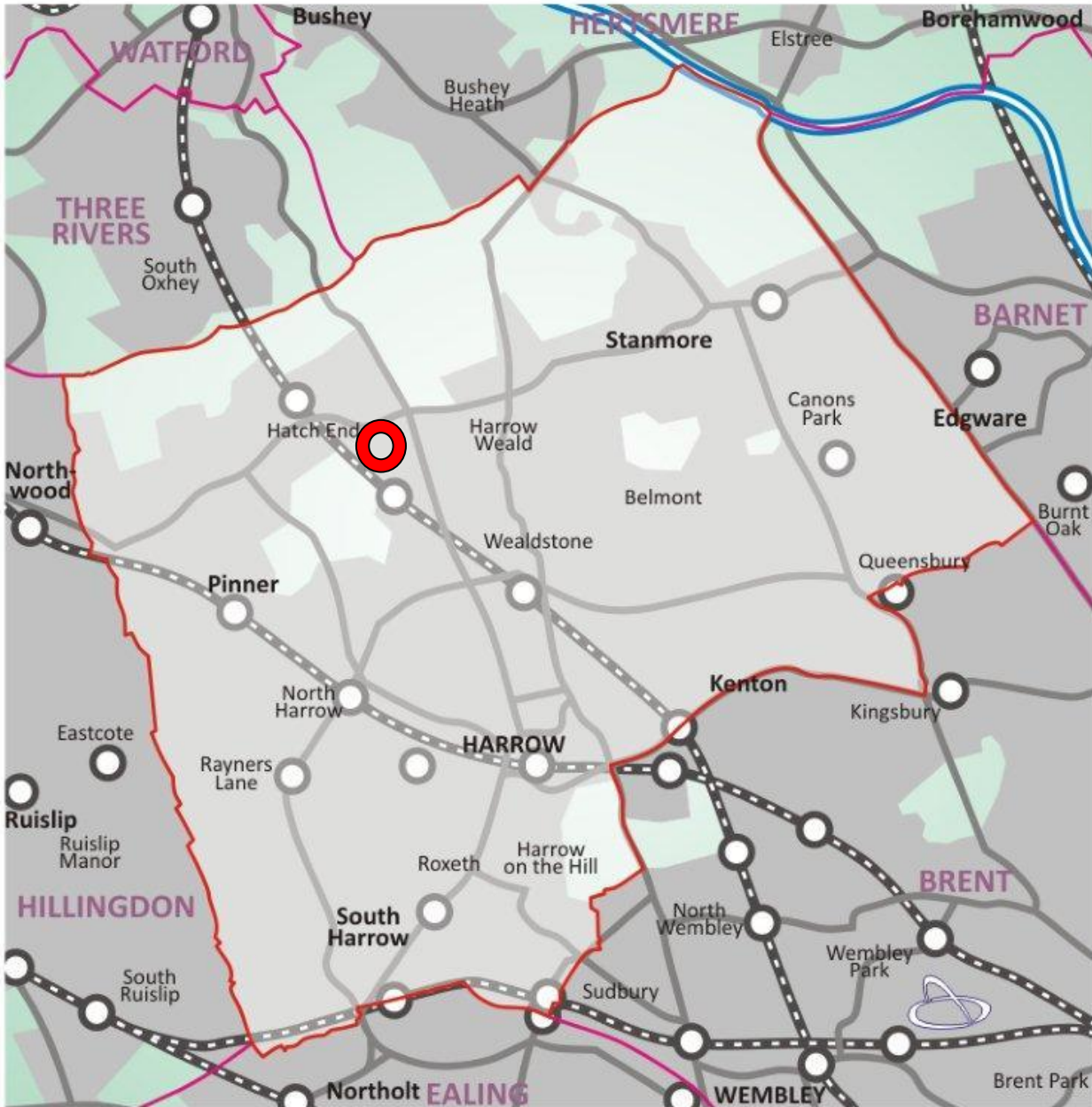


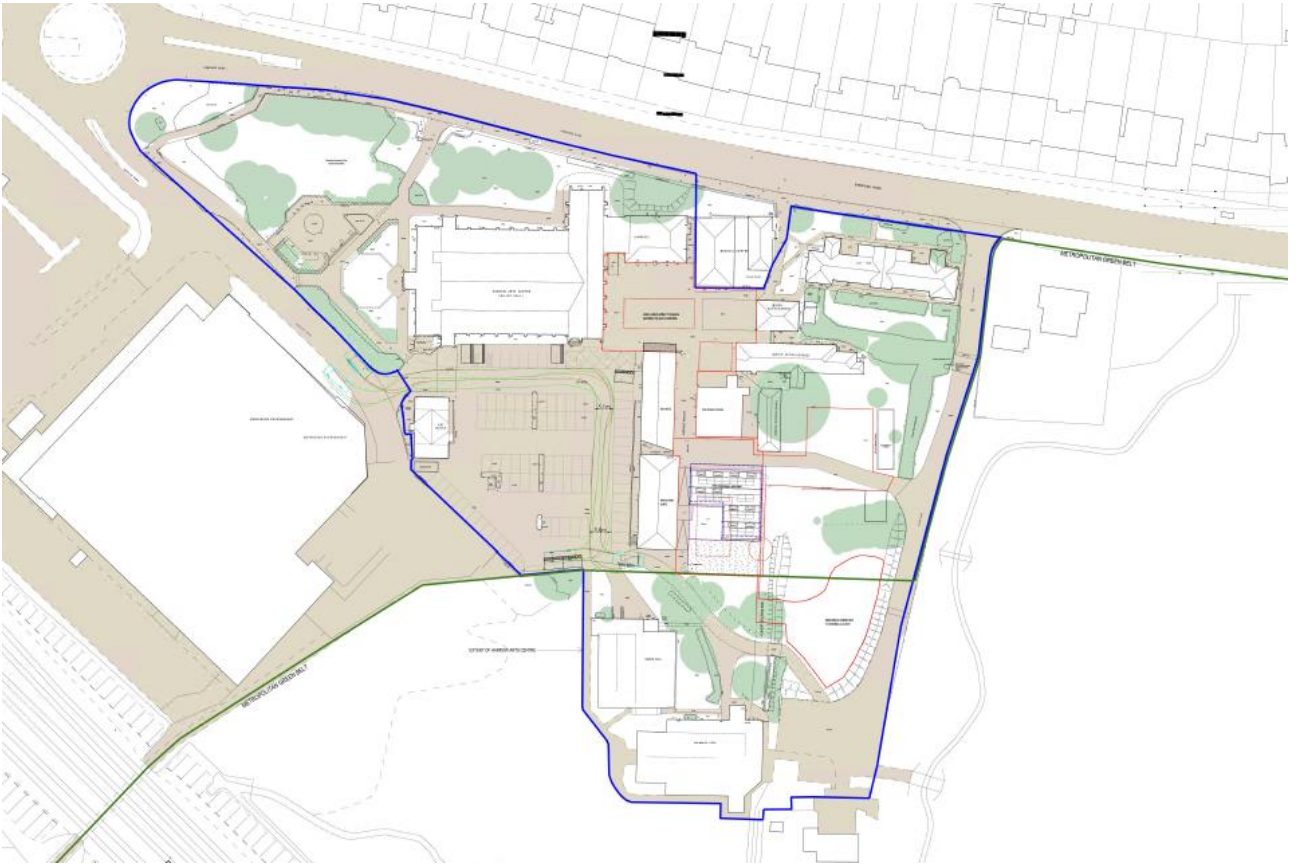
 = application site



**Harrow Arts Centre, 171 Uxbridge Road, Hatch End,
HA5 4EA**

P/1099/23

HARROW ARTS CENTRE



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

28th June 2023

APPLICATION NUMBER: P/1099/23
VALIDATION DATE: 23/04/2023
LOCATION: HARROW ARTS CENTRE, 171 UXBRIDGE ROAD,
WARD: HATCH END
POSTCODE: HA5 4EA
APPLICANT: HARROW COUNCIL
AGENT: CHRIS DYSON ARCHITECTS LLP
CASE OFFICER: FERGUS FREENEY
EXPIRY DATE: 10/07/2023

PROPOSAL

Redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studio (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping; drainage works (retrospective).

This is a resubmission of approved application P/3594/20, subsequently varied under P/0764/22, to enable a slight relocation of the building.

The Planning Committee is asked to:

RECOMMENDATION A

- 1) Agree the reasons for approval as set out in this report;
- 2) Grant planning permission subject to authority being delegated to the Chief Planning Officer to issue the decision after the expiration of the press notice on 6th July 2022, subject to addressing any comments and objections that are received being addressed to the satisfaction of the Chief Planning Officer and subject to the Conditions listed in Appendix 1 of this report.

RECOMMENDATION B

That if any incoming comments or objections are received up to the overall consultation expiry date of 6th July (or any extended period as may be agreed by the Chief Planning Officer) and they cannot be addressed to the satisfaction of the Local Planning Authority, the application shall be referred to the next available planning committee for further consideration by members.

REASON FOR THE RECOMMENDATIONS

The proposal would contribute towards the regeneration and continued operation of the Harrow Arts Centre, allowing for expanded capacity and modern facilities for community use. The proposal would be in accordance with the development plan and policies. Furthermore, it is considered that the proposal would not have an unduly harmful impact on the character of the surrounding area, or the residential amenities of the neighbouring occupiers. The application falls under Regulation 3 of the Town and Country Planning General Regulations 1992.

INFORMATION

This application is reported to Planning Committee as the development of more than 100m² on Council-owned property and therefore falls outside Schedule 1 of the Scheme of Delegation.

Statutory Return Type:	Minor Development
Council Interest:	Council-owned
Net additional Floorspace:	137.4 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional) (£60p/sqm)(excluding indexation) :	£8,244
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

Policy D11 of The London Plan (2021) and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

1.0. SITE DESCRIPTION

- 1.1. The Harrow Arts Centre (HAC) is located on the southern side of Uxbridge Road. The Arts Centre comprises a collection of buildings, including the grade II listed Elliott Hall, which is the largest and most prominent building on site. Within its grounds are the curtilage listed buildings, locally listed buildings, as well as additional structures with no heritage designation including the existing portacabin building known as the Greenhill building.
- 1.2. The application site is a smaller area within the larger curtilage of the HAC grounds, and comprises the existing Greenhill building the grounds immediately surrounding it sited, a section of the green landscaped area to the south-east of Greenhill, sections of the hardstanding areas to the north of Greenhill, and two portacabins.
- 1.3. The site is within an allocated site in the Harrow Council Site Allocation (2013), which includes the car park and several of the ancillary buildings.
- 1.4. There is an area of Green Belt land approximately 3m to the south of the existing Greenhill building; and the southern section of landscaped area which forms part of the site extends into the Green Belt boundaries. There is a Site of Importance of Nature Conservation, partially overlapping the Green Belt area, the primary section of which is a minimum of 28m from the Greenhill building.
- 1.5. The site is located within a Critical Drainage zone. The wider Arts Centre curtilage includes TPO trees, but these are not located near the site that is the subject of this application.
- 1.6. To the immediate south, west and north of the site are other buildings, land and a parking lot belonging to the arts centre, as well as (to the south) the leisure centre/swimming pool. To the east is mostly open land and an access road leading to the swimming pool, adjoining the green belt. To the north is also located a medical clinic.
- 1.7. Further to the east is the main access to the site, and a large grocery store and associated parking. To the north across Uxbridge Road is a residential area.
- 1.8. The building has been completed and is ready to be occupied.

2.0. PROPOSAL

Approved Building

- 2.1. Permission has been granted (P/3594/20) for the demolition of the pre-existing Greenhill building and two portacabins and construction of a new replacement building (also called "Greenhill"), with associated works to the hard and soft landscaping and signage on site.
- 2.2. The originally approved replacement building was two storeys high and containing 3 teaching (multipurpose) rooms and 8 artists' studios. The teaching rooms are to replace the function and floorspace of the existing Greenhill building and the 2 portacabins which were approved to be demolished.

2.3 The approved building is L-shaped with a semi-enclosed courtyard, and a sawtooth roof design. The ground floor classrooms have glazed doors opening directing onto the terrace so that the outside space can be used in conjunction with the classrooms as and when needed.

Varied Proposal

2.4 Since the scheme was granted the applicant had to make several changes to the scheme due to budgetary constraints. The variations comprise:

- Reduction in the overall height of the building by 300mm.
- Reduction in the footprint of the building to remove the southernmost bay, this reduces the internal area by approximately 34sqm.
- Alterations to the internal layout to replace first floor artists studios with teaching rooms.
- Alterations to the terrace to reduce the extent and align with the southern end of the building. Landscaped steps have been removed and replaced with a balustrade to the west of the terrace. The terrace paving materials have also been changed.
- Relocation of the air source heat pump.
- Changes to the cladding material from Corten to a corrugated fibre panel, to be a similar colour tone and appearance.
- Replacement of spiral fire escape stair with a standard straight staircase.
- Replacement of crittal style windows and doors with aluminium and timber composite windows and doors, with an improved thermal performance.
- Rooflights reduced and rationalised.
- Omission of all external signage.

2.5 This revised scheme was approved by the Planning Committee on the 20th July 2023 under reference P/0764/22.

Retrospective Application

2.6 During the construction of the project it was established that the footprint of the building has been slightly misaligned with the approved documents and was positioned approximately 1m south of the approved footprint.

2.7 As such, this application is submitted to regularise the location. The constructed building matches that approved under the varied application P/0764/22, with the exception of the reintroduction of solar voltaic panels on the roof (which were originally approved under the first scheme).

3 **RELEVANT PLANNING HISTORY**

3.6 A summary of the relevant planning application history is set out in the table below:

Ref no.	Description	Status and date of decision
P/0922/09	Listed Building Consent: Demolition of Existing Storage Shed and Erection of New Brick Clad Modular Building to Provide Multipurpose Community Learning and Events Facility Within Curtilage Of Elliott Hall	Granted: 24/07/2009
P/0918/09	Demolition of Existing Storage Shed And Erection Of New Brick Clad Modular Building To Provide Multipurpose Community Learning And Events Facility	Granted: 24/07/2009
P/2076/10	New Single Storey Modular Building To Replace Existing Greenhill Building	Granted: 19/10/2010
P/3597/19	Listed Building Consent: Internal and external alterations to three curtilage listed buildings to Elliot Hall at Harrow Arts Centre (the former Laundry, the Boilerhouse and the Workshops), including refurbishment and conversion of these buildings to a dance studio or three hireable spaces, a hireable space and artists' studios. Demolition of a curtilage listed barn/former stable structure.	Granted: 11/10/2019
P/3496/19	External Alterations And Refurbishment Of The Laundry Boiler House And Workshops. Laundry To Be Used As A Dance Studio Classroom & Hireable Space; Boiler House To Be Used As Hireable Space; And Workshops To Be Used As Artists Studios. Associated Landscaping (Demolition of existing glazed extension and stables to the rear of the laundry, building to side and adjoining walls to the Boiler House)	Granted: 24/10/2019
P/5110/19	Submission of details pursuant to conditions 2 (materials), 3 (laundry	Granted: P/5110/19

	and boiler house windows and doors), 4 (workshop windows and doors) and 5 (details) of Listed Building Consent approval application reference P/3597/19 for Listed Building Consent: Internal and external alterations to three curtilage listed buildings to Elliot Hall at Harrow Arts Centre (the former Laundry, the Boilerhouse and the Workshops), including refurbishment and conversion of these buildings to a dance studio or three hireable spaces, a hireable space and artists' studios. Demolition of a curtilage listed barn/former stable structure.	
P/5091/19	Details pursuant to conditions 3 (samples), 4 (windows and doors), 5 (proposed elevations/sections of windows) and 7 (landscaping and tree protection) attached to planning permission P/3496/19 dated 24/10/2019 for external alterations and refurbishment of the laundry, boiler house and workshops. Laundry to be used as a dance studio, classroom & hireable space; Boiler House to be used as hireable space; and Workshops to be used as artists' studios. Associated landscaping. (Demolition of existing glazed extension and stables to the rear of the laundry, building to side and adjoining walls to the Boiler House)"	Granted: 29/07/2020
P/3594/20	Redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studios (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping including signage; drainage works	Granted 05/05/2021
P/1826/21	Listed Building Consent: Installation of signage on the former boiler house.	Granted 24/06/2021
P/2888/21	Installation of measures to reduce carbon consumption including air source heat pumps, solar panels, building management system and pipe lagging to Elliot Hall and ancillary curtilage listed outbuildings	Granted 01/02/2022

P/2975/21	Listed Building Consent: Installation of measures to reduce carbon consumption including air source heat pumps, solar panels, building management system and pipe lagging to Elliot Hall and ancillary curtilage listed outbuildings (amended plans)	Granted 01/02/2022
P/0526/22	Details pursuant to conditions 3 (demolition and construction logistics plan), 4 (construction Ecological Management Plan), 5 (Fire safety statement), 6 (levels), 7 (disposal of surface water) and 8 (disposal of sewage) attached to planning permission P/3594/20 dated 04/05/2021 for redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studios (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping including signage; drainage works	Approved 10/08/2022
P/1946/22	Submission of details pursuant to condition 2 (samples and details for the screening for the Air Source Heat Pumps) attached to Listed Building Consent application reference P/2975/21 for Listed building consent: installation of measures to reduce carbon consumption including air source heat pumps solar panels building management system and pipe lagging to Elliot Hall and ancillary curtilage listed outbuildings (amended plans)	Approved 16/08/2022
P/0764/22	Variation of condition 2 (approved plans) attached to planning permission P/3594/20 dated 04/05/2021 to allow reduction to height and footprint of building; alterations to internal layout; reduction to terrace; alterations to external finish; omission of external staircase, heat pump, photovoltaic panels, brick pavers and external signage; alterations to layout of rooflights; replacement of windows and doors with aluminium and timber composite windows and doors	Granted 27/07/2022

P/0526/22	<p>Details pursuant to conditions 3 (demolition and construction logistics plan), 4 (construction Ecological Management Plan), 5 (Fire safety statement), 6 (levels), 7 (disposal of surface water) and 8 (disposal of sewage) attached to planning permission P/0764/22 dated 27/07/2022 for variation of condition 2 (approved plans) attached to planning permission P/3594/20 dated 04/05/2021 for redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studios (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping including signage; drainage works</p> <p>Details pursuant to conditions 3 (demolition and construction logistics plan), 4 (construction Ecological Management Plan), 5 (Fire safety statement), 6 (levels), 7 (disposal of surface water) and 8 (disposal of sewage) attached to planning permission P/0764/22 dated 27/07/2022 for variation of condition 2 (approved plans) attached to planning permission P/3594/20 dated 04/05/2021 for redevelopment to provide two storey building containing multi-purpose teaching rooms and artists studios (Use Class F); demolition of three temporary classroom buildings; hard and soft landscaping including signage; drainage works</p>	Approved 10/08/2022
P/3254/22	<p>Details pursuant to conditions 9 (materials), 10 (windows and doors) and 14 (landscape plan) attached to planning permission P/0764/22 dated 27/07/2022 for Variation of condition 2 (approved plans) attached to planning permission P/3594/20 dated 04/05/2021 to allow reduction to height and footprint of building and other internal/external alterations.</p>	Approved 31/01/2023

4 CONSULTATION

4.1 A total of 14 consultation letters were sent to neighbouring properties regarding this application along with the following:

- Standard Site Notice: 31st May 2023 – 21st June 2023
- Setting of Listed Building Site Notice – 15th June 2023 – 6th July 2023
- Press Notice: 15th June 2023 – 6th July 2023

4.2 No responses have been received to date.

4.3 Statutory and Non Statutory Consultation

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

Conservation Officer:

Comments in relation to revised application P/0764/23

The proposed works are sympathetic and not overly large. They would preserve the setting of the listed building as long as it can be conditioned that the brickwork type, mortar and bond matches that of the boiler house.

Comments in relation approval of details application P/3254/22 (materials)

Conditions can be discharged

Planning Officer Comment: It is understood that the original scheme was revised from brickwork to a cladding material. As such, the conditions for matching brickwork fell away. The cladding material was agreed by both the conservation officer and urban design officer.

Biodiversity Officer;

No comments received in relation to this current application.

Comments in relation to the original approved application (P/3594/20)

- *The PEA is generally good, although with minor points that should be corrected. The lack of reference to some protected species suggests records from earlier ecological surveys for the site to GiGL were not included.*
- *The PRA is acceptable, and the follow-up roost emergence/return surveys meets requirements.*
- *The scheme is acceptable, provided what is proposed can be secured by condition.*

Details on the following should be submitted/addressed:

- *Details of the external lighting scheme and measures to ensure that overnight internal illumination won't cause impacts on bats and other nocturnal and crepuscular species. This will need to be a pre-commencement condition.*
- *Details of the pond and swale*
- *The new building will need to incorporate provision of nesting features for birds (on the N or N and E aspects) and roosting shelters for bats*
- *A Construction Ecological Management Plan (CEcMP) This will be a pre-commencement condition.*
- *An Ecological Mitigation and Enhancement Plan (EMEP) to outline the measures to be undertaken (incorporating those proposed in the supplied PEA and PRA) to minimise and address impacts and provide net gain for biodiversity.*
- *An Ecological Management Plan (EMP). This should follow on from the EMEP and extend for a period of 5 years.*

Planning Officer Comments: Biodiversity is addressed in the report below. It should be noted that the development has been reduced in scale and is therefore a smaller building than what these comments relate to. As such, biodiversity net gain must be reasonable and proportionate to the scale of the development at hand. The proposed lighting is minimal and for general wayfinding at night, the pond/swale is beyond the scope of this application and is part of the wider HAC site, a CEcMP is no longer necessary as the building is complete and a EMP has been submitted and forms part of the approved documents.

5 POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

5.2 The Government has issued the National Planning Policy Framework [NPPF 2021] sets out the Government's planning policies for England and how these should be applied, and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 A full list of all the policies used in the consideration of this application is provided as Informative 1.

6 **ASSESSMENT**

6.1 The main issues are:

- Principle of the Development and Green Belt
- Character, Design, and Conservation
- Neighbouring Residential Amenity
- Traffic, Parking and Servicing
- Trees and Biodiversity
- Drainage and Contamination
- Sustainability

6.2 **Principle of Development and Green Belt**

6.2.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): G2, H5
- Local Plan Site Allocations (2013): G04
- Harrow's Core Strategy (2012): CS1.F, CS6
- Harrow Development Management Policies (2013): DM16, DM17, DM46, DM47

Planning Policy and Proposed Use

6.2.2 The principle of the development was previously acceptable and it was considered that it would further add to the viability as a performing arts venue and secure its retention. The principle of development was supported by Local Plan Policies CS6, DM46 and DM47, and the Local Plan site allocation G04.

6.2.3 The policy and legislative framework has not materially changed since the original scheme was approved. As such, no additional consideration regarding the principle is necessary. Relocating the approved built form does not change the acceptability of the principle of the development.

Green Belt Development: Appropriateness and Openness

6.2.4 A large area of Green Belt land is sited to the south of the proposed building, approximately 3m distant. The impact of the approved building on the setting of the Green Belt was previously considered acceptable. The scheme would be moved 1m closer to the Green Belt but there would be no further impact on the openness of the green belt than what has been approved.

6.2.5 As such, the proposal would not be considered to result in an undue degree of increased impacts on the setting and openness of the Green Belt.

Summary

6.2.6 For the reasons set out above, it is considered that the principle of this proposal meets the above policy requirements.

6.3 Character, Design, and Conservation

6.3.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): D1, D3, D4, D5, D8, D12, D11, HC1
- Harrow's Core Strategy (2012): CS1, CS6
- Harrow Development Management Policies (2013): DM1, DM2, DM7, DM12, DM22, DM23

Mass, Siting and Design

6.3.2 The principle of the building design and replacement of existing portacabin has been found acceptable previously. The building has been completed in accordance with the previous approval (see planning history above) and therefore the massing is acceptable.

6.3.3 The external materials that have been used, namely being a corrugated fibre panel system and aluminium and timber composite windows, have been approved under approval of details application P/3254/22 and are therefore acceptable.

6.3.4 The revised scheme seeks to install photovoltaic panels on the southern roof slopes. Due to the design of the development with a saw-tooth type roof, these panels would not be overly visible from the public realm and in any case, any glimpses of the panels would not harm the character and appearance of the building, nor would they impact on the setting of the listed building as they would be read in the context of a modern, high quality newly constructed building.

6.3.5 The principle of the approved development was supported by the Council's Conservation Officer relocating it 1m to the south does not materially impact the nearby listed building.

Accessibility

6.3.6 As the proposal is for public realm and publicly used community buildings, accessibility is an important consideration. The relocated as-built proposal does not alter this aspect and the building is fully accessible, with a step free main entrance (on the north elevation) and from the classrooms into the main courtyard, and a lift for access to the first floor. Accessible bathrooms are located on each floor. Furthermore, the application will be subject to building control regulations, which will ensure standards for accessibility are incorporated. Given these factors, the revised proposal would be considered satisfactory in terms of accessibility.

Landscaping

6.3.7 The terrace area (or "main yard") adjacent the new building connects with the internal space via opening doors and allows for the space to be used as an extension of the teaching/ multipurpose rooms. When not in use in this way, the terrace provides a public area.

6.3.8 The general landscaping approach around the building has been approved under approval of details application P/3254/22 and is therefore considered acceptable.

Fire Safety

6.3.9 Part A of Policy D12 of the London Plan (2021), requires the demonstration of suitably positioned and unobstructed space for fire appliances and evacuation assembly points, and that developments ensure robust strategies for evacuation are in place as well as confirmation of the fire-fighting water supply.

6.3.10 A fire strategy has been submitted which is considered to address the requirements of Policy D12 of the London Plan. Additionally, the building has been subject to building control sign off at various stages of construction and will require (if not already achieved) a final sign off certificate by building control which will further ensure compliance with relevant fire safety legislation.

Summary

6.3.11 In summary, the scheme has been approved before and this application seeks only to relocate to approved footprint to the south by approximately 1m.

6.3.12 There has been no material change in the policy or legislative framework and therefore the relocated scheme is considered to be of an appropriate scale and design for its context. Its impacts on the listed buildings and curtilage are satisfactorily justified and thus the proposal complies with the National Planning Policy Framework and relevant local plan policies.

6.4 **Neighbouring Residential Amenity and Secure by Design**

6.4.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM1
- The London Plan 2021: D3, D6, D11

6.4.2 The building is sited sufficiently far from residential developments so as to not result in any impacts in terms of overshadowing, light, or other visual impacts. Its relocation 1m south does not alter this and nature of the building's use has already been considered acceptable.

6.4.3 In conclusion, it is considered that the revised proposal would not result in any undue impacts on residential amenity for neighbouring occupiers, and thus would comply with the relevant policies with regard to residential amenity.

6.4.4 The Metropolitan Police Secure by Design Officer has reviewed the development and issued a secure by design certificate. As such, the development is considered to meet secure by design principles.

6.5 Traffic, Parking and Servicing

6.5.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): T4, T5, T6
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM42, DM43, DM44, DM45

6.5.2 The site lies within a PTAL 2-3 area. There are four bus stops on Uxbridge Road at the front of Elliot Hall, and the Hatch End station is approximately 350m distant. Thus, the site has reasonably good access to public transportation. The wider HAC grounds has its own parking area, as well.

6.5.3 The Council's Highways officer raised no concern to the previously approved development and as only 4x small teaching rooms and one artist studio are contained within the building it was not anticipated that the approved scheme would have any adverse impact on the surrounding highways network or on parking within the existing car-park which contains around 90 spaces to serve the existing site. Relocating the building 1m to the south does not change the acceptability of the scheme in this regard.

6.5.4 The traffic and parking impacts from this additional use/floorspace would be minimal and users would be encouraged to use sustainable transportation modes. This will be managed through the use of a Travel Plan, which highlights the methods that will be incorporated to encourage sustainable modes of transportation in the operation of the building, and the ongoing monitoring and review. The travel plan has been reviewed by planning officers and is considered to be commensurate with the modest scale of the scheme, its suggestions contained within will be secured by way of an operational condition.

6.5.5 Bicycle racks, providing 8 cycle parking spaces are provided along the north side of the proposed building as per approved. These would serve the artists' studio and the teaching rooms. In line with the London Plan policy T5, a minimum of 1 space per 100sqm must be provided, as such, the development exceeds the cycle parking requirements.

6.5.6 The existing waste management arrangements for the Harrow Arts Centre site will be utilised with the existing main bin storage area to the north of the Hatch End Suite/Reyners building. As per existing arrangements, waste will be stored in the teaching rooms and emptied daily, with refuse/recycling brought to the main site waste store. Given that only teaching rooms are proposed it is not anticipated that substantial amounts of waste will be generated and this approach is acceptable given the modest scale of the building.

6.5.7 In summary, the building is not considered to result in a significant increase in traffic and parking impacts, taking into account the replacement floorspace and the nature and use of the net new floorspace. It is thereby considered that the proposal would accord with the relevant development plan policies as set out above.

6.6 **Trees and Biodiversity**

6.6.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): G1, G6, G7
- Harrow's Core Strategy (2012): CS1, CS6
- Harrow Development Management Policies (2013): DM1, DM20, DM21, DM22

6.6.2 It is noted that none of the existing trees within the application site area are currently protected as TPOs. Relocating the building 1m to the south is not considered to have had a harmful impact on any trees.

6.6.3 The Biodiversity Officer previously reviewed Preliminary Ecological Appraisal, Ecological Mitigation and Management Plan and Preliminary Bat Roost Assessment submitted with the original application and the overall conclusions were not objected to. The proposal seeks to install bat boxes on the southern side of suitable trees to the east of the site, additionally low level wayfinding lighting is installed on the external faces of the building adjacent to the footpaths and terrace, and not on the eastern side of the building facing the trees. The area surrounding the site which is not given to footpaths/terrace has been made good and reseeded with grass.

6.6.4 On balance, given the small scale of the building this is considered to be an appropriate and commensurate approach to biodiversity net gain.

6.7 **Drainage**

6.7.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): G1, SI 12, SI13
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10

6.7.2 The site is located in a Critical Drainage area, and whilst it is nearby fluvial and surface water flood zones, these do not extend into the boundaries of the development site. There is, however a partially open watercourse (irrigation ditch) which runs from south into the landscaped area to the south-west of the proposed building.

6.7.3 A Flood Risk Assessment was submitted under the original application to address potential flood risk and drainage issues which might arise as a result of the development. Harrow's Drainage Authority have reviewed the previous proposal and were satisfied with it subject to the submission of full details of the drainage / SuDS system which were subsequently approved under approval of details application P/0526/22 (see planning history above). As these measures would have been implemented and the building is completed there is not considered to be any

adverse flooding or drainage impact resulting from moving the building 1m to the south of the originally approved location.

6.8 **Sustainability**

6.8.1 The relevant policies are:

- The National Planning Policy Framework (2021)
- The London Plan (2021): SI 4
- Harrow's Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM12, DM14

6.8.2 The south-facing roof slopes of the proposed new building would be installed with solar PV panels. In addition, the construction materials would contribute to a low carbon development. Glazing and other openings have been designed to provide good natural light and ventilation while helping to control for solar gain to prevent overheating.

6.8.3 The solar panels are acceptable and welcomed. Details have been submitted which demonstrate the locations and scale of the panels and no adverse visual harm results. The designed-in sustainability measures are welcomed, and the re-located building does not alter the provision of these aspects.

6.8.4 Given the scope and scale of the proposal, the above measures are considered satisfactory and proportionate.

7 **CONCLUSION AND REASONS FOR APPROVAL**

7.1 The re-located building 1m to the south of what has been approved, would continue to enhance the Harrow Arts Centre and support its viability as a performing arts venue, without unduly impacting neighbouring amenity. The scheme will not result in traffic and parking impacts which would be considered significant, and the relevant biodiversity, arboricultural and drainage matters have been satisfactorily addressed.

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

APPENDIX 1: Conditions and Informatives

Conditions

1 Approved Drawing and Documents

Unless otherwise agreed in writing by the local planning authority, the development shall be completed and retained in accordance with the following approved drawings and documents:

Supplementary Planning Documents Not Previously Submitted to Harrow Council 0438-DOC-600 REV00 (4th April 2023); Demolition and Construction Logistics Plan; Design and Access Statement (5th April 2023); Fire Safety Statement (4th August 2022); Cover Letter – Building A Better Harrow (26th March 2020); Christ Dyson Architects Cover Letter (6th May 2020); 4.0 Emerging HAC Masterplan; Arboricultural Report (May 2020); Demolition and Construction Logistics Plan; Ecological Mitigation and Management Plan (July 2020); Preliminary Ecological Appraisal (May 2020); Further Bat Surveys (September 2020); Preliminary Roost Assessment (September 2020); Flood Risk Assessment Revision 00; Envirocheck Report 237104280_1_1; Ground Investigation Report; Heritage Statement (3rd July 2020); Phase 2 Travel Plan Statement (27 March 2023)

DOC-003 Rev 03; J4054-C-DE-0420 02; J4054-C-DE-0421 00; 0438 P I 1001 11; 0438 P I 1102 15; 0438 C 1101 13; 0438 C 1103 12; 0438 C 1102 13; 0438 C 1100 14; 0438 C 1424 08; 0438 C 1430 06; 0438 P I 1100 15; 0438 C 00 01; 0438 C 2500 06; 0438 C 2001 09; 0438 P I 1000 15; 0438 C 1002 Rev 12; 0438 C 1422 01; 0438 P I 1002 13; 0438 P I 1200 17; 0438 P 1011 11; 0438 P I 1010 11; 0438 P I 1010 10; J4054-C-GA-0125 04; J4054-C-GA-0122 05; J4054-C-GA-0121 10; 0438 P I 0101 06; 0438 P I 0100 06; 0438 P I 0011 09; 0438 P I 0010 10; 0438 P I 0200 06; 0438 C 1430 05; 0438 P I 0000 07; 0438 C 1424 07;

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

2 Biodiversity

Within 3 months of the date of the grant of this permission, the proposed bat boxes shall be installed on the trees to the east of the site as per the requirements outlined in 0438-DOC-600 REV00 (4th April 2023).

REASON: To ensure that the development makes appropriate provision for the protection of biodiversity.

3. Travel Plan

The development hereby permitted shall operate in accordance with the Action Plan and recommendations contained within the Phase 2 Travel Plan Statement (27th March 2023) hereby approved, unless otherwise agreed in writing by the local planning authority.

REASON: To promote sustainable modes of travel for the future occupiers of the development

4. Landscaping Maintenance

All soft landscaping works including planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out no later than the first planting and seeding season following the final occupation of the building, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged, diseased or defective, 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 ensure that the development makes provision for hard and soft landscaping which contributes to a high standard of design, layout and amenity and to make appropriate provision for the protection, enhancement, creation and management of biodiversity.

Informatives

1. **Policies**

The following policies and guidance are relevant to this decision:

National Planning Policy and Guidance:

National Planning Policy Framework (2021)

The London Plan (2021):

D1, D3, D4, D5, D8, D11, D12, HC1, H5, G1, G2, G6, G7, SI 4, SI 12, SI13, T4, T5, T6

Harrow Core Strategy (2012):

CS1, CS6

Development Management Policies Local Plan (2013):

DM1, DM2, DM7, DM10, DM12, DM14, DM16, DM17, DM20, DM21, DM22, DM23, DM42, DM43, DM45, DM46, DM47

Adopted Supplementary Planning Documents:

Locally Listed Buildings SPD

Historic England Good Practice Advice in Planning Note 3: The setting of heritage assets

2. **Pre-application engagement**

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015. This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

3. **Mayoral CIL**

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The Provisional Mayoral CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £60/sqm is £8,244

You are advised to visit the [planningportal](http://planningportal.gov.uk) website where you can download the appropriate document templates.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0.

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf



If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

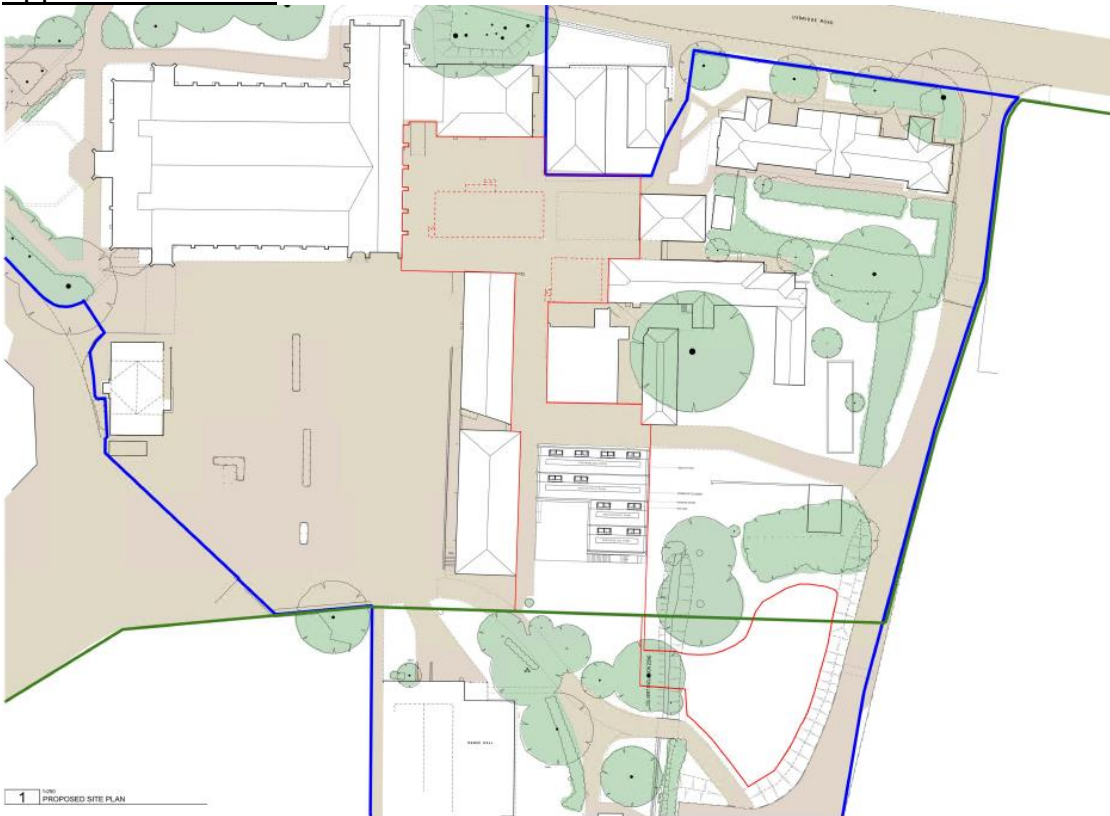
Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

CHECKED

 <p>Orla Murphy Head of Development Management</p> <p>15th June 2023</p>	 <p>Viv Evans Chief Planning Officer</p> <p>15th June 2023</p>
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APPENDIX 2: SITE PLAN

Approved Site Plan



Proposed Site Plan



APPENDIX 3: SITE PHOTOGRAPHS

Southern elevation and terrace:



Stepped access to terrace:





Rear (north elevation)

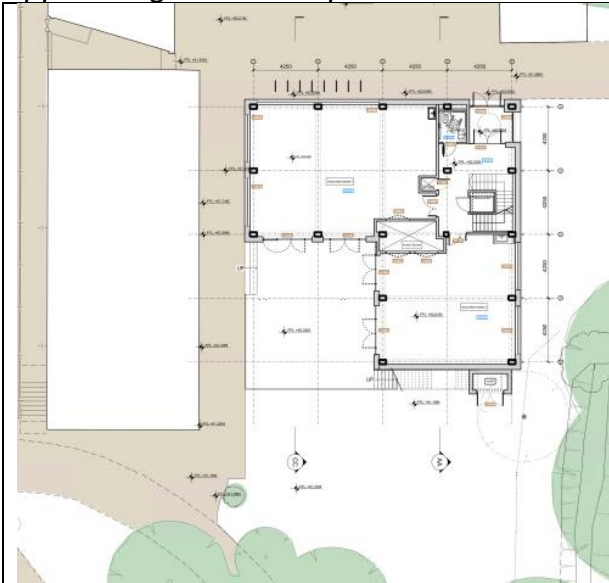


Eastern (side) elevation:



APPENDIX 4: PLANS AND ELEVATIONS

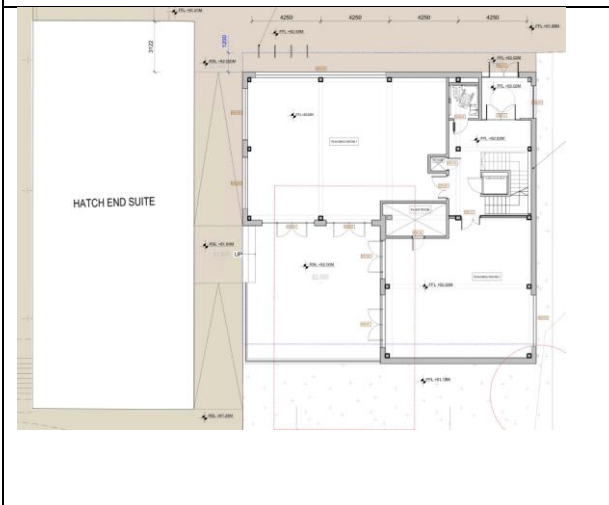
Approved ground floor plan



Approved roof plan



As-built ground floor plan



As-built roof plan (blue outline shows approved footprint)



Approved First Floor



As-built first floor



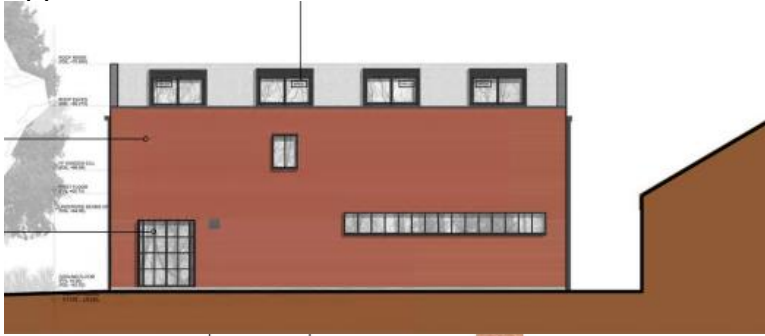
Approved Side Elevations



As-built Side Elevations



Approved north and south elevations



As-built north and south elevation



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