use, hours of use, soundproofing, parking and servicing arrangements and fume extraction arrangements.

Currently there are several late night uses within the Stanmore District Centre, the majority of which pertain to restaurants, however none of these currently open till 2.00am, with the latest opening hours being 1.00am on weekends. Across the road from the site is a public house, Crazy Horse, which has a license to open till midnight Sunday to Thursday and 1.00am Friday and Saturday night.

The application site is located on the periphery of the local centre, and as such is in close proximity to residential uses to the south of the site in addition to those located directly above.

The proposed extension of hours would pose a significant threat to residential amenity, principally by reason of noise and disturbance. Such problems can manifest in the form of internally generated noise, external disturbance from patrons leaving premises and increases in both pedestrian and vehicular activity. These problems could potentially be further compounded by the fact that the nearby public house closes at 1.00am and therefore this extension of hours would encourage people to loiter in the area for longer than necessary. Furthermore, the extended opening hours may attract customers from further away who might not otherwise be in the area.

The premises current opening hours are until 11pm Monday to Saturday and 10.30pm on Sundays but the proposed opening hours, subject of this report, seek to stay open for a further three hours on Fridays and Saturdays. This represents a significant extension, the effects of which would give rise to additional noise, activity and disturbance at unsociable hours from patrons, to the detriment of the amenities of the occupiers of neighbouring residential properties and contrary to Council policy. This is further supported by the Licensing Panel, who have only permitted an extension of opening hours to 12am, 7 days a week. A refusal of planning permission on residential amenity grounds is therefore recommended.

3) Consultation Responses:

Apart from the points raised in the above sections, other issues raised are:

- Majority of the concerns are addressed above, and are relevant planning grounds.
- Health concerns are not a relevant planning consideration.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, this application is recommended for refusal.

Item: 3/02
LAND ADJACENT TO 16 HARROW P/1433/06/CFU/OH
FIELD GARDENS, HARROW

Ward HARROW ON THE HILL
TELECOMUNICATIONS DEVELOPMENT: 10 METRE HIGH MAST WITH 3
ANTENNA AND EQUIPMENT CABINET

Applicant: ORANGE PCS LTD
Agent: PHA COMMS LTD

RECOMMENDATION

Plan Nos: GLN8165/A/01A & 02A, site specific statement and supporting statement by PHA Communications Ltd (ref: GLN8165)

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

1 The proposal by reason of its siting and proximity to existing street furniture, would give rise to a proliferation of street furniture to the detriment of visual amenity and appearance of the streetscene and the area in general; it would fail to preserve or enhance the Sudbury Hill Conservation Area and the Harrow on the Hill Area of Special Character.

2 The proposal would result in an unacceptable impact on trees of significant amenity value which, in the opinion of the local planning authority, would be detrimental to the character and appearance of the locality.

3 The proposal by reason of its siting would be likely to give rise to conditions prejudicial to the safety and free flow of pedestrians on the public footway.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

- S1 The Form of Development and Pattern of Land Use
- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and Historic Parks and Gardens
- SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land
- ST3 London-Wide Highway Network
- EP31 Areas of Special Character
- EP29 Tree Masses and Spines
- D4 Standard of Design and Layout
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- D24 Telecommunications Development

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP (D24)
- 2) Need for Installation (D24)
- 3) Character and Appearance of Conservation Area/Area of Special Character and Visual Amenity (SD1, SD2, D4, D14, D15, D24)
- 4) Impact on Trees (EP29)
- 5) Highway Safety (D4, ST3)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Conservation Area: Sudbury Hill
Area of Special Character: Harrow on the Hill
Council Interest: None

b) Site Description

- Site located on highway land on the south western side of Sudbury Hill, Harrow on the Hill within Sudbury Hill conservation area
- Site contains dense foliage and a number of well established trees
- Directly adjacent to the site there is an existing lamp post, to the north west there are a total of 5 existing cabins

c) Proposal Details

- Installation of new 10m high mast with three antennae and one associated cabinet at ground level
- Cabinet measures 1.45m x 0.65m x 1.25m
- The mast and shroud covering the antennae would be painted holly green and the cabinet would be painted midnight green

d) Relevant History

P/1957/05/CFU	8m	high	REFUSED
	telecommunications		8-SEP-05
	mast and equipment		
	cabins		

This application site was on the grass verge inside pavement at Sudbury Hill opposite the junction with South Hill Avenue, adjacent to the boundary wall of Chasewood Park.

Reason for Refusal:

The proposed development, by reason of its excessive size, appearance, prominent siting and proximity to existing street furniture, would give rise to a proliferation of street furniture to the detriment of visual amenity and appearance of the streetscene and the area in general; it would fail to preserve or enhance the character and appearance of Sudbury Hill Conservation Area and would adversely affect important views.

DISMISSED ON APPEAL.

P/3018/05/CFU	8m high telecommunications mast and 3 equipment cabins	REFUSED 09-FEB-06
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The Planning Inspector concluded that although the pole would not be especially tall or bulky, the location would be noticeable partly because of its insensitive siting and partly because there are no lampposts or other tall items of street furniture for some distance.

e) Applicant Statement

- There is an operational need for the development
- Alternative sites have been looked at but the applicant site represents the most suitable option
- The proposal complies with ICNIRP guidelines

f) Consultations:

Highways Engineer: The proposed site would be detrimental to the safety of pedestrians on the public footway by reason of the position of the cabinet that protrudes onto the footway, which is narrow along this length of the heavily trafficked Sudbury Hill.

CAAC: Cluttering and inappropriate in this setting

Harrow Hill Trust: awaited

Advertisement:	Character of Conservation Area	Expiry: 18-JUL-06
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Notifications:

Sent: 141	Replies: 4	Expiry: 10-JUL-06
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Summary of Response:

- please reject application, character and appearance of conservation area, street clutter, highway safety, spoil views, unsightly, health concerns.
- One petition received containing a total of 294 signatures objecting to the proposal.

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines. In accordance with central government advice it is not necessary to consider actual or perceived health effects further in these circumstances.

2) Need for Installation

The applicant provides technical information with regards to the current capacity and coverage. They state that the site is required to improve 3G network coverage within the Sudbury Hill area. This shows coverage along London Road, Sudbury Hill and Greenford Road at levels defined by the applicant as very low or unacceptable. Elsewhere in the text it is stated that the operator needs a site in this vicinity to provide acceptable levels of second and third generation coverage and capacity for surrounding roads, businesses and dwellings.

3) Character and Appearance of Conservation Area/Area of Special Character and Visual Amenity

Policy D14 of the HUDP states that the Council will seek to preserve or enhance the character or appearance of conservation areas by, among other things, preparing specific policies and proposals and supplementary planning guidance for each conservation area. Policy D15 of the HUDP states that development should not adversely affect the streetscape, roofscape, skyline and setting of the conservation area, or significant views in or out of the area; and the development should not adversely affect open spaces or gaps in the townscape which contribute to the character or appearance of the conservation area. Policy EP31 of the HUDP aims to protect skylines and views from intrusive development.

The street scene of Sudbury Hill is varied combining many features ranging from tall roadside walls, railings and dense planting and trees. The conservation area policy statement identifies the neutral or positive impact of the majority of existing items of street furniture on the character of the Conservation Area. Para. 10.5.4 of the statement states that care is needed to ensure that any new or replacement items of street furniture do not detract from the character and appearance of the area. The site is located adjacent to five existing street cabinets and a lamppost. It is considered that the proposed siting of the mast and cabinet, in close to proximity to the existing cabinets and street lamp would lead to a proliferation of street furniture in this location, which would be visually intrusive and detrimental to the character and appearance of the conservation area. The proposal would be detrimental to the value of the landscape and therefore the character and appearance of the Area of Special Character.

4) Impact on Trees

The applicant relies on the established trees and hedgerows that back the site to provide a cover and help blend the development with the surroundings. The trees do help to mitigate the impact of the street furniture somewhat but as they are deciduous the proposal would be highly visible for a good part of the year. There is a well-established oak tree within the strip of land that backs the site and this grouping of trees is recognised as a major tree mass within the Sudbury Hill Conservation Area appraisal (map J). The appraisal acknowledges that trees and planting along the roadside contribute to the visual quality of the street scene helping to soften the hard roadscape; this high level of planting is considered to be one of the positive assets and the appraisal states “it is the protection and enhancement of these assets of the Conservation Area that should be catered for in future development of the area” (Pg. 52).

In this regard, the LPA considers that the installation of this development would be prejudicial to the well-established trees. The dense canopy overhanging the site would need to be pruned to firstly ensure that repair and maintenance of the antennae is possible and secondly to ensure that a significant signal strength is achievable. It is considered that this group of trees make a recognised outstanding contribution to the amenity of this locality and there are few opportunities to protect mature trees of such high amenity value. It is therefore considered that the proposed mast would have a detrimental impact on these trees.

5) Highway Safety

The proposed cabinet is partly sited on the footpath, which is extremely narrow in this location. Sudbury Hill is a Borough distributor road and there are high volumes of generally free-flowing traffic. There are concerns that at the times when the doors are opened for maintenance or repair, the flow of passing pedestrians would be impeded and they may need to step into the carriageway, which would be hazardous.

6) Consultation Responses

Material planning concerns addressed above.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for refusal.

WEST HILL MOTORS, WEST HILL

Item: 3/03

P/1031/06/DFU/OH

Ward HARROW ON THE HILL

USE OF PART OF EXISTING VEHICLE REPAIR GARAGE (CLASS B2) AS M.O.T. TESTING STATION (SUI GENERIS)

Applicant: S GUNARATNAM

RECOMMENDATION

Plan Nos: CRL/06/04/02-A, site plan

REFUSE permission for the development described in the application and submitted plans, for the following reason(s):

1 The proposal would give rise to additional activity and disturbance that would be detrimental to the residential amenity of neighbouring occupiers and the character and appearance of the Conservation Area.

2 The likely increase in parking on the neighbouring highways would be detrimental to the free flow and safety of traffic and the character and appearance of the Conservation Area.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
- SEP5 Structural Features
- SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land
- EP31 Areas of Special Character
- D4 Standard of Design and Layout
- D14 Conservation Areas
- T13 Parking Standards
- EM15 Land and Buildings in Business, Industrial and Warehousing Use - Outside Designated Areas
- EP25 Noise

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Neighbouring Amenity (SD1, D4, EM15, EP25)
- 2)** Traffic and Highway Safety/Parking (T13)
- 3)** Character of Conservation Area/ Area of Special Character (SD1, SD2, D4, D14, SEP5, SEP6, EP31)

4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Change of Use
Conservation Area: Roxeth Hill
Area of Special Character: Harrow on the Hill
Car Parking: Standard: 2 (maximum)
Justified: 2
Provided: 2
Council Interest: None

b) Site Description

- Single storey premises located on eastern side of West Hill, Harrow in the Hill in Roxeth Hill Conservation Area
- Area is built up, and is characterised by mainly residential properties on varying plot sizes

c) Proposal Details

- Use part of existing vehicle repair garage (class B2) for use as M.O.T testing station (sui generis)

d) Relevant History

HAR/19238/A	Extensions and alterations to existing workshop	GRANTED 05-FEB-63
LBH/9128	Retention and continued use of extension to garage	GRANTED 08-OCT-73

e) Applicant Statement

• **EXISTING**

- We currently carry out 6 cars averaged per day for MOT testing; all these vehicles are taken to other MOT testing centres for testing
- We propose to carry out all MOT testing in our premises at West Hill Motors

• **PROPOSED**

- Our capacity will be the same volume of cars as we currently take on for repairs
- A 'while-u-wait' service will be provided by appointment only basis and a waiting room has already been allocated for this purpose
- There will be no expansion of business

- **PURPOSE OF CARRYING OUT MOT TESTING IN OUR PREMISES**

- Currently vehicles are taken and left elsewhere for testing with an additional driver, along with another vehicle and again collected at the end of testing. If vehicles fail, this process has to be repeated. My proposal will reduce the traffic flow and pollution on West Hill
 - Recent increase in prices for MOT testing which has to be paid to our subcontractors
 - Each test takes longer
 - Offer a much required service for the local residents
 - Additional employment to a local resident
- Improve efficiency of our services

f) Consultations:

- **Highways Engineer:** There is potential for worsening of on-street parking problems as a result of this proposed development. Refusal is recommended for the reason that the development will potentially exacerbate the current on-street parking difficulties experienced in this area to the detriment of the safety and free flow of traffic.
- **CAAC:** Objection; The M.O.T testing station would be likely to increase traffic use of a narrow road whilst significantly increasing noise levels and contributing to a lack of parking. The accumulative affect of this is therefore disruptive and will detract from the character of the conservation area. Highways should be consulted if they haven't been already.

Advertisement:	Character of Conservation Area	Expiry: 29-JUN-06
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1st Notification:

Sent:	Replies:	Expiry:
41	8	22-JUN-06

Summary of Responses:

company uses public highway for holding and inspecting vehicles, any increase in volume of business would increase the use of public highway for this purpose, congestion, parking, noise late at night, deliveries late at night, continuous movement of vehicles, no where for existing volumes of vehicles to be parked let alone more, impact on conservation area, untaxed vehicles left on the road, loss of amenity

One petition received containing a total of 47 signatures objecting to the proposal.

2nd Notification:

Sent:
41

Replies:
2

Expiry:
19-JUL-06

Summary of Responses: objections to proposal remain unchanged, no of vehicles they test will far out weigh capacity on site, vehicles left in surrounding streets awaiting collection or instructions for further work, not correct to suggest that customers are predominately local, previous incidents of disruption.

APPRAISAL

1) Neighbouring Amenity

The premises are located within an established residential area where activities associated with the vehicle repair business already exist.

A majority of the objections raised, thus far, have centred on the use of the garage as existing. Many residents are concerned that there is not enough capacity within the site to withstand a further increase in business. Since the submission of the original application, it has come to light that West Hill Motors already offer an MOT service and this particular element of the business is distributed to sub-contractors in other premises; the surrounding residents have been re-notified regarding this.

The applicant estimates that he currently provides an MOT service for approximately 6 vehicles every working day. Ultimately, this requires a number of journeys to and from West Hill Motors to the sub-contractors for each vehicle, and if the vehicle fails the MOT test it will require further journeys. In comparison, the proposal would facilitate the MOT testing station on site, thus eliminating the requirement to drive back and forth to the sub-contractors. The applicant affirms that this would substantially reduce the movements to and from the property and the congestion associated with such traffic and that there would be no actual increase in business.

It is considered that the proposal to use part of the existing garage for the use as an MOT testing station would have a detrimental impact on the residential amenities of neighbouring occupiers. Although the applicant states that there would be no increase in business, the Local Planning Authority would not have control over the actual amount of business that occurs within the garage relating to the proposed MOT testing station. Related to this, although traffic movements associated with the property and the sub-contractors would be lessened, the time saved in driving back and forth between two properties could potentially mean that there is increased capacity on site for such MOT tests. The West Hill Motors site is located in a sensitive position amongst residential properties and MOT testing stations, by their very nature create activity and disturbance through the testing of engines and so forth. It is considered that these activities would cause detrimental harm to the residential amenities of the neighbouring residential occupiers in close proximity to the site.

In light of the above, it is considered that the degree of additional activity and disturbance relating to the proposal would be significant and the extent to which this would cause significant nuisance would, it is considered, be detrimental to the residential amenities. The disruption associated with the proposed MOT testing station on the West Hill Motors premises is exacerbated by its position in amongst a high-density residential area.

2) Traffic and Highway Safety/Parking

As noted above, the site is located in a sensitive location amongst private residential properties and parking within the vicinity is severely limited. West Hill is a narrow lane running south of Byron Hill Road and access to West Hill Motors is via a restricted driveway located to the south of Winton and to the north of West Hill Close. There are concerns that the proposal has the capacity to intensify the use of the property, therefore there is the potential for worsening of on-street parking problems. This in turn would have a detrimental impact on the highway safety and free flow of traffic in the vicinity.

3) Character of Conservation Area/Area of Special Character

The use of this garage is an 'established use' and has been in existence in this location for many years. It is considered that the proposed use of part of the existing workshop for the purposes of MOT testing, as discussed above would have a significant impact on neighbouring amenities and traffic and highway safety and parking in this location. It is considered that the cumulative impacts of the potential intensity of use, disturbance and disruption would have a negative impact on the character and appearance of the Roxeth Hill Conservation Area.

4) Consultation Responses

Company uses public highway for holding and inspecting vehicles – this matter was investigated by the Enforcement section and no breach of planning control was found Noise late at night, deliveries late at night – these objections relate to the current situation. As the use of these premises as a vehicle repair shop is a historic use, the LPA does not have control over the hours of use relating to this aspect of the business. Any issues relating to noise late at night should be referred to Environmental Health Untaxed vehicles left on the road – matter for DVLA/Metropolitan Police. Any increase in volume of business would increase the use of public highway for this purpose, congestion, parking, continuous movement of vehicles, no where for existing volumes of vehicles to be parked let alone more, impact on conservation area, loss of amenity – these are material planning concerns and are addressed in report above.

CONCLUSION

For all the reasons considered above, and 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 refusal.

Item: 3/04
LAND AT CHANTRY PLACE, P/2921/05/CFU/DT2
HEADSTONE LANE, HARROW

Ward HATCH END
CONSTRUCTION OF ONE 2 STOREY BUILDING TO PROVIDE 2 UNITS FOR
LIGHT INDUSTRY/OFFICE (B1) USE

Applicant: PORCHFERN LTD
Agent: PETER HOLMES

RECOMMENDATION

Plan Nos: L001, L01, PO1, PO2, PO3

REFUSE permission for the development described in the application and submitted plans for the following reason(s):

1 The proposal represents inappropriate development in the Green Belt and, in the absence of any special circumstance being demonstrated, is contrary to PPG 2 and HUDP policies EP32 and EP33.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this decision:

EP32 Green Belt-Acceptable Land Uses
EP33 Development in the Green Belt

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt (EP 32,33)
- 2) **Consultation Responses**

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Green Belt:
Site Area: 0.15ha
Council Interest: None

b) Site Description

- This site is located at the end of Chantry Place and is between a Network Rail signalling substation and the rear of properties in Chantry Road. It takes access from the end of the carriageway adjoining the footbridge which crosses the West Coast Main Line.

c) Proposal Details

- To remove an electrical sub station within the site. To build a two storey building for B1 use.
- The windows are at high level facing the rear of Chantry Road. The proposed finish is fair-faced blockwork with a profiled metal sheeting roof.

d) Relevant History

- None.

e) Applicant Statement

- Site used by railway contractors for storage in excess of five years.
- Allowed on appeal for car parking in 1981.

f) Consultations:

Network Rail: Building and operating restrictions to be imposed to protect railway and its infrastructure.

Thames Water: No objections

Environment Agency: No objection subject to conditions

Notifications:

Sent:
29

Replies:
6 and petition with 28
signatures

Expiry:
25-JAN-06

Summary of Responses:

Inappropriate development in Green Belt, compromise footpath, noise and dust, traffic congestion, lack of parking and destroy natural habitat.

APPRAISAL

1) Green Belt

Whilst development was allowed on appeal 25 years ago this was mainly for the open use of the land for car parking. Current advice on Green belt PPG 2 was issued long after this decision, as was the adoption of HUDP. No special circumstance has been claimed or demonstrated and in these circumstances the presumption is against development. The development and use of the site for railway purposes is, on the face of it, permitted development.

2) Consultation Responses

The issues raised in response to the notifications, other than the Green Belt, cannot be sustained and in the case of highways no objection has been raised by your officers.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for refusal.

Item: 3/05
LAND ADJACENT TO WENDELA COURT, P/1452/06/CFU/OH
SUDBURY HILL, HARROW

Ward HARROW ON THE HILL
TELECOMMUNICATIONS DEVELOPMENT: 8 METRE HIGH MAST (TELEGRAPH
POLE DESIGN) WITH 1 ANTENNA AND EQUIPMENT CABINET

Applicant: ORANGE PCS LTD
Agent: PHA COMMUNICATIONS LTD

RECOMMENDATION

Plan Nos: GLN8165/A/01A & 02A, site specific statement and supporting statement
by PHA Communications Ltd (ref: GLN8165)

REFUSE permission for the development described in the application and submitted
plans for the following reason(s):

1 The proposal by reason of its prominent siting and proximity to existing street
furniture, would be unduly obtrusive and would give rise to a proliferation of street
furniture to the detriment of visual amenity and appearance of the area and the
streetscene in general; it would fail to preserve or enhance the character and
appearance of and would adversely affect important views in the Sudbury Hill
Conservation Area and the Harrow on the Hill Area of Special Character.

INFORMATIVES

1 INFORMATIVE:

The following policies in the Harrow Unitary Development Plan are relevant to this
decision:

- S1 The Form of Development and Pattern of Land Use
- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance and
Historic Parks and Gardens
- SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land
- ST3 London-Wide Highway Network
- EP31 Areas of Special Character
- D4 Standard of Design and Layout
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- D24 Telecommunications Development

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP (D24)
- 2) Need for Installation (D24)

- 3) Character and Appearance of Conservation Area/Area of Special Character and Visual Amenity (SD1, SD2, D4, D14, D15, D24)
- 4) Highway Safety (D4, ST3)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Conservation Area: Sudbury Hill
Area of Special Character: Harrow on the Hill
Council Interest: None

b) Site Description

- Site located on highway land on the western side of Sudbury Hill, Harrow on the Hill within Sudbury Hill conservation area
- Wendela Court, a development containing blocks of flats is sited to the south west, the nearest block of flats, block 1-23 Wendela Court is sited 15 metres away
- The Orchard is sited approximately 20 metres away to the south east; this building is Grade II Listed

c) Proposal Details

- Installation of new 8m replica telegraph pole which will hold one antenna and associated cabinet at ground level
- Existing ornate lamppost and street cabin located approximately 15 metres to the east
- Cabinet would be sited 0.8m west of the pole and would measure 1.45m x 0.65m x 1.25m
- Telegraph pole would be finished in wood effect and cabinet would be painted midnight green

d) Relevant History

P/1957/05/CFU 8m high telecommunications mast and equipment cabins REFUSED
8-SEP-05

This application site was on the grass verge inside pavement at Sudbury Hill opposite the junction with South Hill Avenue, adjacent to the boundary wall of Chasewood Park.

Reason for Refusal:

The proposed development, by reason of its excessive size, appearance, prominent siting and proximity to existing street furniture, would give rise to a proliferation of street furniture to the detriment of visual amenity and appearance of the streetscene and the area in general; it would fail to preserve or enhance the character and appearance of Sudbury Hill Conservation Area and would adversely affect important views.

DISMISSED ON APPEAL

The Planning Inspector concluded that although the pole would not be especially tall or bulky, the location would be noticeable partly because of its insensitive siting and partly because there are no lampposts or other tall items of street furniture for some distance.

P/3018/05/CFU	8m high telecommunications mast and 3 equipment cabins	REFUSED 9-FEB-06
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e) Applicant Statement

- There is an operational need for the development
- Alternative sites have been looked at but the applicant site represents the most suitable option
- The proposal complies with ICNIRP guidelines

f) Consultations:

Highways Engineer: The footway is a bit wider at this point and refusal on that ground alone would be difficult to support. I have also considered the visibility for drivers coming out of the junction to the north but have decided that the distance of the cabinet from the junction is sufficient to reduce obstruction of visibility to an insignificant level.

CAAC: awaited

Harrow Hill Trust: awaited

Advertisement:	Character of Conservation Area Setting of Listed Building	Expiry: 18-JUL-06
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Notifications:

Sent: 60	Replies: 16	Expiry: 5-JUL-06
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Summary of Response:

- Highly visible, character of conservation area, obtrusive, unattractive, position detrimental to pedestrian traffic, impact on trees, health concerns.
- One petition received containing a total of 294 signatures objecting to the proposal.

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines. In accordance with central government advice it is not necessary to consider actual or perceived health effects further in these circumstances.

2) Need for Installation

The applicant provides technical information with regards to the current capacity and coverage. They state that the site is required to improve 3G network coverage within the Sudbury Hill area. This shows coverage along London Road, Sudbury Hill and Greenford Road at levels defined by the applicant as very low or unacceptable. Elsewhere in the text it is stated that the operator needs a site in this vicinity to provide acceptable levels of second and third generation coverage and capacity for surrounding roads, businesses and dwellings.

3) Character and Appearance of Conservation Area/Area of Special Character and Visual Amenity

Policy D14 of the HUDP states that the Council will seek to preserve or enhance the character or appearance of conservation areas by, among other things, preparing specific policies and proposals and supplementary planning guidance for each conservation area. Policy D15 of the HUDP states that development should not adversely affect the streetscape, roofscape, skyline and setting of the conservation area, or significant views in or out of the area; and the development should not adversely affect open spaces or gaps in the townscape which contribute to the character or appearance of the conservation area. Policy EP31 of the HUDP aims to protect skylines and views from intrusive development.

The street scene of Sudbury Hill is varied combining many features ranging from tall roadside walls, railings and dense planting and trees. The conservation area policy statement identifies the neutral or positive impact of the majority of existing items of street furniture on the character of the Conservation Area. Para. 10.5.4 of the statement states that care is needed to ensure that any new or replacement items of street furniture do not detract from the character of the area. It states furthermore that existing areas, particularly around road junctions, should not become unnecessarily cluttered with a plethora of road signs. The site is located adjacent to an existing lamppost and street cabinet. It is considered that the proposed siting of the mast and cabinet, in close to proximity to the existing cabinets and street lamp would lead to a proliferation of street furniture in this location, which would be visually intrusive and detrimental to the character and appearance of the conservation area. The proposal would be detrimental to landscape value and therefore the character and appearance of the Area of Special Character.

Map H of the policy statement identifies important views in the area, including a short distance street scene view of character in the immediate townscape to the east on Sudbury Hill. The proposed mast and cabinet would intrude on this view. Given the sensitivity of the location proposed and the negative impact on the streetscene previously attributed to the excessive size, appearance, prominent siting and proximity of the pole and associated cabinets to existing street furniture, it is considered that the proposal would adversely affect important views, to be resisted in accordance with Policy (4) of the Sudbury Hill Conservation Area Policy Statement and Policies D14 and EP31 of the HUDP.

4) Highway Safety

It is considered that the width of the footway in this location on Sudbury Hill is wide enough to allow pedestrians to pass by without impediment, at the times when the cabinet doors are open for maintenance and repair.

The distance of the cabinet to the junction to the north is sufficient to reduce obstruction of visibility. Therefore there is no objection on highway safety grounds.

5) Consultation Responses

- Material planning considers addressed above.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations, including any comments received in response to publicity and consultation, as set out above:
this application is recommended for refusal.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None