

SECTION 1 – MAJOR APPLICATIONS

31 WARREN LANE, STANMORE	Item: 1/01
	P/803/06/CFU/DT2
	Ward CANONS

CONSTRUCTION OF CONSERVATORY EXTENSIONS TO 17 'A' TYPE HOUSES APPROVED UNDER RESERVED MATTERS REF: P/1650/05/CDP FOR 90 X 2/2.5 STOREY HOUSES, 108 FLATS IN 3 X 4 STOREY BLOCKS, UNDERGROUND PARKING, ROADS AND OPEN SPACE (AMENDMENT TO P/1650/05/CDP)

Applicant: CREST NICHOLSON (CHILTERN) LTD

RECOMMENDATION

Plan Nos: CH493/CREST1-CH493/CREST2-CH493/CREST3-CH493/CREST4-CH493/CREST5

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)

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

D5 New Residential Development - Amenity Space and Privacy Supplementary Planning Guidance - Extensions

EP34 Extensions To Buildings In The Green Belt

EP35 Major developed Sites 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:

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 (SD1, D4) (SPG Extensions)
- 2)** New Residential Development - Amenity Space and Privacy (D5)
- 3)** Effect On The Green Belt (EP34, EP35)
- 4)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Area of Special Character:	Green Belt
Site Area:	11.45ha total, 4.4ha developable area
Existing Gross Footprint	10,394 sqm
Proposed gross footprint	10,606 sqm
Council Interest:	None

b) Site Description

- Major Developed Site in the Green Belt and Proposal Site in the Harrow UDP 2004
- Stanmore Common lies to west and south, M1 motorway to north, 6 residential properties to east with Royal National Orthopaedic Hospital beyond, residential property at The Lodge to southwest at a distance of 40m from the existing buildings on the site
- Access to site from Warren Lane; bridleway running near to the southern and western boundaries, London Loop (public footpath around London) to east
- Site originally formed grounds of The Grove, a manor house demolished in 1980s

- Site used for research and light industrial uses since 1940s by Marconi and most recently BAE Systems Ltd, who have demolished industrial buildings on site
- Grade II Listed Grotto located to south of existing security fence, suspected bat occupation
- Tree Preservation Order
- Ecology: evidence of bats, birds and possibly reptiles on site
- Currently 198 houses under construction

c) Proposal Details

- Addition of conservatories to 17 'A' type houses, all located on the northern half of the site.
- 'A' type-detached properties (not yet built) are arranged in four distinct groups of 8 'A1' type, 7 of 'A2' type and one each of 'A3' and 'A4' types.
- Properties vary in size, design and orientation, e.g. type 'A1' houses have two rear wings and long, single width garages, whereas 'A2' houses have two rear wings and double width garages.
- Conservatories are all of the same type however. They would have part glazed pitched roofs, glazed doors and part glazed/part brick walls with a brick plinth.

d) Relevant History

P/2527/03/COU	Outline: Use of site for residential purposes (duplicate application)	NON-DETERMINATION 11-FEB-04
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APPEAL ALLOWED
31-MAR-05
Subject to Unilateral
Undertaking

P/1650/05/CDP	Details pursuant to outline permission (P/2527/03/COU) 90 x 2/2.5 storey houses, 108 flats in 3 x 4 storey blocks with underground parking, access roads and open space (Revised)	GRANTED 11-NOV-05
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e) Applicant Statement

- None.

f) Consultations:

(No responses)

- Stanmore Society
- Harrow Nature Conservation Forum
- Harrow Heritage Trust
- London Wildlife Trust
- London Greenbelt Council
- Environment Agency

- Thames Water
- Highways
- Drainage Engineers
- Landscape Architect
- Planning Policy

Advertisement: | Major Development | Expiry: 22-MAY-06

Notifications:

Sent:
2

Replies:
0

Expiry:
24-APR-06

APPRAISAL

1) Standard of Design and Layout

The proposed conservatories have a square floor plan and a common design and appearance. They are approximately 6.5m in depth and width have a height to the decorative finial of approximately 8m. They have a brick plinth and part glazed, part brick walls and glazed doors. The conservatories are large, roughly the size of a double garage, but they are proportionate in bulk, scale and massing to the double plot width detached houses which have been approved.

As such the proposal complies with the advice in Policy D4 on the need for development to have regard to the character and scale of the surrounding environment.

2) New Residential Development - Amenity Space and Privacy

The proposed conservatories would only take up an additional 12.m² of the footprint of the approved house plots. This would not be a significant reduction in the existing provision of amenity space for the homes. Nor would their construction have any harmful effects on the residential amenity of future occupiers of the neighbouring properties.

The conservatories are either contained within the existing rear building lines of the respective houses in the case of the 'A1' and 'A3' type properties, or are too great a distance from each other to result in overlooking and loss of privacy in the case of the type 'A2' and 'A4' properties. In any event (in the latter case) as conservatories are not habitable rooms, overlooking and loss of privacy would not be an issue in the relationship between adjoining properties.

It is considered therefore that the proposal would not result in loss of residential amenity for future occupiers of the buildings.

3) Effect On The Greenbelt

The increase in the footprint of the buildings as a result of the proposal would be only 212.5 sqm, an increase in the overall footprint of the 198 approved residential units from 10,394 sqm to 10,606.5 sqm. This is not significant and complies with the advice in Policy EP34, which advises that extensions to residential units should minimise the environmental impact on the character of the Green Belt and be appropriate in terms of bulk, height and site coverage in relation to the total site 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 comments received in response to notification and consultation as set out above:
this application is recommended for grant.

Item: 1/02

**STAR HOUSE, 6 GARLAND ROAD, P/1690/06/CFU/DC3
STANMORE**

Ward CANONS

SECOND FLOOR EXTENSION AND RE-CLADDING OF ELEVATIONS

APPLICANT: DEVONSHIRE (STANMORE) LTD
AGENT: DOVETAIL ARCHITECTS

RECOMMENDATION

Plan Nos: 1893 P01, 1893 P02, 1893 P03, 1893 P04, 1893 P05, 1893 P06, 1893 P07,
1893 P08, 1893 P09, 1893 P10, 1893 P11, 1893 P12, 1893 P13.

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.

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

D6 Design in Employment Areas

EM22 Environmental Impact of New Business Development

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is:

<http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

4 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Standard of Design and Impact on Character of Area (SD1, D4, D6, EM22)
- 2)** Parking Standards (T13)
- 3)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Offices, R&D and Light Industry
Site Area:	0.6 ha (approx)
Car Parking:	Standard: 14
	Justified:
	Provided: 94
Council Interest:	None

b) Site Description

- Site located in designated industrial and business use area;
- Existing building is used as B1 office use;
- Existing provision for 94 parking spaces;
- Surrounding uses include a fire station, several warehouses and residential dwellings;
- Nearest residential unit over 30m away on Honeypot Lane;
- Opposite side of Honeypot Lane is sports field that is designated as open space.

c) Proposal Details

- Existing building to be extended at second floor level within existing building footprint;
- Re-cladding of all elevations to modernise the appearance of the existing building;
- Materials to include silver and blue metallic cladding and metallic silver windows;
- Additional 465m² of office floor space being created;
- Removal of warehouse entrance roller door to be replaced with windows and cladding;
- Existing parking provision to remain unchanged.

d) Relevant History

- None.

e) Applicant Statement

- Proposed development is to modernise the existing building;
- The extension would even up the building as was originally designed for.
- No additional parking has been proposed as current provision already exceeds parking standards.

f) Consultations:

- **Environment Agency:** no response
- **Stanmore Society:** no response

Advertisement: | General Notification | Expiry: 20-JUL-06

Notifications:

Sent:	Replies:	Expiry:
7	0	11-JUL-06

Summary of Response:

- None.

APPRAISAL

1) Standard of Design and Impact on Character of Area

The existing building has a uniform footprint with slightly less than half of the building being 2-storeys in height and the remaining being 3-storeys. The proposed second floor extension would create an overall symmetrical and uniform appearance to the building with roof height, window spacing and design all reflecting the existing.

The removal of the existing roller door to the warehouse element of the building is considered to be a positive alteration to the building in an aesthetic sense, as the replacement windows would give the building less of a warehouse appearance and more of an office building appearance.

The existing building reflects a typical grey concrete 1960's style building. It is considered that the proposed cladding would give the building an updated more modern appearance than existing and is considered to be beneficial to the overall appearance of the surrounding area. The addition of silver and blue cladding to the building would give the building a more clean, modern look. Further the proposed silver metal window frames would complement the proposed cladding and the impact of the proposed alterations.

It is considered that there will be no detrimental impact on neighbouring residential amenity as a result of the proposed extension with the nearest residential unit being over 30m away at 580 Honeypot Lane. Furthermore there is an existing tree line on the boundary of the application property and neighbouring residential properties on Honeypot Lane and Wigton Gardens providing a natural screen from the employment use.

2) Parking

Parking provision on site already well exceeds HUDP guidelines and no additional spaces are being proposed with the development. The existing car park area is not used to its full capacity therefore it is not considered that any additional spaces are necessary as result of the creation of additional office floor space.

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.

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 three months (or such period as the Council may determine) of the date of the Committee decision on this application relating to:
 - i) 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;
 - ii) The management of the open space and children's and youth facilities in accordance with a Community Facility Management Statement between the Council and the Developer.
 - iii) The submission of a Green Travel Plan, as agreed by the Development Control Committee before completion of the S106 Agreement.
 - iv) The upgrading and lighting of the footpath from Rayners Lane.
 - v) Developer shall fund all costs of public consultation, analysis, reporting and implementation of a Controlled Parking Zone, at any time within 3 years of full occupation of the development, if in the Council's opinion, a monitoring period shows unacceptable on street parking, up to a maximum of £30,000 index linked.

- vi) Add vii) to Heads of Terms of Legal Agreement viii) Prior to construction the developer shall carry out a first interference survey to assess television reception within the survey area agreed at the time and a second interference survey will be carried out by the developer to assess television reception within 3 months of the completion of the development of the same survey area. Any appropriate mitigation measures to restore television reception to the pre-development standard will be agreed with Harrow Council, funded, constructed and maintained at the developer's expense, thereafter.
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 and youth play equipment and youth areas, including a play area to local enhanced equipped area for play standard (LEAP), shall be submitted to and approved in writing by the Local Planning Authority not later than 12 calendar months of the date of this permission. The scheme shall be implemented in accordance with the approved details and shall thereafter be retained.

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 Notwithstanding the details submitted, 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.

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 80mm. 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 In accordance with the phasing plans submitted Drawing No.A3136/2.3/14, 15 and 16 of the development hereby approved, 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 shall be submitted to and approved in writing by the Local Planning Authority before the buildings hereby permitted are occupied.

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 In accordance with the phasing plans submitted, hereby approved, 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 particular, 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 In accordance with the phasing plans submitted, hereby approved, 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.

16 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.

17 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.

18 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.

19 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.

20 Before the development hereby approved is occupied, details of a scheme for the storage of refuse/waste, including separate provision for the storage and disposal of recyclable refuse/waste shall be submitted to, and approved in writing by the Local Planning Authority.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties and in the interests of sustainability.

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

Application deferred at the 26th July Development Control Committee to enable a site visit by Members.

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).
- Land adjoining 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: 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:** 'Home zoning' 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:	Replies:	Expiry:
3224 x 2	90 (2 notifications)	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 renewable 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 approximately 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 southeastern 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 Tywford Road would be 50m and more.

It is considered that in these circumstances, overlooking resulting in a significant 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 Sectional plan also show lines of sight between selected existing houses and the proposed development drawn at an angle of 45° to illustrate the point that overlooking and loss of privacy would not occur.

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.

Furthermore, the Highways Engineer has advised that any additional parking generated by the proposal is likely to be absorbed within the confines of the site as it is relatively isolated from neighbouring roads such as Twyford Road. Monies for a Controlled Parking Zone/Waiting restrictions will however be available under the S106 Agreement as a safeguard if parking issues do arise both within and outside of the site.

As part of the proposed S106 Agreement, details of a Green Travel Plan, are also sought from the applicants. 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.

RAEBARN HOUSE, 86-100 NORTHOLT RD, SOUTH HARROW

Ward ROXBOURNE

REDEVELOPMENT TO PROVIDE PART 4/8/10 STOREY BUILDING TO COMPOSE 150 FLATS AND OFFICES, CAR PARKING AND ACCESS (DUPLICATE)

Applicant: ST JAMES GROUP LTD

Agent: BENNETT URBAN PLANNING

RECOMMENDATION

Plan Nos: A9127/F/0001a, A9127/F/0001, A9127/D0001, A9127/D/0100, A9127/D/0101, A9127/D/0102, A9127/D/0103, A9127/D/0104, A9127/D/0105, A9127/D/0106, A9127/D/0107, A9127/D/0108, A9127/D/0109, A9127/D/01010, A9127/D/0200, A9127/D/0201, A9127/D/0202, A9127/D/0203, A9127/D/0210, A9127/D/0211, A9127/D0250, A9127/D0251, A9127/D0500, A9127/D0501

Had the applicant not appealed against non-determination, the application would have been **REFUSED** for the following reason(s):

- 1 The proposed development by reason of excessive height, scale, bulk and massing would be an obtrusive and incongruous feature in the streetscene of the locality that would be out of keeping with the appearance and character of the area.
- 2 The proposed development by reason of excessive height, scale, bulk, massing and siting would result in unacceptable overlooking and loss of privacy to residents of neighbouring properties.
- 3 The proposal is an unacceptable overdevelopment that by reason of excessive site coverage by buildings and lack of amenity space would be an inappropriate form of residential development resulting in poor living conditions for future occupiers.

INFORMATIVES

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
- EP8 Energy Conservation and Efficiency
- EP20 Use of Previously Developed Land

EP22	Contaminated Land
EP25	Noise
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
H4	Residential Density
H 5	Affordable Housing
H6	Affordable Housing Target
H7	Dwelling Mix
T13	Parking Standards
EM14	Land and \buildings in Business, Industrial and Warehousing Use - Designated Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Character (S1, SD1, D4, D9, D10, EP8, EP20, H5, H6, H7)
- 2) Residential Amenity (SD, 1 D4, D5, H4, H7, EP22)
- 3) Loss of Employment (EM14)
- 4) Parking & Highway Considerations (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Development
Site Area:	0.48ha
Density:	717hrph, 312 dph
Car Parking:	Standard: 150 (max)
	Justified: Yes
	Provided: 76
Council Interest:	None

b) Site Description

- Site comprises 0.48ha and is located on the west side of Northolt Road.
- It is within an area of South Harrow designated in the adopted UDP as a Business Area.
- The site is 400m north of South Harrow District Centre and LUL South Harrow Station. Harrow On the Hill and Central Harrow extend some 1.5k north of the site.
- Area has a mixed character of primarily residential and office (B1Use Class) uses. Immediately to the north of the site is Osmond Close, a part rebuilt Local Authority sheltered housing scheme of bungalows and two and three storey maisonettes that originated in the 1950's. On the opposite side of the site on Cowen Avenue, some 40m to the east are several blocks of flats that are three, four and five storeys in height. Immediately adjoining the site, to the north west, on the Northolt Road frontage are two single storey buildings used currently as a facility for the Air training Corps and next to

that is Templar House, a five-storey office building that has been converted into flats for shared and social rented tenancy and as key worker accommodation. Immediately to the south of the site is a petrol filling station and shop.

- Existing building is a concrete framed structure that is seven storeys in height and has a 'T' shaped configuration. It dates from the 1960's. It comprises 6,063sqm of office space and has 124 off street parking spaces. Access is off Northolt Road with servicing and refuse collection points at the rear.
- Land levels slope gently away from Northolt Road eastwards.

c) Proposal Details

- Redevelopment to provide part 4 /8/10 storey building to comprise 150 flats and offices, car parking and access (duplicate)

d) Relevant History

P/41/06/CFU	Redevelopment to provide part four- to part eight-storey building to comprise 150 flats, 1740 sqm of commercial floor space, access and parking	REFUSED 15-MAR-05 NOW AT APPEAL
P/2064/05/CFU	Redevelopment to provide part 4 /8/10 storey building to comprise 150 flats and offices, car parking and access (duplicate)	WITHDRAWN 15-DEC-05

e) Applicant Statement

- Demolition of existing building
- Existing building does not provide satisfactory office accommodation and has a high level of vacancy. Current occupancy level is only 43% of net lettable floor area.
- Applicants own South Harrow office market Survey by King Sturge (April 2005) that accompanies the proposal endorses many of the recommendations of the Council's own Employment Land Study 'HELS' carried out by Chesterton's in 2002 prior to the adoption of the UDP. These are primarily:
- South Harrow is in decline as an office location and can best be described as a tertiary location – large amount of vacant floor space – rents lagging behind those with better quality floor space – poor potential of existing office buildings in northern section of Employment Area – rationale of redesignating northern section for mixed use developments in order to consolidate southern section solely for employment use.
- Proposal complies with UDP housing policies and national guidance on new residential development. Site is appropriate for a housing use. It is previously developed land in an established urban location that is close to shops, amenities and public transport.
- Affordable Housing provision of 35% meets UDP policy and national guidance.

f) Consultations:

- **Engineering Services** : Advice is given on the need for details of surface water attenuation/storage works to be provided before the development commences, to prevent the risk of flooding.
- **Thames Water** : similar comment
- **English Heritage (Archaeology Section)** : Site is not in an Archaeological Priority Area, although it is in the centre of the medieval settlement of Roxeth and it is known that three of thirteen tenements built in the high medieval period surrounded the site and a moated manor lay to its northwest. Archaeological remains may therefore be affected by the proposal, depending on the level of modern truncation.
It is recommended therefore that although no further work needs to be undertaken prior to determination, a condition requiring that a programme of archaeological work be undertaken in accordance with a written scheme of investigation in accordance with English Heritage guidelines to be discharged by the LPA before the development commences.

Advertisement: | Major Development | Expiry: 20-OCT-05

Notifications:

Sent:	Replies:	Expiry:
435	18	06-OCT-05

Summary of Response:

The adjacent RAF Air Training Cadet Unit that is adjacent to the site has weekly band practice and sports activities that would cause noise and disturbance to future occupiers.

APPRAISAL

1) Residential Character

The design and appearance of the proposed block of flats is unacceptable. The overall scale, bulk, mass and massing of the building is considered to be too great. The architectural form of the building, with its broad, horizontal emphasis is squat and lacks articulation. The slab that terminates the building at eighth and ninth storey level and is set back from the main frontage accentuates this effect, as does the blocky, angular design of the balconies that predominate on the widest, southern elevation of the building and at the upper section level. The very high density of the proposal, 717hrh, is indicative of the overdevelopment of the site, as is the lack of space around the building and the absence of any private, usable amenity space. The façade of the proposed building would be imposing and obtrusive in the townscape of the locality.

As such, the proposal is contrary to the advice in Policy D4. It advises that a high standard of design and layout is expected in all development proposals. The proposal fails to achieve this, as it would result in a building that would be out of proportion to the scale of existing residential development in the locality, which, with the exception of Templar House, a converted seven storey former office building on the northern boundary of the site, are predominantly low rise.

2) Residential Amenity

The disproportionate scale, bulk and massing of the proposed development would also have a harmful effect on the living standards of neighbours. The residents of Osmond Close in particular would suffer in this respect. These buildings are a series of bungalows and two and three storey apartment blocks to the north west of the site. They are only some 20m from the site and they would suffer overlooking and loss of privacy from proposed living rooms in the northern rear elevation of the proposed building.

As such therefore, the proposal would be contrary to Policy D5 of the HUDP. It stresses that residential development should maintain adequate separation between buildings to protect the privacy and amenity of existing and proposed new adjoining dwellings and should ensure that the amenity and privacy of occupiers of existing and proposed dwellings is safeguarded.

Furthermore, apart from residual, narrow strips of greenery on the margins of the site and around the car parking areas, no private usable amenity space would be provided for the development. Again, this would be out of keeping with the traditional pattern of residential development in the locality and in the borough as a whole, where the ratio of amenity space and soft landscaping to hard surfacing and buildings is normally quite generous. This aspect of the proposal would also be contrary to the advice in Policy D4. It advises that residential development should have regard to the character and landscape of the locality in which it is to be built. The proposal would also fail to comply with the advice in Policy D5. It states that new residential development should provide amenity space that is a usable amenity area for occupiers of the development and also provides visual amenity.

3) Loss of Employment

The proposal would result in the loss of 5664 sqm of gross internal office space. The site is designated in the HUDP as a Business Use Area. Policy EM13 advises that the loss of business and light industrial uses (B1 Use Class) will be resisted. However, the survey of the South Harrow Office market carried out by the applicants is conclusive. It shows that the local market is in decline. Indeed, only 60% of the existing floor space is actively occupied as offices. The survey draws similar conclusions as an earlier survey carried out by Chesterton's for the Council in 2002. (HELS – Harrow Employment Land Study). This study found that South Harrow was losing its attractiveness as an office location, rental values were lagging behind those of other locations and there was a large amount of vacant floor space (some 4,000 sqm). In any event, the proposal would still provide a limited amount of B1 floor space (2,836 sqm).

As such therefore, the proposal would not be in conflict with the objective of Policy EM13, in the light of the reappraisals that have taken place. It is concluded that the applicants have provided sufficient and satisfactory evidence that a mixed use is the only viable alternative for the site and one that is in line with UDP employment policy.

4) Parking & Highway Considerations

The layout and provision of parking, taken within the context of the Green Travel Plan that the applicants would prefer would be consonant with the standards set out in Policy T13. The use of the existing access are considered to be satisfactory. The number of parking spaces is considered to be adequate, given the proximity of the site to public transport and the PTAL rating of 3.

5) Affordable Housing

The Housing Enabling Manager has assessed the Development Control Toolkit that the applicants provided. The analysis indicates that the proposed level of affordable housing is acceptable. It would result in 45 units out of 150 provided as affordable housing (30% by units and 35% by habitable rooms). Five of the affordable flats would be for rental, the remainder would be shared ownership tenure. This would be in line with HUDP Policy H5.

6) 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 refusal.

**PINNER PARK FARM, GEORGE V AVE, P/2136/05/CFU/SC2
PINNER**

Ward HEADSTONE NORTH
USE OF PART OF SITE AND A BUILDING FOR STORAGE, OFFICE, PARKING
AND WORKSHOP IN ASSOCIATION WITH OPERATION

Applicant: HALL & SONS

Agent: MICHAEL BURROUGHS ASSOCIATES

RECOMMENDATION

Plan Nos: Site Plan, un-numbered floor plan and aerial photograph

INFORM the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within 3 months (or such period as the Council may determine) or the date of the Committee Decision on this allocation relating to:-
 - (i) The completion of an agreed list of remedial works to Pinner Park Farm. The agreed remedial works consists of the following:
 - Removal of tipping and general earth works around existing trees to the south and west of the main farmyard and removal of tipping and earth works around field entrances to the southwest and northeast of the main farmyard so as to restore to previous level form. This material, once removed, must not be tipped elsewhere on the farm
 - Reinstate the original track adjoining the eastern boundary of the main farmyard to its traditional rural form by removing all additional material that has been placed on the tracks so that the track does not exceed 4m in width
 - Contain all machinery, equipment and materials associated with the use proposed within the confines of the application site at all times
 - Fully screen the existing pre-cast concrete retaining wall surrounding the applicant site from the public road
 - All remedial works to be identified on plan of a scale not less than 1/500
 - All remedial works to be completed to the Local Planning Authority's satisfaction within 3 months of the date of the execution of the agreement

A formal decision notice will be issued only upon the completion by the applicant of the aforementioned legal agreement and the advertisement/referral of the application to the Government Office for London in accord with the Development Plans and Consultation Departure Direction 1999.

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 Within 3 months of the date of this permission a scheme of landscaping shall be 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 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 and C in Part 6 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 of acknowledged importance by restricting the amount of site coverage metalled surfaces and mineral working.

5 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 Green Belt
- SD1 Quality of Design
- EP24 Air Quality
- EP25 Noise
- EP31 Areas of Special Character
- EP32 Green Belt - Acceptable Land Uses
- EP33 Development in the Green Belt
- EP36 Agriculture
- EP37 Re-Use of Existing Buildings in the Green Belt
- D4 Standard of Design and Layout
- T6 The Transport Impact of Development Proposals

2 INFORMATIVE:

Conditions 4 and 5 apply to the whole hereditament in which the applicant holds an interest.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Policy Context
- 2)** Green Belt Land
- 3)** Archaeology
- 4)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Change of Use

Green Belt

Site Area: 5125 sq. m.
Building - 720 sq. m.

Site of Nature Conservation Importance

Archaeological Priority Area/Scheduled Ancient Monument

Council Interest: Freeholder

b) Site Description

- Site forms part of the Pinner Park Farm complex, east of George V Avenue
- Farm is accessed via a driveway off George V Avenue.

- Main farmhouse and out buildings located north of the access driveway, application site situated south of this driveway
- Building is two storeys in height formerly used for agricultural purposes and currently used as the headquarters of a civil engineering works specialising in highways
- An approx 2m high pre-cast concrete sectioned retaining wall surrounds the application building and yard
- Terrace of three 2-storey houses adjoins the site to the north; farm house and out buildings situated north-west of the site while open farm land surrounds the site on the remaining sides
- The whole farm is leased to Hall & Sons Ltd and in turn, this company is controlled by O'Hara Bros (Surfacing) Ltd

c) Proposal Details

- Retention of the existing use of the building for storage, office and a workshop in association with a civil engineering operation
- Whole site formerly used for agricultural purposes; the great majority of the farm remains in agricultural use
- Curtilage around the building would be used for the storage of machinery, equipment and materials relating to the existing civil engineering firm.
- Offices are located at the western section of the building, storage facilities and workshop take up the remainder of the building

d) Relevant History

LBH/2256/1	Erection of 3 terraced houses for farm workers	GRANTED 25-JAN-71
LBH/2256/2	Change of use of 2 semi-detached houses from residential to office, laboratory & messing facilities in connection with dairy farm	GRANTED 27-JAN-78

e) Applicant Statement

- Dairy use of Pinner Park Farm buildings ceased some years ago. Agricultural use of the farm continues except for the application site.
- The re-use of the land and buildings for employment purposes would be entirely consistent with PPS2 policy supporting the re-use of redundant agricultural buildings.
- Proposed site is about 100m from George V Avenue and is well screened from the road
- When the farm was in active use its principal use was as a dairy that served a wide area, which had a very high level of traffic generation and employed about 100 people in various activities at its peak.
- The site has a current HGV operating licence for 18 heavy vehicles.

f) Consultations:

- **English Heritage** : no comment

Advertisement:	Development affecting setting of listed building Departure from Development Plan	Expiry: 08-DEC-05 24-AUG-06
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Notifications:

Sent:	Replies:	Expiry:
1	2	29-NOV-05

Summary of Response:

Use proposed is inappropriate and harmful to the Green Belt and contrary to the Council's UDP.

APPRAISAL

1) Policy Context

The applicant site lies within the Green Belt and within the Pinner Park farm complex. In recent years its main agricultural practice has reduced, and the use and activity subject of the current planning application, as a highway contractors depot with offices, storage of materials/machinery and engineering works has been introduced. The retention of this use, within a large agricultural complex, is sought and its impact on the Green Belt forms the basis of this report.

PPS2, regarding the re-use of buildings, indicates that with suitable safeguards, the reuse of buildings should not prejudice the openness of the Green Belt since the buildings are already there. It can help to secure the continuing stewardship of land, especially by assisting farmers in diversifying their enterprises, and may contribute to the objectives for the use of land in Green Belts. The alternative to re-use may be a building that is left vacant and prone to vandalism and dereliction.

The re-use of buildings inside a Green Belt is considered acceptable providing:

- (a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hard-standing, car parking, boundary walling or fencing
- (c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- (d) the form, bulk and general design of the buildings are in keeping with their surroundings.

It should not normally be necessary to consider whether the building is no longer needed for an agricultural use or other purposes. Guidance suggests that the fact that the building is not redundant in its present use is not by itself sufficient grounds for refusing permission for a proposed new use.

The Harrow Council Unitary Development Plan 2004 has several policies, which are relevant to the type of development subject of this report.

Policy **SEP6** states that the Council will identify appropriate uses on land designated as an Area of Special Character, Green Belt or Metropolitan Open Land. In considering development proposals in these areas, the Council will ensure that such developments have no significant adverse impact on the integrity, character, appearance, amenity and nature conservation value of the site and surrounding area, or on public access and enjoyment of the countryside.

Policy **EP33** says that Planning Applications for development in the Green Belt will be assessed in relation to whether:

- (a) the proposal is appropriate to its Green Belt location
- (b) the proposal is well designed in relation to the size and shape of the site and in particular, whether sufficient space exists within the site and its surroundings;
- (c) the proposal retains the openness and character of the Green Belt;
- (d) existing trees and natural features are retained, and a high standard of landscaping could be achieved
- (e) any proposed structure would conflict with the purposes and the proper functioning of the Green Belt;
- (f) any aspect of the proposal would have an adverse visual impact on the skyline and adjacent areas; and
- (g) in the case of replacement dwellings there would be any material increase in site coverage, bulk and height of buildings

Harrow Policy **EP36** encourages the retention of existing farmland in the Green Belt in order to protect the rural character and features which have evolved over a number of years. Development will only be allowed if it can be shown to the satisfaction of the Council that:

- (a) other significant Green Belt advantages such as improved landscaping and public access will result;
- (b) it will be developed in conjunction with an appropriate Green Belt use; (c) it will not result in the loss of good agricultural land; and
- (c) other criteria for development in the Green Belt as set out in Policies EP32 and EP33 are met.

The Council will seek to ensure that improvements to the appearance and character of the land, and its value for nature conservation will be secured by the implementation of appropriate land management.

The policy further states that agricultural land should be retained in such a way that the visual quality and character of the land is not diminished and the distinctive rural character is retained even if a change to another acceptable Green Belt use is proposed.

Policy **EP37** states that the Council will consider applications for planning permission for the re-use of existing buildings in the Green Belt by reference to the criteria set out under Policy EP34 and the following additional criteria:

- (a) whether any of the buildings have been erected under the General Permitted Development Order within four years prior to the application;
- (b) whether the proposed use has a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it
- (c) whether the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; and
- (d) whether there is a need to withdraw Permitted Development Rights for any subsequent development.

The re-use of buildings within the countryside, including Green Belt areas may in some circumstances be acceptable. PPS2 and UDP Policy EP37 reflect a clear attitude that such development is only acceptable subject to provisos, in particular the question of whether or not the new use has a materially greater impact than the present use on the openness of the Green Belt.

With regard to the current application, the use of the application building has prevented the building from lying vacant and succumbing to dereliction and vandalism. The building has been re-fitted with offices but this is not contentious as it has little impact on the character of the Green Belt. The existing use is accommodated in a part of the farm, which is somewhat detached from the main farm compound.

The proposed use also represents a form of diversification for the occupier, as mentioned in PPS2, which is necessary especially when taking into account the current state of the agricultural sector. It is not considered that the use accommodated in this former agricultural building as having a detrimental impact on the remainder of Pinner Park Farm or the Green Belt due to its detached location and the farm's previous use.

Pinner Park Farm had a previous intensive dairy farming use, which accounted for the movement of a large number of heavy goods vehicles both to and from the main farmyard and cattle across King George V Avenue. While this use has ceased it did the movements it generated is relevant when dealing with the proposed current use. One of the main criteria at both national and local level in determining the appropriateness of a Green Belt Use is whether the proposed use would have a materially greater impact on the openness of the Green Belt than the present/previous use. In this case, the previous number of heavy goods vehicles movements compared to the current use suggests that the vehicle impact is now reduced.

2) Green Belt Land and Area of Special Character

The application building was previously used for agricultural purposes and formed part of the Pinner Park Farm Complex. The Council, as landowner, acknowledges the current economic difficulties associated with the agricultural sector, which has seen great difficulty in farmers earning a viable income from farming alone, as was done in the past, and accepts the applicants need to diversify.

An intensive dairy farm use was in operation before the current company took control of Hall & Sons Ltd. The intensity of this dairy farming was such that a large number of heavy goods vehicles were using the farms access routes at regular intervals. In this regard, the movement of machinery associated with the application site's current use represents a lesser impact than its previous use as a dairy farm.

Once the dairy farming ceased, a number of small industrial firms began to operate from Pinner Park Farm. This had a negative impact on the character and visual amenity of both Pinner Park Farm and the Green Belt. Furthermore, the operation of these small industrial units came at the expense of the farm's traditional agricultural practices. The current controlling company has carried out improvements to the main farmyard and out buildings and has increased the agricultural use of the property. The application building has undergone alterations in recent times, including the installation of offices. These offices, however, are within the existing building and do not create an additional visual impact on the Green Belt.

Over the past two years, parts of the main farmyard and some of the outhouses were used for the storage of highway signs, traffic cones, stored/tipped material including stone, pavings, rubble, asphalt grit and other building material. Heavy-duty road-works machinery was found throughout the main farmyard. The storage of these machinery and materials within the main yard and out-houses of Pinner Park Farm appeared alien within the context of the agricultural use of the land and the previous dairy use. Following representations these activities have ceased.

Further recent times, a considerable amount of tipping/excavation and general earth movement has taken place in open areas around the surrounding land, particularly at field entrances. The improvement of access tracks around the farm has also had a detrimental affect on the character of the farm and must be rectified if the property is to retain its rural/agricultural character.

Planning permission, conditional to the applicant entering into a binding legal agreement, will include a list of remedial works to be carried out throughout Pinner Park Farm. Amongst the list of remedial works is a condition confining all materials, machinery and equipment associated with the civil engineering use to be stored within the applicant site at all times. This prevention of overspill would mean the use would not conflict with the main agricultural use of Pinner Park Farm while safeguarding its operation and appearance.

The remedial works required by the S106 agreement will also reinstate these tracks, prevent any future tipping/excavation works while removing any earth movement works that has been carried out previously and require the screening of an existing approx 2m high precast concrete sectioned retaining wall around the applicant building and yard.

3) Archaeology

The whole of Pinner Park Farm is an archaeological priority area and some distance from the application site are four areas scheduled as an ancient monuments. The removal of agricultural permitted development rights will give protection to the whole area including the schedule monument.

4) Consultation Responses:

- See 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.

**WEALDSTONE SERVICE STATION, P/1594/06/DFU/DC3
STATION ROAD, WEALDSTONE**

Ward GREENHILL

REDEVELOPMENT: FIVE STOREY BUILDING TO PROVIDE CLASS A1 SHOP (249m² IN FLOOR SPACE) AND 14 x 2 BED FLATS WITH 14 CAR PARKING SPACES AND DEMOLITION OF EXISTING PETROL FILLING STATION.

Applicant: STEPHEN HOWARD HOMES AND LUPO LTD

Agent: TWIGG BROWN ARCHITECTS

RECOMMENDATION

Plan Nos: 2992/GA 99, 2992/GA 100B, 2992/GA 101C, 2992/GA 102C, 2992/GA 103C, 2992/GA 202C, 2992/GA 203C, 2992/GA 204B, 2992/GA 205B, 2992/GA 206B, 2992/GA 207B, Design Statement, Traffic Statement 6077/03/JAD/06-06/1281 Rev A.

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 The development hereby permitted shall not commence until details of (insert number of units) homes within this scheme, built to 'Lifetime Home' and / or 'Wheelchair' standards, 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.

4 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.

5 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.

6 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.

7 There shall be no obstruction to visibility over 1.05 metres in height within the area in front of the proposed building on the Station Road Frontage.

REASON: To ensure that vehicle drivers entering Station Road from Rosslyn Crescent have a good sight line in a northerly direction.

8 Details of screening to the balconies to the rear elevation facing the Magistrates Court shown on drawing numbers: 2992/GA 101 Rev C, 2992/GA 102 Rev C, & 2992/GA 103 Rev C must be submitted to and approved in writing by the Local Planning Authority before commencement of the development.

REASON : In the interests of neighbouring amenity.

9 Details of cycle parking stands must be submitted to and approved in writing by the Local Planning Authority before commencement of the development.

REASON : To ensure adequate cycle facilities are provided for.

10 Details of the pedestrian/vehicle visibility splay at the entrance to the 14-space car park from Rosslyn Crescent must be submitted to and approved in writing by the Local Planning Authority before commencement of the development.

REASON : In the interests of highway safety.

11 The first 1.5m of the walls to the car park area that affronts the public highway on Rosslyn Crescent shall be constructed of metal railings details of which must be submitted to and approved in writing by the Local Planning Authority before commencement of the development.

REASON: in the interests of security by design.

12 Details showing how the undercroft area will be made safe and secure for future occupants such as the provision of lighting and CCTV installations shall be submitted to and approved in writing by the Local Planning Authority before commencement of the development.

REASON : in the interests of security by design.

13 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.

14 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.

15 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.

16 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.

17 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.

18 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) Drawing number: 2992/GA 100 rev B 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.

19 The proposed parking space(s) shall be used only for the parking of private motor vehicles 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.

20 The development hereby permitted shall not commence until a scheme for:-

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The use hereby permitted shall not be commenced until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

21 The development hereby permitted shall not be commenced until works for the disposal of surface water 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.

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 Listed Buildings

SD3 Mixed - Use Development

SH1 Housing Provision and Housing Need

ST1 Land Uses and the Transport Network

EP20 Use of Previously-Developed Land

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D7 Design in Retail Areas and Town Centres

D9 Streetside Greenness and Forecourt Greenery

D10 Trees and New Development

D11 Statutorily Listed Buildings

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is <http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

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 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 relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

7 INFORMATIVE:

The applicant is reminded of the duties set out in the Disability Discrimination Act 1995 with regard to employment and service provision. An employer's duty to make reasonable adjustment is owed to an individual employee or job applicant. However, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. Failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider if or when challenged by a disabled person from October 2004. The applicant is therefore advised to take full advantage of the opportunity that this application offers to improve the accessibility of the premises to people with mobility and sensory impairments.

8 INFORMATIVE:

Before implementing the planning permission hereby granted, or the works indicated in your certificate of lawful proposed development, the applicant is advised to contact the Council's Highways Crossings Officer on 020 8424 1799 or by email to john.almond@harrow.gov.uk to find out whether the construction of the crossover is acceptable in highway terms.

9 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 Impact on Character of Area (SD1, SD2, SD3, ST1, D4, D5, D7, D9, D10, D11)
- 2)** Provision of Housing and Density (H3, H4)
- 3)** Accessible Homes (H18)
- 4)** Traffic Generation, Parking Standards and Access (ST1, T13)
- 5)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	861.3 m ²
Habitable Rooms:	42
Density:	487.6 hrph; 163 dph
Car Parking:	Standard: 17 (maximum)
	Justified: 14
	Provided: 14
Council Interest:	None

b) Site Description

- Existing site occupied by Texaco as a petrol filling station on corner of Station Road and Rosslyn Crescent;
- Site hard surfaced with petrol pumps, single storey retail unit and canopy covering forecourt area;
- Magistrates Court to rear of site is part single, part 2-storey Grade II Listed Building;
- To the North elevation is 3-storey job centre building;
- To the South across Rosslyn Crescent is 7-storey Mosque under construction;
- 3-storey terrace block of residential units next to the Mosque down Rosslyn Crescent;

- Civic Centre directly across Station Road;

c) Proposal Details

- Existing petrol filling station to be demolished;
- Redevelopment to provide 4-storey mixed use retail/residential building;
- Residential component to contain 14x2 bedroom flats;
- Ground floor retail unit with arched glass frontage onto Station Road elevation;
- Parking provided for 14 cars at ground floor undercroft to rear elevation;
- Provision for cycle parking and storage at ground floor undercroft area;
- Communal terrace to rear at 3rd floor level to rear;
- Refuse to be stored at undercroft area.

d) Relevant History

None.

e) Applicant Statement

- See Design Statement

f) Consultations:

- **Engineering Services:** requested that storm water run off be attenuated
- **English Heritage:** No objection
- **Thames Water:** No Comment

Advertisement:	Major Application & Setting of a Listed Building	Expiry: 10-AUG-06
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Notifications:

Sent:	Replies:	Expiry:
27	0	31-JUL-06

Summary of Response:

None.

APPRAISAL

1) Standard of Design and Impact on Character of Area

The proposed frontage includes a forward projection of the ground floor retail unit with a semi circular footprint. The overall appearance of the building is considered to reflect the surrounding buildings well, in particular the Job Centre as the building would be identical in height and similar in massing to this existing building. Concern was expressed that the vertical emphasis of the building could be improved with the windows on the upper floor lining up better (as illustrated the South and West elevations). However the discrepancy is considered very minor and reflects the slight setback on the top floor from the predominant building lines of the proposed building. It is not considered that this minor inconsistency has an adverse effect on the overall character and appearance of the building and in turn the wider street scene.

The proposed 3/4-storey building is not considered to have an adverse effect on the character or setting of the 1930's Neo-Georgian style Magistrates Court that is Grade 2 listed. The closest elevation of the proposed building would be set back 11.6m from the Magistrates Court, which is a comfortable distance away and complies with the vertical 45° Code adopted by Council when assessing appropriate relationships/distance between buildings.

Currently the Magistrates Court can be seen from Station Road looking through the forecourt of the petrol filling station. The introduction of a 4-storey building will obscure the view of this building, however the new development would be a significant improvement on the existing relationship of the Magistrates Court with the existing filling station does.

From an aesthetic point of view the petrol station has no positive effect on the street scene. Regarding highways particularly traffic generation, the loss of the petrol filling station would result in less traffic movement.

Council's streetscape officer has highlighted a desire of the Council to increase the width of the public footpath to allow for ease of access for pedestrians, particularly as a result of the amount of foot traffic the neighbouring mosque will generate on certain days of the week. In order to widen the footpath the Council would need to enter into an agreement with the owner(s) to acquire part of the application site, which fronts Station Road and Rosslyn Crescent. To date no such agreement has been offered by the developer and therefore this application has been assessed on its merits.

With regards to materials, it is considered that some of the proposed materials as mentioned in the design statement, for example the powder coated metal panels, are not appropriate therefore it is considered samples of external materials to be used in the construction should be submitted to and approved in writing by the Council by way of a condition.

The immediately adjacent buildings are not in residential use. Therefore there are no concerns with overlooking, loss of light or outlook resulting from the proposed development. There is some concern however with the proposed balconies to the rear elevation facing the Magistrates Court. The screening of the two private balconies to avoid overlooking issues for future occupants is subject to a condition.

With regards to security by design concerns were expressed regarding the undercroft car parking area. No gate is proposed on the entrance to the car park area and no details of lighting or CCTV are apparent on the plans submitted. It is considered that a gate to the undercroft area would be desirable, however given the restricted size of the plot it is not considered to be necessary in this instance. It is considered that the undercroft area should be well lit at all times of the day and night to ensure personal safety. It is also considered that the proposed front solid wall to the car park area be replaced by metal railings to also views into the car park area.

Refuse storage is to be located in the undercroft area next to the cycle store. This is supported in principle as it ensures that refuse bins are kept off the street away from public view and will permit recycling.

The proposed development involves some tree planting around the boundary of the site, however the degree of landscaping is difficult to ascertain from the drawings provided. Therefore it is considered that details of proposed landscaping should be submitted to and approved in writing by the Council by way of a condition.

Overall the proposal is considered to be beneficial to the street scene and surrounding area.

2) Provision of Housing and Density

The provision of 14 units falls just under the 15 benchmark which would require affordable housing. The 2 bedroom units are welcomed as there is considered to be a need for this size of housing in the borough.

The proposed density is 487.6 habitable rooms per hectare (hrph) which is well above the minimum requirement of 150 hrph as required by policy H4 of the HUDP. Given the context of the surrounding area, the provision of balconies giving adequate amenity space and close proximity to good public transport links it is considered that these density levels are appropriate.

The provision of 14 residential units is also in line with policy SH1 as it will contribute toward achieving annual housing targets within the borough.

Internal layout appears to be acceptable with adequate sized rooms and appropriate stacking and ease of access.

3) Accessible Homes

The proposal complies with Life Time Homes Standards allowing for there being no ground floor accommodation. The stairwell width is 1.1m which is enough to get a stair lift fitted to provide access in the event of the lift breaking down.

Further to this and combined with Part M of the building regulations a condition shall be attached to this planning permission requiring the development be consistent with the life times homes standards.

4) Parking standards, Access and Traffic Generation

Parking is to be at ground floor level to the rear of the site in the undercroft. Car parking provision is made for 14 spaces. Concern was raised that car parking spaces numbered 10-14 would fail to meet the minimum size standards as describe in Schedule 5 of the HUDP as they are essentially 2.1m wide when the pillars are taken into account. According to Council guidelines they should be at least 2.4m in width to be wide enough to get an average car in. However the advice of the Council's Highways officer is that the standard should be applied with a degree of common sense and flexibility. 2.1m, although tight, is still considered adequate to fit a car in, particularly smaller cars.

Cycle parking is located in the undercroft with provision for 14 cycles. The Highways officer has requested further details be submitted by way of a condition showing details of the pedal cycle parking stands. Typically stands that only grip the front wheel of the bicycle are not considered acceptable.

Access to and from the site will come via an access to the undercroft area off Rosslyn Crescent. The Highways officer has requested that details be controlled by condition to ensure that there is an adequate visibility splay for cars and pedestrians.

With regards to visibility for traffic on turning onto Station Road from Rosslyn Crescent the Council's Highways officer has requested a condition be applied to the planning permission ensuring that there is no obstruction to visibility over a height of 1.05m. This will ensure that cars can turn with a good line of sight in a northerly direction.

The applicant has submitted a traffic statement in support of the proposed development. Council's highways officer has assessed this statement and accepts its findings. Its conclusions highlight that traffic generation will be reduced in the morning peak times by 75% and at evening peak times by 66% and that the proposed development will have no adverse impact on the operation and safety of the public highway. Further there will be a noticeable reduction in the volume of traffic accessing the site from Rosslyn Crescent and will contribute to reducing the risks of accidents by restricting the number of accesses.

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.

**THE FLYING EAGLE PUBLIC HOUSE, P/1225/06/CFU/RP1
MOLLISON WAY, EDGWARE**

Ward EDGWARE

OUTLINE: REDEVELOPMENT TO PROVIDE PART 2 / PART 3 STOREY
RESIDENTIAL CARE HOME WITH 53 BED SPACES AND 7 CAR PARKING
SPACES

Applicant: LUKKA CARE HOMES LIMITED

Agent: DWA ARCHITECTS LIMITED

RECOMMENDATION

Plan Nos: LO526/SK/05C, 10C, 11C, 12C, 13C, 14C, 20C, 21C

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

1 The number of bedspaces available shall not exceed 53.

REASON:

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

(b) In the interests of highway safety.

2 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.

3 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.

4 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.

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 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.

7 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.

8 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:

(a) appearance of the building(s)

(b) landscaping of the site

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

9 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class C2 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.

(b) To safeguard the character and viability of the shopping parade.

(c) In the interests of highway safety.

10 The development hereby permitted shall not commence until a scheme for:-

(a) The storage and disposal of refuse/waste

(b) and vehicular access thereto

has 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: To ensure adequate standards of hygiene and refuse/waste collection without prejudice to the enjoyment by neighbouring occupiers of their properties.

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 Form of Development and Pattern of land use

SD1 Quality of Design

H7 Housing Mix

EP20 Use of Previously-Developed Land

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

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:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency Thames Region is required for any discharge of sewage or trade effluent into controlled waters (eg, watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

Contact the Water Consents Team on 01707 632300 for further details.

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:

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Form of development and land use (S1)
- 2) Quality of Design (SD1, D4, D5)
- 3) Housing Mix (H7)
- 4) Use of previously developed land (EP20)
- 5) Parking Standards (T13)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	0.16ha
Habitable Rooms:	53
Car Parking:	Standard: Assess on merits with restraint based approach
	Justified: 7
	Provided: 7
Council Interest:	None

b) Site Description

- Site currently occupied by two storey pub standing on the corner of Mollison Way and Cotman Gardens
- To the rear of the pub facing Cotman Gardens and Millais Gardens is a car park surrounded by a 1.8m close-boarded fence.

c) Proposal Details

- Demolish the pub.
- Erect a part three-storey part two storey care home.
- The three-storey element faces the roundabout on Mollison Way and is linked by a glazed covered way to 2 two-storey elements facing Cotman Gardens.

Revisions to Previous Application:

- Following the previous decision (P/3196/05/COU) the following amendments have been made:
- Reduction of number of rooms from 75 to 53.
- Reduction of building mass and its division into three elements
- Deletion of car parking taking direct access onto the highways
- Adequate amenity space (270 m2) now provided to the rear of houses in Millais Gardens
- The reduction to two storeys has significantly reduced overlooking into Millais Gardens
- Seven parking spaces are now provided; two for visitors, three for staff and two disabled spaces together with a lay-by by the front door for deliveries and ambulances.

d) Relevant History

P/3196/05/COU	Residential care home with 75 rooms	REFUSED 15-MAR-06
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Reasons for Refusal:

- 1 The proposed development, by reason of the size of building and hard surface parking areas, with associated disturbance and general activity would result in an over-intensive use and amount to over development of the site to the detriment of neighbouring residents and the character of the area.
- 2 The development by reason of its excessive size and bulk would be visually intrusive would be out of scale with neighbouring properties and would not respect their scale and massing to the detriment of the visual amenities of the neighbouring residents and character of the area.
- 3 The overdevelopment of the site results in an inadequate, overshadowed private amenity area being provided contrary to the supplementary planning guidance note 'Designing new Development' adopted March 2003.
- 4 The overdevelopment of the site is prejudicial to the amenity of nearby residential properties by reason of overlooking and intervisibility between habitable rooms above ground level.

- 5 The proposed car parking accessed from Millais gardens and Cotman gardens, except the disabled spaces, would be prejudicial to highway safety having too many crossovers too close to the junction of these roads.
- 6 In the absence of a restraint based approach being demonstrated the development fails to provide adequate off street parking and servicing which would give rise to on street parking prejudicial to highway safety and residential amenity and contrary to Policy T 13 and Schedule 5 of the HUDP.

e) Applicant Statement

- Care Home that will provide for elderly people who are unable to live independently
- Buildings designed to echo the form of the buildings in the area as well as enhance the street scene.
- Traditional materials of brick and tile to be used.
- Site well served by two bus routes with buses every 8 to 14 minutes. Queensbury tube station is ten minutes walk for staff and visitors.

f) Consultations:

Thames Water: No objection

Environment Agency: No response

Advertisement:	General Notification of major case sent 06-JUL-06	Expiry: 27-JUL-06
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Notifications:

Sent:	Replies:	Expiry:
55	4	27-JUL-06

Summary of Response:

- problem with parking, low water pressure, disturbance caused by commercial building, three storeys too high.

APPRAISAL

1) Form of Development and Land use

The existing building is a commercial use being a pub with an associated Chinese restaurant. It has high floor to ceiling heights which when combined with the steeply pitched roof gives an existing building which stands as high as the three storey buildings in Mollison Way.

2) Quality of Design

Following the previous refusal of permission, the Design and Conservation team issues a letter of guidance to the architect including advice on the form and height of buildings. This advice has been taken and is reflected in the reduced mass and height of the proposal which now matches the surrounding buildings.

3) Housing Mix

The HUDP calls for a mix of unit sizes. Whilst this application is not, strictly, the subject of policy H7 being for a care home the occupation of the home release existing homes for use.

4) Use of Previously Used Land

The redevelopment of this site clearly represents the reuse of land in accord with HUDP.

5) Consultation Responses

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

- were water pressure and disturbance from a commercial building. The former is not, for a single building a material planning consideration and the level of disturbance caused by a care home is not anticipated to be greater than for a public house and restaurant.

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 GABLES, 92 & 94 WELLDON P/1615/06/CFU/DC3
CRESCENT, HARROW**

Ward GREENHILL

CHANGE OF USE FROM MULTI-OCCUPATION TO TEN FLATS AND
FIRST/SECOND FLOOR EXTENSION; GARAGING AND PARKING

Applicant: GABLE INVESTMENTS LIMITED

Agent: GABLE ESTATES LIMITED

RECOMMENDATION

Plan Nos: 92/WEL/02, 92/WEL/03, 92/WEL/04, 92/WEL/05, 92/WEL/06, Existing
Rear Yard, Proposed Rear Yard Version 1, The Gables DRG 20, The
Gables DRG 21, The Gables 92 & 94 Welldon Crescent Submission.

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

1 The proposed change of use by way of inadequate room sizes, excessive hard
surfacing, lack of amenity space, increase activity and associated disturbance would
constitute an over intensive use of the site to the detriment of amenity for both
neighbouring and future occupants and contrary to policies in the Harrow Unitary
Development Plan 2004.

2 The proposed development, by way of inadequate provision for people with
disabilities would fail to comply with Lifetime Homes Standards contrary to policies
in the Harrow Unitary Plan 2004 and guidance in the Harrow Council Supplementary
Planning Draft on Accessible Homes 2006.

3 The proposed development by way of inappropriate window positioning would
allow intervisibility between proposed units to the detriment of amenity for future
occupants, contrary to policies in the Harrow Unitary Development Plan 2004.

INFORMATIVES

1 INFORMATIVE:

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

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- H9 Conversions of Houses and Buildings to Flats
- H10 Maintenance and Improvement to Existing Housing Stock
- H12 Houses in Multiple Occupation
- H18 Accessible Homes
- D4 Standard of Design and Layout

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Conversions of Houses and Other Buildings to Flats (SH1, SH2, H9, H10, H12)
- 2) Standard of Design and Layout (SD1, D4, H9)
- 3) Accessible Homes (H18)
- 4) Parking Standards (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Major Dwellings
Site Area:	0.06ha
Habitable Rooms:	25
Density:	416 hrph, 167 dph
Car Parking:	Standard: 14 Justified: No Provided: 10
Council Interest:	None

b) Site Description

- Originally 2 semi-detached properties now used as the one property linked by single-storey infill extension;
- Existing building is currently used as House in Multiple Occupation (HMO);
- License currently expired on HMO;
- Property is fairly untidy & dilapidated state;
- Rear yard area unsightly with cracked hard surfacing and semi demolished garage;
- Appearance of building from rear not consistent & representative of piecemeal development;
- Access to rear yard area off Oakley Road;
- Existing dropped curb to front with hard surfacing to front of property;
- Property currently contains 21 habitable rooms.

c) Proposal Details

- Change of use from HMO to 10 self-contained flats;
- 2-storey infill extension with habitable roof space to replace existing single-storey extension;
- Demolition of existing dormers to be replaced by two larger dormers;
- Alteration to frontage through removal of main entrance and ground floor bedroom to front elevation;
- Provision of 10 car parking spaces, 8 to rear yard area including 1 disabled space and 2 to front of property;
- Construction of 4 garages to rear yard area to replace existing semi demolished garage;

- Cycle parking provided
- Provision of 2 communal entrances to flats via the re-opening of the blocked off entrance to number 94 Welldon Crescent at front;
- Two different versions of the rear yard layout proposed (version 1 preferred by applicant).

d) Relevant History

- None.

e) Applicant Statement

- No.90 converted into 5 flats 2005.
- Refuse to be accommodated at rear
- Units stack/sound proofing where this is not possible.

f) Consultations:

- None.

Advertisement: | General Notification | Expiry: 10-AUG-06

Notifications:

Sent:	Replies:	Expiry:
6	0	04-NOV-06

Summary of Response:

- None.

APPRAISAL

1) Conversions of Houses and Other Buildings to Flats

This application site lends itself well to flat conversion, however the extent to how many flats can be reasonably fit onto the site is questionable.

Although the Council does not have specific supplementary planning guidance on minimum room size standards planning officers have for some time referred to minimum space standards in Part X of the Housing Act 1985 for guidance, also used by Environmental Health Officers.

The applicant has highlighted approximate areas of the proposed units in their planning /design statement submitted with the application. However these on closer measurement are inclusive of communal floor space and non-habitable rooms (stairwells, hallways/corridors, bathrooms etc.) When assessing whether or not a proposed unit is of a reasonable size for future occupation one must assess the habitable floor space only. When this is done it is evident from the plans submitted that a significant amount of the proposed units are well below minimum room sizes as recommended in the Housing Act 1985. Units 5 (18m² habitable floor space), 6 (28.5m²) and 7 (15m²) in particular are all well below the minimum standards.

It is clear from the proposed internal floor plans that some rooms will offer very cramped living conditions. This will be more obvious when furniture is added.

Window positioning in the courtyard area are considered undesirable particularly as many habitable room windows look directly into habitable room windows on neighbouring flats. This would create issues with loss privacy and overlooking to the detriment of amenity for future occupants.

It is therefore considered that the proposed 10 self-contained flats would not adequately provide for acceptable living space or amenity for future occupants.

2) Standard of Design and Layout

Overall the proposed external alterations would be a significant visual improvement on the existing appearance of the buildings. Windows would be uniform in appearance on both the rear and front elevations and the filling in of the gap between 92 and 94 would add more cohesion to the overall appearance of the street scene.

The other proposed external alterations include removing part of the ground floor frontage of the building, including the main and front bedroom, demolishing the two dormers rooms in the roof and replacing them with significantly larger rooms, the existing single storey 'infill extension between 92 and 94 Welldon Crescent is to be demolished and replaced with a 2-storey extension with habitable roof space, and the existing derelict garage to the rear is to be demolished and replaced with 4 new small garages.

Overall the proposed external alterations are supported in principle, as they would significantly improve the overall condition and appearance of the existing property.

In the interests of the amenity of future occupants it is good practice to avoid inappropriate positioning of neighbouring living rooms over or next to neighbouring bedrooms. In the case of this proposed development, although the stacking is not ideal, with adequate sound insulation the noise effect associated with poor internal stacking can be mitigated.

There is an overall lack of green space/amenity space for the proposed development. There is also considered to be an excessive amount of hard surfacing proposed with the development. In conjunction with the cramped room sizes proposed the overall amenity space and living standards for future occupants is considered to be inadequate and contrary to policies of the HUDP.

3) Accessible Homes

With any application for a conversion to flats Lifetime Home Standards must be incorporated into the proposal unless it is not physically realistic to do so in the envelope of the building being converted. It is considered feasible, that with the reduction in total number of flats and a rethink of the internal arrangement, particularly at ground floor level, the proposed conversion could be almost fully compliant with the lifetime homes standards. Currently the internal arrangement of the ground floor is non compliant with the lifetimes homes standards. Policy H18 of the HUDP encourages conversions of buildings into flats to be accessible to all, particularly the larger schemes.

The internal layout of the ground floor is considered too tight and restricted for a wheelchair to comfortably manoeuvre in the building. The majority of door ways are too narrow and do not comply with the 800mm minimum gap recommended in the Harrow Supplementary Planning Draft on Accessible Housing. Hallways/corridors are also very narrow and once again are well below the minimum width of 1500mm.

Turning circles in living room areas appear to comply with the minimum 1500mm minimum, however no basic furniture positioning is shown on the floor plans so it is debatable whether or not it would be fully compliant.

There is no reason offered by the applicant in the submission of this application that highlights any specific constraints that make it unable to have the proposed conversion to flats compliant with lifetime homes standards. It is therefore considered that the proposed change of use is contrary to Harrow Council's 2006 Supplementary Planning Draft on Accessible Homes and in turn policy H18 of the HUDP 2004.

4) Parking Standards

The amount of parking proposed is 4 spaces below the recommend maximum number of spaces recommended in Schedule 5 of the HUDP. Considering the location of the site and its proximity to Harrow on the Hill and Harrow Wealdstone stations parking is not considered necessary with the proposed development.

It is considered that a development of this size is likely to create more on-street parking pressure. Therefore if the development were to be approved then a resident permit restriction would need to be placed to ensure no further parking pressure was placed on Welldon Crescent or the surrounding streets.

The rear yard layout includes a disabled parking space, which generally seems to be in line with accessible homes standards with regards to width and proximity to the building.

The proposal to park two cars sideways at the front of the property is opposed in principle by the Council as this is considered unsafe from a highways safety perspective and detracts from the appearance of the building and wider streetscene.

The rear yard layout includes provision for cycle parking.

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 refusal.

EDGWARE TOWN FC, BURNT OAK P/1532/06/COU/RP1
BROADWAY, EDGWARE

Item: 1/09

Ward EDGWARE

SITING & ACCESS FOR REDEVELOPMENT TO PROVIDE 164 FLATS AND 11 HOUSES IN NINE BLOCKS OF THREE AND FIVE STOREY BUILDINGS

Applicant: EDGWARE DEVELOPMENTS LTD
Agent: CORNERSTONE ARCHITECTS LTD

RECOMMENDATION

Plan Nos: 1231/ 04/02 Survey, 04/03 Location, 04/04 Photographic Site Plan, 04/05 Sections; Transport Assessment, Flood Risk Assessment and Design Statement

INFORM the applicant that:

1. The proposal is acceptable subject to the completion 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 prior to the start of development and implementation by the developer, and successors in title, of a Car Club within three calendar months of the first taxable occupation of any part of the development.
 - ii) Prior approval by the Local Planning Authority of the contents of a 'welcome pack' explaining all modes of transport other than privately owned cars and the issue of same to all occupiers within seven days of occupation. Such packs to be issued by the developer, and successors in title, for a period of not less than 5 years from the first taxable occupation of the development.
 - iii) The developer or successor in title shall fund all costs of public consultation, analysis, reporting and implementation of local on street parking restrictions, at any time within 3 years of the first taxable occupation if in the council's opinion a monitoring period shows unacceptable local on street parking, up to a maximum of £15,000 index linked
 - iv) The applicant to pay Harrow Council the sum of £750,000 within 14 days of the date of the agreement. This sum will be used to carry out works for the promotion of football development within the Borough e.g. the completion of a stadium pitch at Prince Edward Playing Fields to Ryman League standard or an artificial turf pitch of similar quality.
 - v) The provision of at least 30% affordable housing being 52 units in total. Such housing to be split into 70% social (38 rented) and 30% intermediate (14 for sale) housing.

- vi) The improvement of the existing or provision of a further pelican crossing to Burnt Oak Broadway and associated pedestrian routes up to a maximum of £85,000.
- 2. A formal decision notice, subject to planning conditions noted below will be issued only upon the completion by the applicant of the aforementioned legal agreement and the advertisement /referral of the application to the Government Office for London in accord with the Development Plans and Consultation Departure Direction 1999.

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

1 The standard for all main entrance door sets to individual dwellings and communal entrance door sets throughout the development hereby permitted shall be made secure to standards, independently certified, set out in BS PAS 24-1:1999 'Security standard for domestic door sets'.

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.

2 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.

3 The standard for all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (down pipes) shall be made secure to standards, independently certified, set out in BS.7950 'Security standard for domestic window sets'.

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.

4 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.

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.

5 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.

6 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.

7 An 8m buffer zone shall be provided alongside the Edgware brook along the full length of the site. The buffer zone shall be measured from bank top (defined as the point at which the bank meets normal ground levels). The buffer zone shall be free of structures, hard standing, footpaths save the one crossing the brook, fences and overhanging structures such as balconies. Domestic gardens and formal landscaping shall be incorporated into the buffer zone. The buffer zone shall be managed to develop a natural character and be left as a natural area for wildlife.

REASON: To maintain and /or enhance the character of the watercourse and provide undisturbed refuges for wildlife using the river.

8 There shall be no storage of materials related to the development related to the development within 8 metres of the watercourse along the entire length of the site. This area must be suitable marked and protected during the development and there shall be no access within the area during the development. There shall be no fires, dumping or tracking of machinery within the area during the development.

REASON: To reduce the impact of the proposed development on the river buffer zone and the movement of wildlife along the river corridor. Buffer zones along watercourses should be undisturbed and maintained for wildlife.

9 External artificial lighting within 10 metres of the riverbank top (bank top is defined as the point at which bank meets normal land levels) shall be directed away from watercourses and be focused with cowlings.

REASON; To minimise light spill from the new development into the watercourse or adjacent river corridor habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. The corridor adjacent to a watercourse provides important habitat for the terrestrial life stages of many aquatic insects.

For this river corridor to benefit wildlife it should remain undeveloped, in a natural state. The river channel and its wider corridor should remain an intrinsically dark area and be treated as recommended under the Institute of Lighting Engineers 'Guidance Notes for the reduction of Light Pollution'.

10 No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

REASON: The development of this site is likely to damage archaeological remains. The submission of detailed proposals in the form of an archaeological project design in accord with English Heritage guidelines will minimise any such damage.

11 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.

12 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:

- (a) design of the building(s)
- (b) external appearance of the building(s)
- (c) landscaping of the site

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

13 Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall commence before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990.

14 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.

15 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.

16 All spoil and surplus building materials shall be removed from that part of the site lying within the area of land liable to flood as shown on maps held by the Environment Agency Thames Region.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

17 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.

18 The development hereby permitted shall not be commenced until works for the disposal of surface water 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.

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

SEP2 Water

ST1 Land Uses and the Transport Network

SH1 Housing Provision and Housing Need

SH2 Housing Types and Mix

SR1 Open Air Leisure and Sporting Activities

EP9 Water Quality, Supply and Disposal

EP10 Sustainable Urban Drainage

EP11 Development within Floodplains

EP12 Control of Surface Water Run-off

EP47 Open Space

D4 The Standard of Design and Layout

D5 New Residential Development-Amenity Space and Privacy

T6 The Transport Impact of Development Proposals

T13 Parking Standards

- H4 Residential Density
- H5 Affordable Housing
- H6 Affordable Housing Target
- H7 Dwelling Mix
- R4 Outdoor Sports Facilities
- R7 Footpaths, Cycle paths and Bridleways

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:

These comments are provided by this Council as a Local Planning Authority affected by the development and are made in response to consultation under the provisions of Article 10 of the Town and Country Planning (General Development Procedure) Order 1995.

5 INFORMATIVE:

In aiming to satisfy the Community Safety condition(s) the applicant should seek the advice of the Borough Crime Prevention Design Advisors (CPDA). They can be contacted through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 0DN, tel. 020 8733 3465. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of this / these condition(s).

6 INFORMATIVE:

Any detailed application should include a design statement that demonstrates how crime prevention measures have been considered. These should as appropriate reflect each of the seven attributes of sustainability linked to crime prevention introduced in part 2 of "Safer Places - The Planning System and Crime Prevention".

7 INFORMATIVE:

The London Borough of Harrow seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

For additional information, please contact the Borough Crime Prevention Design Advisor through the Crime Reduction Unit, Harrow Police Station, 74 Northolt Road, Harrow, Middlesex, HA2 ODN, tel. 020 8733 3465.

8 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.

9 INFORMATIVE:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981 the written prior consent of the environment agency is required for certain proposed works or structures in, under, over or within 8 metres of the brink of the Edgware Brook. Please contact Dr Lydia Bruce-Burgess, Development Control Team, on 01707 632402 for further details.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Flooding (EP 11, EP 12)
- 2) Loss of Open Space / Relocation of Football Ground (EP 47)
- 3) Affordable Housing (H5, H6)
- 4) Traffic (ST1, T6)
- 5) Parking (T13)
- 6) Impact on Neighbouring Uses (SD1, D4, D5)
- 7) Consultation Responses

National and Strategic considerations
PPS1 Delivering Sustainable development
PPG3 Housing
PPG13 Transport
PPG 17 Open Space, Sport and Recreation
PPG 25 Development and flood risk
Regional guidance: Mayor of London 2004, 'The London Plan; Spatial Development Strategy for London' GLA.

INFORMATION

a) Summary

Statutory Return Type:	Major
Site Area:	1.21ha
Density:	464 hrph (562 habitable rooms in total)
Car Parking:	Standard: 252 maximum Justified: 134 (55% of max) Provided: 134
Council Interest:	Freehold of relocation site

b) Site Description

- This area comprises some 1.2 hectares with vehicular access from Burnt Oak Broadway, as at present, alongside a hotel. This narrow eastern boundary contrasts with the southern boundary which adjoins the rear of Albany Crescent and Summit Close. The western boundary is joined by homes in Milford Gardens and Methuen Close. From the end of the former, a footpath currently runs to join Summit Close. The northern boundary is marked by the Edgware Brook with commercial premises standing to the north of the brook. The site slopes away from its high point on the south boundary, north and east towards the Brook.

c) Proposal Details

The previous planning application was refused in April 2006 following a site visit. The reasons for refusal were:

1. The proposal is contrary to the HUDP policy EP47, which states in para. 3.149 that there will be a presumption against the development of playing fields except where suitable alternative provision is made. The removal of this outdoor recreational facility cannot be relocated with certainty since the proposed venue of Prince Edward Playing Fields is not complete and therefore is not a convenient and accessible option contrary to policy EP47 of the HUDP.
2. The proposed development is contrary to PPG 17 paragraph 10 of the HUDP and EP 47 because it has not been satisfactorily demonstrated that the open space is surplus to requirements.

Revisions to the development following Refusal:

REASON 1

1. The terms of the revised S 106 agreement together with decisions taken by the Council since the date of refusal and the financial appraisal made by the applicant gives certainty to the timing and financing of the replacement football ground. Members will note that the capital sum is payable within 14 days of the completion of the legal agreement and in the event of no work being started by the council within 6 months the developer can do the work.

2. The Prince Edward Playing Fields were originally laid out by the LCC for schools use and then used by successive authorities for educational playing fields. Subsequently the playing fields were taken out use and then over a number of years became derelict so that the pitches were not capable of being played on being overgrown, damaged by being driven over and subject to fly tipping and the changing facilities were vandalised and subsequently removed. Prior to the commencement of the implementation of planning permission EAST/148/01/OUT, the site was regarded as having no authorised planning use with the previous use of educational playing fields having been abandoned.

PPG17 para 10 advises that for open space to be taken as surplus to requirements consideration should be given to all functions that space can perform. As regards the PEPF such was the condition of the land that it was closed and shut off to ensure that no one could enter the site for their own safety. It was not capable of performing any open space function. It's subsequent incomplete restitution and improvement when complete will bring 7.25 hectares of open space to this part of Harrow where previously, in planning terms, there was none.

Applying the same advice to the application site, the pitch but not the balance of the site is allocated as open space in the HUDP. It is only available to club members and others the club cares to admit; the use of the site does not reflect its allocation. So it may be argued that by releasing the development value of this site of which 1.75 ha is allocated as open space a net gain of 5.5 hectares of open space is obtained.

PPG 17 goes on to note that 'development may provide the opportunity to exchange the use of one site for another to substitute for any loss of open space...the new land and facility should be at least as accessible to existing and potential new users'. Members will have to take a view as to whether an open space owned by a developer and leased to one club will be more or less accessible than an open space owned by the Council and leased having regard to the needs of the community. This need having been assessed as recently as the summer of 2005.

REASON 2

The consultants engaged by the Council in 2005 have rechecked the situation concerning sports provision in this part of the borough. They report :

- The ETFC ground was not assessed as part of the Harrow Playing Pitch Assessment, as the football pitch itself does not provide for pay and play community use; it is used occasionally for school competitions.
- There is a surplus of adult pitches across the Borough, in all three areas.
- There is a surplus of 12 in the East area, where ETFC ground is located.
- Given that there is a surplus of adult pitches, not including the ETFC ground, it is clear that this pitch is not required to provide for community use.
- Given that ETFC is a private club ground, there is no informal use of the existing adult pitch, for example, walking, kick about, etc; it is not used by the community, or viewed by the community as accessible open space.
- The development of the PEPF site will provide additional pitches in the Borough, although it is assumed that the new senior pitch will not be available for community use. The new grass pitches to be developed on the site will however be available for community use.
- The replacement football ground and open space at PEPF can perform far more open space functions than that provided by the existing ground.
- The replacement football ground will be of an equivalent or better standard than the White Lion ground as required by PPG 17, paragraph 13.

The physical development is for the current football club buildings are to be removed and part of the site reduced in height to match the existing pitch level. The hotel is to be retained with a widened access serving both its car park and the residential development. Those hotel spaces currently made available to the football club on match days will revert to use solely by the hotel.

This is an outline application but with the siting of the blocks and access forming part of the application. The application is to build a total of 175 homes as follows:

	Units	Habitable Rooms
9 x 1 bed, 2 hab room flats	9	18
135 x 2 bed, 3 hab room flats	135	405
14 x 3 bed, 4 hab room flat	14	56
6 x 3 bed, 4 hab room maisonettes	6	24
4 x 5 bed, 6 hab room houses	5	24
7 x 4 bed, 5 hab room houses	7	35
TOTALS	175	562

Density 464 hrph

These homes would be provided within 9 blocks, 6 of 3 storeys with shallow pitched roofs and 3 of five storeys with flat roofs. The block in the centre of the site has a basement car park for 104 vehicles. 28 spaces are provided at ground level plus two more for the car club's use giving a total of 134 spaces.

The applicant is investigating the provision of a car club based at the site. The car restraint is also to be complemented by a welcome pack to all occupiers promoting public transport and cycling and the introduction of a controlled parking zone funded by the applicant.

The site is to be drained using a Sustainable Urban Drainage system (SUDS). This slows the run off from the site so that no more water than that which currently runs off over time in storm conditions enters the Edgware Brook. The system is to allow for a 1 in a 100-year event plus 20%. The added % is to allow for climate change over 50 years as advised by PPG 25 (1 in 100 describes the severity and not the frequency of such a storm.) The proposed buildings avoid both the recorded floodplain and the predicted flooding arising from a 1 in 100 storm + 20%.

In the event that planning permission was to be granted then prior to building details of the scale, appearance, landscaping and any other matter subject to a condition would have to be submitted for approval.

The applicant intends to relocate the football ground at Prince Edward Playing Fields. This football ground has yet to be completed, work having stopped when the contractor went bankrupt. The applicant has committed to paying a total of £750,000 to Harrow Council to enable the completion and sharing the use of the Prince Edward Playing Fields or doing such works himself.

Members will be aware the intended further improvement and future use of the PEPF as discussed at Cabinet on 3 August 2006. The improved layout of the playing fields has already received planning permission under reference EAST/148/01/OUT with conditions discharged and most of the work carried out. The arrangements now to be entered into will permit the relocation of the football ground at Burnt Oak Broadway to a new ground at PEPF in addition to making provision for other clubs.

d) Relevant History

This site has been by the used by the football club since 1939. Over the years various buildings have been added, floodlighting was permitted in 1974, and a four-storey hotel plus new access to the football ground in 2000. The site is owned by Edgware Developments Ltd with Edgware Town Football Club being offered a new 5-year lease with break clauses to enable development.

e) Applicant Statement

The proposal has been subject to consultation, organised by the applicant, with local residents. Consequently additional landscaping has been suggested (but shown in this outline application for illustrative purposes only). Housing is considered appropriate given the housing policies of HUDP. The detailed flood risk assessment has formed the basis of siting the new buildings. An area of landscaped public open space will be provided in the northern section of the site alongside the Brook and in the central part of the site. A minimum of 30% affordable housing will be provided.

Draft heads of terms previously offered by the applicant have been submitted as a first draft of a legal agreement.

f) Consultations:

Sport England : No response.

LB of Barnet are the Highway Authority for Burnt Oak Broadway and have requested improvements for people crossing this main road. No planning objection has been raised.

Environment Agency No objection subject to certain conditions being imposed.

Thames Water Developer required to fund any upgrade needed to sewer system.

English Heritage : No work required prior to determining application but the archaeological position should be reserved by condition.

Advertisement: | Major Development | Expiry: 13-JUL-06

Notifications:

Sent:	Replies:	Expiry:
311	8	13-JUL-06

Summary of Response:

Loss of football stadium, loss of open space, loss of 'drain off area', too high a density, traffic congestion, lack of infrastructure, increased noise, potential subsidence, over development, reduction in security and buildings too high, negative social impact.

APPRAISAL

1) Flooding

The applicant has submitted a Flood Risk Assessment. This looks at:

- (i) flooding from the brook;
- (ii) flooding from surface water accumulating on the site and;
- (iii) the relationship of the buildings to the watercourse.

In the case of (i) there are no raised flood defences. Since the new development is limited to areas outside of the flood plain there will be no change in the floodplain storage area. Concerning (ii) the permitted rate of water flowing from the site has been agreed between the applicant and the Environment Agency. The modelling carried out shows that the total volume of water to stored on site is approx. 660 cubic metres. This is to be accommodated by forming the central open space into a shallow basin which would only fill with water in the event of a 1 in 100 + 20% flood event.

Last in respect of (iii) the assessment demonstrates that, in addition to being above the flood level, that the ground floor level should be at least 50.51m above ordnance datum. Also that at least a 8m strip is to be kept alongside the brook to enable maintenance of the brook.

2) Loss of Open Space & Relocation of Ground

The existing football ground has been used by the club since 1939. It is a private ground with no public rights of access or use of the pitch. It is designated as 'Open Space' in the UDP. In August 2005 the final report commissioned by Harrow Council on the Quantity, Quality and Access to sports, recreation and open spaces in the Borough was published. The consultants who prepared the report have confirmed that there is a surplus of senior pitches. If some senior pitches were re-designated for junior use this shortfall would be overcome. This surplus on the face of it meets one or more of the five Sport England exceptions to opposing the loss of a playing field. In particular *'The playing field which would be lost as a result of the proposed development would be replaced by a playing field of an equivalent or better quality and equivalent or greater quantity in a suitable location and subject to equivalent or better management arrangements prior to the commencement of development.'*

The consultants have also examined the objections raised to the previous application and the second reasons for refusal. The conclusions of their report has been set out in paragraph c) Proposal Details.

3) Affordable Housing

Proposed Alterations to the Housing Provision Targets in the London Plan were reported to Cabinet on 12 January 2006. The annual target for Harrow is to be increased to 400 dwellings a year and the social housing content increased to 200 a year. Current completion rates indicate that overall the target would appear to be achievable overall but in practice it will be difficult to achieve the affordable provision in the period 2007-2016.

Subject to the S 106 negotiations, the 38 social units to rent will comprise 3 x 1 bed, 18 x 2 bed, 9 x 3 bed, 6 x 4 bed and 2 x 5 bedroom homes, mainly houses.

4) Traffic

A full transport assessment has been carried out by the applicant. Barnet as highway authority have requested that improvements be made for pedestrians crossing the Broadway and this issue is to be addressed in the S 106 agreement.

5) Parking

The Council maximum parking standard is 252 and 53% provision is made on site. In addition a car club is to be provided so that residents may have the use of a car pool. The site is well located to bus routes and is about 10 minutes walk from Edgware Tube Station. Should development take place the parking situation is to be monitored at the applicant's expense and if appropriate a controlled parking zoned may be introduced.

Given the nature of the development, the release of parking spaces back to the hotel previously taken on match days and its location this provision is viewed as sufficient.

6) Impact on Neighbouring Uses

To the east lies the hotel and the development proposed will not impact upon it except in relation to parking. On the south boundary homes are at least 30m away except for one block in Summit Close which is 20m distant from a proposed 3 storey residential block which would stand at a lower level due to the changing ground levels. Similarly to the west amongst existing residential properties one block is 20 m away from a part three, part two-storey block. The 2-storey element faces the existing homes. To the north lies the Edgware Brook with employment buildings beyond. The relationship of the proposed blocks to the neighbouring residential development is considered to be acceptable.

7) Consultation Responses

Most of these have been addressed in the appraisal section above.

- The density of scheme is acceptable; the UDP provides for a minimum density of 150 hrpa but it areas with good public transport and within or near to District Centres higher densities are acceptable and encouraged by the London Plan.
- The Highway Authority has expressed no concern regarding traffic issues save that improvement is needed for pedestrian traffic.
- On noise, the current DEFRA noise map of London indicates this area as experiencing a noise level of between 50 to 55 Dba and this is an acceptable level for residential development.
- The height of the proposed blocks relates well to the buildings around the site with 2/3 storey blocks being located nearest to existing houses.
- The layout has been revised to take account of points raised by the crime prevention unit including the deletion of a footpath and a clear division between private gardens associated with houses and flats and public areas.
- The issue of possible subsidence is one for the parties concerned ie a civil matter and for Building Control.
- Last any 'negative social impact', which might arise, would be offset by the replacement of the football facilities and the opening of some of the site to the public in contract to its current private use.

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.

WHITEFRIARS FIRST & MIDDLE SCHOOL, WHITEFRIARS AVENUE, WEALDSTONE

Item: 1/10

P/1782/06/CFU/ADK

Ward **WEALDSTONE**
ALTERATION & EXTENSION OF SCHOOL BUILDINGS & FORMATION OF CHILDREN'S CENTRE

Applicant: MR ALLEN GIBBONS
Agent: MR TOM FROWDE

RECOMMENDATION

Plan Nos: 1106/P100, 1106/P101, 1106/P102, 1106/P103, 1106/P104

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.

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

D10 Trees and Development

EP25 Noise

EP29 Tree Masses and Spines

SEP5 Structural Features

- T13 Parking Standards
- C6 First and Middle Schools
- C7 New Education Facilities
- SC1 Provision of Community Services
- C18 Access to Buildings

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is:

<http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (D4, D5, D10, SD1)
- 2) Amenity (C6, C7, SC1, SH2, D4, SD1, EP25)
- 3) Trees (EP29, D10, SEP5)
- 4) Parking (T6, T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Development, all other
Council Interest: None

b) Site Description

- Site lies on the west side of Whitefriars Avenue and currently contains a two storey brick Victorian school building, a 1990's two storey brick building, a Horsa Hut and a block of two prefabricated classrooms.
- Two storey residential properties adjoin the site to the north and south with Harrow Teaching School to the rear of the site.
- Directly opposite the site, on the eastern side of Whitefriars Avenue are a row of two storey terraced houses, a warehouse for Colart Fine Art and Graphics Ltd and the Sri-Lanken Muslim Cultural Centre.

c) Proposal Details

- Application concerns the works to the main Victorian school building and the early 1990's building both of which is set back from the street frontage.
- The proposal entails the use of the ground floor of the 1990's building to house a Children's Centre with its own independent access from the street and the relocation of the Nursery and Reception Year accommodation from the Horsa Hut to the main school building.
- A modest extension is proposed to the front elevation of the 1990's building to provide an entrance/reception area and a covered area within the protected external crèche play area.
- A raised, covered play area is proposed to the front of the main Victorian School building and a modest, single storey extension to the front of the building to provide a new kitchenette and external store for the nursery.
- Existing chainlink fence on the boundary to Whitefriars Avenue to be replaced by black paling fence on a dwarf brick wall.

d) Relevant History

- None.

e) Applicant Statement

- None.

f) Consultations:

- **Engineering Services:** requested that storm water run off be attenuated
- **Thames Water:** similar comment

Notifications:

Sent:
13

Replies:
0

Expiry:
02-JUL-06

APPRAISAL

1) Standard of Design and Layout

The subject site comprises of a two storey brick Victorian school building, a 1990's two storey brick building, a Horsa Hut and a block of two prefabricated classrooms. The surrounding area is predominantly residential in character. Opposite the site on the eastern side of Whitefriars Avenue are a row of two storey terraced houses, a warehouse for Colart Fine Art and Graphics Ltd and the Sri-Lanken Muslim Cultural Centre.

The proposal entails the use of the ground floor of the 1990's building to house a Children's Centre with its own independent access from the street and the relocation of the Nursery and Reception Year accommodation from the Horsa Hut to the main school building.

Children's Centre

A modest extension is proposed to the front elevation to provide an entrance/reception area and a covered play area and external store within the protected external crèche play area.

The proposed extension to create an entrance/reception area would measure 3.5 metres in depth and 5.5 metres in width and will be constructed with a flat roof measuring 3.3 metres in height. The northern flank wall of the extension would extend from the front elevation to the front boundary of the site. The extension would have a metal seam roof and would be glazed.

The proposed extension to form an external store and covered play area would measure 1.9 metres in depth and 7 metres in width and would have a flat metal seam roof measuring 3.3 metres in height.

Council policies require that design and appearance of new development is appropriate to the overall streetscape and respects the scale, form and character of the surrounding area. The proposed extension would be compatible with the existing modern building and therefore it is considered that the proposed extension respects the form and scale of its surrounds and would be appropriate to the streetscape.

Extensions to Main School Building

A raised covered play area is proposed to the front of the main building and a modest single storey extension to the front of the building to provide a new kitchenette and external store for the nursery.

The raised covered play area would consist out of a rendered masonry wall parallel to the front of the main school building measuring approximately 1.8 metres in height and 16.3 metres in width and 3.7 metres in depth. The raised play area would be shaded by 6 tensile fabric sails supported on steel booms, which are cantilevered from the existing masonry wall. The modest extension to the front to provide a kitchenette and store for the nursery would only measure 3.2 metres in width, 2.6 metres in depth and 3.4 metres in height.

The proposed extensions to the main school building are considered to be an appropriate addition to the building in terms of design and appearance. Whilst the extensions would be clearly visible from the street, it has been designed so as to match and compliment the existing building. As such the character and appearance of the building and surrounding area would be preserved.

New Fence

It is proposed to replace the existing chainlink fence along the front boundary with a black paling fence on a dwarf brick plinth. This is considered to be acceptable in terms of design and appearance and would be an improvement to the general appearance of the site.

2) Amenity

The Council considers the provision of good quality school buildings, with appropriate facilities as important. Council policies C6, C7 and EP25 further require that new development should not be detrimental to environmental quality of the surrounding locality or the amenities of nearby residents. On existing school sites this could entail a limit to the level of school expansion and provision of additional facilities on the site.

The proposed extensions to the school buildings would be located a considerable distance away from any habitable room windows of nearby residential properties and would therefore not lead to a loss of light or privacy to these properties nor would it give rise to increased disturbance and activity.

3) Trees

The application entails the removal of mature trees along the front boundary of the site. These trees are casting most of the area in shade and reducing the amount of light entering the classrooms. Furthermore it also poses a health and safety risk by virtue of slippery falling leaves and bird droppings. It is therefore proposed to fell the 3 trees and to replace them with manageable shrubs and low level planting. As the trees are not subject to TPO's and site is not located within a conservation area, the removal of these trees are permitted.

4) Parking

Existing vehicular and pedestrian access to the School and existing parking provision will remain unchanged. It is therefore not considered that the proposal would lead to an increase in the parking requirement or an increase in vehicle journeys to and from the site and in this regard the proposal is considered acceptable.

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.

Item: 1/11

LAND AT R/O PINNER UNITED REFORM CHURCH, PAINES LANE **P/1734/06/CFU/ADK**

Ward PINNER

ERECTION OF HEALTH CENTRE, ATTACHED PHARMACY, BRIDGE AND CAR PARK

Applicant: CARECAPITAL LTD

Agent: GIBBERD LTD

Item: 1/12

LAND AT R/O PINNER UNITED REFORM CHURCH, PAINES LANE, PINNER **P/1733/06/DCA/ADK**

Ward PINNER

DEMOLITION OF SCOUT HUTS

Applicant: CARECAPITAL LTD

Agent: GIBBERD LTD

P/01734/06/CFU

RECOMMENDATION

Plan Nos: GO449/001, GO449/002, GO449/003, GO449/004, GO449/005, GP449/006, GO449/007, GO449/008, GO449/009, GO449 (PA) 010, GO449 (PA) 011, GO449 (PA) 012, GO449/013, GO449/014, 1 x Design Statement, 1 x Tree Survey, 1 x Archaeology Study

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

1 The proposed development, by reason of its excessive size, bulk and siting, would be visually obtrusive and out of context with the prevailing pattern of development in the area which is characterised by 2 storey dwellings, to the detriment of the visual amenities of neighbouring residents and the character and appearance of the conservation area contrary to the requirements of HUDP Policy D14.

2 The proposed development, by reason of excessive site coverage by building, would result in an over-intensive use of the site, which by reason of associated disturbance and activity would amount to an overdevelopment to the detriment of neighbouring residential amenity contrary to the requirements of HUDP Policies D4 & D5.

3 The proposed development, by reason of its scale, bulk and proximity to the rear elevations of the dwellings on Paines Lane would be overbearing in appearance to the detriment of the outlook and visual amenity of the neighbouring occupiers contrary to the requirements of HUDP Policies D4 and D5.

4 The excessive number of car parking spaces provided are contrary to the requirements of HUDP Policy T13.

5 The proposed ambulance drop off point is considered to be inadequate and would be likely to give rise to conditions prejudicial to safety and the free flow of pedestrians and vehicular traffic on the adjoining car park.

6 The proposal would result in the loss of protected trees of significant amenity and landscape value which would be detrimental to the character and appearance of the locality.

7 Part of the development is located within the byelaw distance of the bank top of an Environment Agency main river as shown on Environment Agency maps. Environment Agency byelaws will apply to development within this zone. Environment Agency byelaws vary across England are eight metres in this region, within which no development is permitted.

8 The proposed application is not accompanied by a Flood Risk Assessment (FRA) as required by PPG25 and contrary to HUDP Policy EP11.

P/1733/06/DCA

RECOMMENDATION

Plan Nos: GO449/001, GO449/002, GO449/003, GO449/004, GO449/005, GP449/006, GO449/007, GO449/008, GO449/009, GO449 (PA) 010, GO449 (PA) 011, GO449 (PA) 012, GO449/013, GO449/014, 1 x Design Statement, 1 x Tree Survey, 1 x Archaeology Study

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

1 The proposal demolition, in the absence of an acceptable proposal for the replacement of the buildings, would be inappropriate and detrimental to the appearance and character of this part of the Conservation Area.

INFORMATIVES

1 INFORMATIVE:

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

S1 Form of Development and Pattern of Land Use

SEP2 Water

SD1 Quality of Design

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

SEP5 Structural Features
EP9 Water Quality, Supply and Disposal
EP10 Sustainable Urban Drainage
EP11 Development within Floodplains
EP12 Control of Surface Water Run-Off
EP20 Use of Previously-Developed Land
EP21 Vacant and Disused Land and Buildings
EP25 Noise
EP29 Tree Masses and Spines
D4 Standard of Design and Layout
D14 Conservation Areas
D16 Conservation Area Priority
D10 Trees and Development
T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout and Impact on Conservation Area (D4, D5, D10, SD1)
- 2) Land Use (C8, SC1, SH2, H11)
- 3) Amenity (D4, SD1, C6, C7, EP25)
- 4) Trees (EP29, D10, SEP5)
- 5) Transport & Parking (T6, T13)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Development, other
Conservation Area: Pinner High Street Conservation Area
Car Parking: Standard: 4-7 (maximum)
Provided: 19
Council Interest: None

b) Site Description

- Back-land site located to the rear of Pinner United Free Church on the west side of Paine's Lane
- Site is a large area of open grassland bordered by a band of trees and large shrubs.
- Currently contains a small prefabricated hut which was until recently used by the Scouts
- River Pinn runs along the western boundary of the site separating the site from the public car park which serves shops in the centre of Pinner.
- The site is bounded to the north by the rear gardens of dwellings fronting Leighton Avenue and to the south and east rear gardens of properties on Paine's Lane.
- Site slopes steeply westwards towards the river.

- The site is located within the Pinner High Street Conservation Area.

c) Proposal Details

- Demolition of existing prefabricated building
- Redevelopment to provide a two storey plus semi basement building to be used as a medical centre.
- The building would comprise of clinical, consulting and examination areas for GP's and the Primary Care Trust together with administration and staff facilities.
- A single storey pharmacy will be located in the northeast corner of the site which although independently run, would work in close corporation with Health Centre.
- Pedestrian access would be from the existing public car park via a new footbridge over the river leading to the main entrance.
- Vehicular bridge over the river would run parallel with the pedestrian bridge and would provide access to the semi basement car park.
- Ambulance drop off point near the car park entrance.
- Car parking would be provided for staff and disabled patients at semi-basement level for 19 vehicles.
- Footpath running parallel with the northern boundary of the site would link the main entrance with the church car park to provide a short cut for pedestrians.

d) Relevant History

- None.

e) Applicant Statement

- Proposal is intended to provide improved primary care facilities for the community, providing a One Stop Shop for specialist advice and treatment.
- Building is intended to replace the outdated facilities at the Pinn Medical Centre and some services currently provided by the Cecil Park Community clinic.

f) Consultations:

- **Engineering Services:** objected to the proposal on the grounds that the development would be within the flood plain of the River Pinn.
- **Environment Agency:** object

Advertisement:	Character of Conservation Area	Expiry: 03-AUG-06
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Notifications:

Sent:	Replies:	Expiry:
18	42	26-JUL-06

Summary of Response:

Pedestrian footpath would have views into rear gardens of properties on Leighton Avenue creating an unsafe environment, existing fences in poor state and footpath would lead to security issues; lead to reduction in privacy; mature trees would be felled which made a valuable contribution to reduce traffic pollution, loss of trees would have an effect on wildlife, any disturbance of the root system to allow foundations for medical centre would destabilise the tree and could present danger to residential property or medical centre if tree should fall; river Pinn is prone to flooding and additional building would reduce the amount of permeation and additional run-off would exacerbate the situation, proposed development would be liable itself to flooding and would increase risk of flooding in the areas; proposal is an over development of the site on the edge of a conservation area; would cause extra amount of traffic in Love Lane and in Leighton Avenue, increase parking in nearby streets, land is subject to a covenant limiting the erection of any building on the site to single storey; area does not require two health centres within several hundred metres of each other as there has been a GP surgery at Barrow Point Avenue.

Thirty-three letters and 1 petition in support containing 104 signatures were also received.

APPRAISAL

1) Standard of Design and Layout and Impact on Conservation Area

Council policies require that design and appearance of new development is appropriate to the overall streetscape and respects the scale, form and character of the surrounding area.

The subject site comprises of a small prefabricated hut with the remainder of the site is open grassland bordered by a band of trees and large shrubs. The site is a back land site situated to the rear of Pinner United Free Church and adjoins the rear gardens of two storey detached properties fronting onto Leighton Avenue to the north and properties along Paine's Lane to the east and south. The River Pinn runs along the western boundary of the site separating the site from the public car park which serves shops in the centre of Pinner.

The proposal entails the demolition of the prefabricated hut and the erection of the two storey and semi basement building to be used as a medical centre.

The main issues are the appearance of the proposed development (design considerations) and the effects on the character and appearance of the area and conservation area. New development should respect the character and landscape of the locality within which it is to be built and should have a satisfactory relationship with adjoining buildings.

Council policies require that design and appearance of new development is appropriate to the overall streetscape and respects the scale, form and character of the surrounding area. The surrounding area is primarily characterised by 2 storey detached and semi-detached dwellings generally set within generously sized plots of land.

The proposal entails the construction of a two storey plus semi basement building with a single storey extension to the northeast corner of the site. The main access to the site would be via the public car park with a footbridge and parallel vehicular bridge over the river leading to the main entrance and below ground car park. The proposed building would be located between 7.5 to 2 metres away from the northern boundary with properties along Leighton Avenue and would be set in approximately 3 metres from the eastern boundary with the locally listed Pinner United Free Church and No 27 Paines Lane. The building would only be approximately 2 metres away from the southern boundary with No 45 and 5.5 metres away from No 47 Paines Lane,

The principle of the proposed development on this site which apart from the small-prefabricated hut is largely open grassland with ample trees and shrubs around the boundaries, is considered to be inappropriate development. As previously stated, the area is characterised by a 2 storey residential dwellings set within ample plots of land. The location of the proposal would therefore be out of character with the general pattern of development in the area.

Furthermore it is also considered that the scale and bulk of the proposed building would be excessive and unduly prominent in the streetscene. The building would cover almost the entire area of this back land site resulting in an overdevelopment of this previously open site. The development would have considerable visual impact when seen from the rear of Church Farm and the Pinner United Reform Church. There would also be a significant impact on views into the conservation area from the existing public car park to the west of the site. The design of the building is also considered to be predictable and bland and would be out of context with the character of the surrounding conservation area.

For the reasons of excessive size, bulk, siting and unsatisfactory design, it is considered that the proposed development would be visually obtrusive and overbearing and would not respect the scale, massing and form of the adjacent properties. This is considered to be to the detriment of the visual amenities of the occupiers of adjoining properties and to the detriment of the character and appearance of the conservation area.

2) Amenity

The proposed development would be located on a back land site bounded by rear gardens of residential properties to the north, east and south. At first floor level the proposed building would be set in approximately 8 to 6 metres from the northern, eastern and southern boundaries. It is considered that the location of the proposed development would present a level of visual bulk that would be detrimental when viewed from the rear gardens of the surrounding residential properties.

It is also considered that the erection of the building and the location of the footpath in close proximity to the boundary with adjoining residential properties and the use of the property for D1 purposes would give rise to increased disturbance and activity to the detriment of the amenities of neighbouring residential occupiers and the character of the conservation area.

3) Land Use

HUDP Policy C8 states that the Council will seek to ensure that there are sufficient health care facilities to cater for the needs of the community and will need to consider whether the facilities are proposed in locations which meet the needs of the users balanced against environmental and amenity considerations.

The application site lies at the northern end of Pinner High Street Conservation Area and is situated behind the locally listed Pinner United Reform Church. The church and the application site were added to the conservation area in 2002 to ensure that adequate protection was given to the special architectural and historic interest of the land to the north of the High Street. With regard to the application site itself, the Committee Report of March 2002 (which agreed the revised boundary) offered the following justification for its inclusion:

“To the rear of the [Pinner United Reform] church is a large area of open grassland housing a Scout hut leading down to the river Pinn. The river itself is bordered by a band of trees and large shrubs. This area is of landscape and historic significance as it is one of the last open areas around the centre of Pinner and one of the few remaining traces of the rural landscape that once surrounded the High Street. It is one of the few areas where the river Pinn, elsewhere confined to a concrete culvert, is seen in its original rural setting. The area also contributes to the setting of key buildings within the conservation area, particularly Church Farm, which owes much of its character to the lack of development to the rear. The inclusion of this land within the conservation area would help protect this land from development and thus protect the setting of important buildings in the conservation area.”

Furthermore the proposed development on largely undeveloped land would result in an intensification of the use of the land resulting in more noise disturbance and activity not normally expected in a residential area.

It is therefore considered that the proposed development of relatively undeveloped land would adversely affect the character and appearance of the conservation area and would result in a scale and intensity of use of the property out of character with the residential nature of the locality.

4) Trees

There are a number of mature trees on the site largely around the periphery of the site. These trees provide a valuable screen for properties in both Leighton Avenue and Paines Lane. Furthermore, there are a significant number of trees growing along the banks of the River Pinn that forms a green corridor through the Borough. The trees are considered to make a valuable contribution to the character and appearance of the conservation area. The application entails the removal of 35 of the 57 trees to allow for the erection of the building and the bridge over the river. The proposed building would also be in close proximity to existing trees and there is likely to be constant pressure to heavily prune or remove trees. It is considered that the removal of trees and vegetation would lead to a loss of visual amenity to the detriment of the amenities enjoyed by adjoining residential occupiers and have a harmful effect on the character and appearance of the conservation area.

5) Transport and Parking

Access to the site would be via a vehicular bridge over the river which would run parallel to the pedestrian bridge and would provide access to the semi basement car park. Provision is also made for an ambulance drop off point near the car park entrance. The public car park should provide sufficient space for parking.

The application entails the provision for 19 car parking spaces in the semi basement for staff and disabled visitors. UDP parking standards requires that the permitted maximum for D1 uses should be between 4 and 7 parking spaces. No justification has been provided for the excessive number of parking spaces.

The Council's Highway engineer has expressed concern regarding the proposed bridge and space for the turning of the ambulance. The proposed bridge shows a vertical profile of severe gradient and it would be required to demonstrate how an ambulance can safely negotiate such a profile. The space for the turning of the ambulance is minimal and may require several movements to and fro to turn around.

6) 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 refusal.

STONEGROVE FILLING STATION, HIGH STREET, EDGWARE

Ward CANONS

REDEVELOPMENT: PART FOUR PART FIVE STOREY BUILDING TO PROVIDE 26 FLATS (16 X 1 BED AND 10 X 2 BED) WITH 22 BASEMENT CAR PARKING SPACES AND DEMOLITION OF EXISTING PETROL FILLING STATION

Applicant: GREENDEV LLP

Agent: ROLFE JUDD PLANNING

RECOMMENDATION

Plan Nos: 25165 (PL) 97, 25165 (PL) 98, 25165 (PL) 99, 25165 (PL) 100, 25165 (PL) 100 Rev B, 25165 (PL) 01 Rev A, 25165 (PL) 02, 25165 (PL) 03, 25165 (PL) 04, 25165 (PL) 100, 25165 (PL) 101, 25165 (PL) 102, 25165 (PL) 06, 25165 (PL) 110, 24031 - L90-002

INFORM the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within one year (or such as the Council may determine) of the date of the Committee decision on this application relating to:
 - i) submission to and approved by the Local Planning Authority of a scheme which:-
 - a) provided a minimum of 9 units of affordable housing for shared ownership occupation in accordance with a scheme to be agreed with the Local Planning authority (for future management by an RSL)
 - b) Ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted to and approved by the Local Planning Authority prior to the commencement of work on the site. All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the Harrow Unitary Development Plan.
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 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.

3 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.

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 The construction of the drainage system shall be carried out in accordance with details submitted to and approved in writing by the planning authority before the development commences.

REASON: To prevent pollution of the water environment.

6 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.

REASON: To prevent the risk of flooding.

7 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.

8 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.

9 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.

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 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 25165(PL)100 Rev B 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.

12 The proposed parking space(s) shall be used only for the parking of private motor vehicles 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.

13 Prior to the commencement of the development, a scaled tree protection plan shall be submitted to, and approved in writing by the Local Planning Authority, for trees:

- a) off site: T1, T2, T3 and T12 - T17 and;
- b) on site: T4, T6, T7, T10 and T14.

Tree protection fencing shall be in place before demolition and construction works commence.

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

14 Prior to the commencement of the development an Arboricultural Method statement shall be submitted to and approved in writing by the Local Planning Authority with regard to the following:

- a) details of how car wash is to be dismantled in close proximity to T1 and T2;
- b) details of how driveway is to be installed in close proximity to T1 and T2 (using 'no dig' method).

15 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.

16 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.

17 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.

18 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.

19 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:

- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix
- H4 Residential Density
- H5 Affordable Housing
- H7 Dwelling Mix
- S1 The Form of Development & Pattern of Land Use
- EP20 Use of Previously-Developed Land
- EP21 Vacant and Disused Land and Buildings
- EP25 Noise
- SD1 Quality of Design
- D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy
D10 Trees and Development
EP29 Tree Masses and Spines
EP30 Tree Preservation Orders and New Planting

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is:

<http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Land Use (SH1, EM15, H4, H9, H18)
- 2) Provision of Housing and Density (H3, H4)
- 3) Affordable Housing (H5, H6)
- 4) Standard of Design and Layout (D4)
- 5) New Residential Development - Amenity Space and Privacy (D5)
- 6) Accessible Homes (H18)
- 7) Parking Standards (T13)
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Dwellings
Green Belt
Conservation Area: Harrow on the Hill
Council Interest: None

b) Site Description

- The application site is located on the southwestern side of High Street, Edgware and is currently occupied by a redundant petrol filling station.
- High Street Edgware forms the boundary between the London Borough of Harrow and London Borough of Barnet.
- Lodge Close, a residential development of three, five storey blocks adjoins the site to the south.
- A single storey car park and caretaker's flat adjoin the site to the west and to the north, Canons Court, a three storey residential terrace.

- Opposite the site, on the northern side of the High Street there is a four storey residential development on the corner of High Street and Fenhurst Gardens.
- The pattern of development along this stretch of Edgware High Street is characterised by 3 to 4 storey blocks set back from the pavement within landscaped grounds.
- A number of trees on the site are subject to Tree Preservation Orders.

c) Proposal Details

- Demolition of redundant petrol filling station.
- Redevelopment to provide part four part five storey building comprising of 26 flats (16 x 1 bed and 10 x 2 bed) with 22 basement car parking spaces.
- The 26 flats would comprise 17 private units and 9 affordable units.

d) Relevant History

LBH/39570	Redevelopment to provide single, 2 & 3 storey block of 20 flats with semi-basement parking spaces and raised terrace.	GRANTED 13-DEC-89
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e) Applicant Statement

- The applicants submitted Planning, Design, Daylight/Sunlight Statements and Arboricultural Report and concluded that the proposed development would be consistent with national and local planning policy guidance for the following reasons:
- Re-use of redundant commercial site for private and affordable housing.
- Bulk and mass of proposal responds to the context and setting of the development in the streetscene and makes efficient use of the site.
- Top storey has been designed using lighter materials and has been setback at the southern end, which allows the built form to address the natural slope of the site, stepping the height of the development down from Canons Court to Lodge Close.
- Due to significant separation distance between the buildings and Lodge Close and the alignment of the blocks, the impact in terms of sunlight/daylight and on outlook would not be as such to harm the residential amenity of the residents of Lodge Close.
- Proposed development has been sited to ensure that TPO trees would not be impacted upon.

f) Consultations:

- **Engineering Services:** requested that storm water run off be attenuated
- **Environment Agency:** no objection subject to suggested condition

Advertisement: | Major Application | Expiry: 17-NOV-05

Notifications:

Sent:	Replies:	Expiry:
82	8	13-JUL-06

Summary of Responses:

Addition of another block will add to traffic problems; inadequate car parking facilities; allowances need to be made for car access and refuse removal facilities; parking entrance so near Lodge Close there could be noise nuisance; close proximity to Lodge Close will cause loss of light, overlooking and loss of privacy; small site area is unsuitable for use of 26 flats; increased traffic flows; loss of privacy; density too high; building out of scale; services cannot cope; overdevelopment of site; risk of flooding; underground carpark too close to underground carpark at Lodge Close, would obscure views.

APPRAISAL

1) Land Use

The application site currently contains a redundant de-commissioned petrol filling station. The application proposes the change of use to residential. Policies EP20 and EP21 of the Adopted Unitary Development Plan (2004) seek to ensure that previously developed and vacant land are put to appropriate and beneficial use. In particular the Council seeks to ensure that all new housing takes place on previously developed land. The proposed development entails the provision of a new residential development to replace the redundant petrol filling station and as such the proposal is considered to be in accordance with the requirements of policies EP20 and EP21 and therefore the change of use to residential is considered acceptable.

2) Provision of Housing and Density

Housing:

The proposal includes the provision of 16 x 1 bed and 10 x 2 bed units. Council policies require the provision of a mix of dwelling sizes to reflect Boroughwide housing needs. The location of the site on a main road and the physical constraints of the site make it unsuitable for family accommodation and therefore the proposal is considered to be in accordance with Policies SH1, SH2, H7 and H9 which also seek to meet the housing needs of single people and smaller households.

Density:

The proposed development would be relatively high density with a density of 360 dwellings per ha. However, its location to Edgware centre, coupled with good access to services and public transport (Edgware tube station within walking distance and a number of buses services on Edgware High Street) this is considered to be acceptable.

3) Affordable Housing

The proposal entails the provision of 26 residential dwellings (16 x 1 bed flats and 10 x 2 bed flats). It is proposed that 9 dwellings, comprising 8 x 1 bed flats and 1 x 2 bed flat will be provided as affordable housing. This would result in 35% of the total dwellings proposed being affordable housing.

The Housing Enabling Team advised that with grant this scheme could support the provision of socially rented units as well as shared ownership units and that in the absence of a named RSL, it would be difficult to correctly negotiate the affordable housing element.

The applicant's responded by stating that the toolkit report was produced in May 2006 and at that time the 2006/07 version of the toolkit had not yet been released and therefore the assessment was undertaken using the 2005/06 version. It is therefore to be expected that there would be some differences in certain variables within the toolkit which would generate slightly different conclusions. The applicants remain committed to the provision of affordable housing on this site and will review the Council's list of approved RSL's with a view to commencing negotiations in due course.

4) Standard of Design and Layout

The main issues are the appearance of the proposed development (design considerations) and the effects on the character and appearance of the area. New development should respect the character and landscape of the locality within which it is to be built and should have a satisfactory relationship with adjoining buildings.

The application site is located along part of the High Street characterized by large 3 to 5 storey blocks of flats set back from the street. The site slopes considerably from the north to the south. The proposed four to five storey block is to be centred on the site with a set back from the pavement. This would allow for a landscaped garden to the front in keeping with the character of the surrounding area. The entrance to the basement car park would be located along the lower southern part of the site.

The surrounding properties reflect a variety of designs and styles. The contemporary style of the proposed building is therefore considered acceptable in this context. The proposal would also be of similar height and footprint as neighbouring developments along High Street/ Stonegrove and would have visual interest and relief by the use of differing heights and materials. As such it is considered that the proposed development is acceptable in terms of design, appearance, scale and bulk and would preserve the character and appearance of the immediate area and the nearby Canons Park Estate Conservation Area.

5) Amenity

New residential development should be designed to ensure adequate privacy and residential amenity for new and existing housing. The proposed development has been designed in such a way as to prevent overlooking of habitable room windows and to provide substantial amenity space for future residents.

Lodge Close, a five storey residential block adjoins the application site to the south. There would be a minimum separation distance of 19.3 metres from the southern corner of the proposed development and the centre of the nearest habitable room window of Lodge Close. Furthermore a group of 12 metre high trees are running along the boundary with the application site which further obscures the northern and western elevation of Lodge Close. It is therefore not considered that the proposed development would have an adverse effect on the amenity of residents of Lodge Close in terms of loss of daylight/sunlight, privacy or outlook.

A single storey car park and caretaker's flat adjoin the site to the west. There are no habitable room windows located in the flank wall of the caretaker's flat along the shared boundary with the application site. It is therefore not considered that the proposed development would have any effect in terms of amenity on the caretaker's flat.

Canons Court, a three storey residential terrace adjoins the site to the north. Canons Court is separated by a private access road from the boundary with the application site. The flank wall of Canons Court is approximately 4 metres away from the site boundary and as there are no windows located in the flank wall it is not considered that the residents of Canons Court would be adversely affected in terms of amenity.

The proposed development is not considered to have a material impact on the amenities of adjoining properties and in terms of daylight/sunlight the proposal meets the criteria of the BRE Guidelines.

6) Trees

There are a number of TPO trees on the application site and also near the boundary fences on adjoining properties. In order to protect the existing trees on the site a buffer of 2.75 metres were included to the rear of the site which would result in the retention of all trees subject to TPO's on the site. The proposed development has also been sited in such a way that there would be no detrimental impacts on the trees surrounding the site.

7) 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.

BENTLEY GROVE (THE GROVE), P/1764/06/CAD/DT2
WARREN LANE STANMORE

Item: 1/14

Ward CANONS
RETENTION OF HOARDING & DISPLAY OF ADVERTISEMENT

Applicant: CREST NICHOLSON CHILTERN LTD

RECOMMENDATION

Plan Nos: 16378CC 13104 /TP-MP-003A

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

1 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.

2 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.

3 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.

4 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:

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

EP32 Acceptable Land Uses - Green Belt

- EP33 Development in the Green Belt
 - D4 The Standard of design and Layout
 - D27 Free Standing Advertisements
 - D28 Advertisement Hoardings
 - EP27 Species Protection
 - EP28 Conserving and Enhancing Biodiversity
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SEP6, EP32)
- 2) SINC (Site Of Nature Conservation Importance) considerations (EP27, EP28)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Developments, Other
Green Belt
Area of Special Character
Site of Nature Conservation Importance
Council Interest: Council owned land

b) Site Description

- Advertisement Hoarding has been located on a dense wooded part of Stanmore Common to the west of the junction with Warren Lane.
- Located approximately 150m to the south of the former BAE site that is being redeveloped for housing.
- Site is in the Harrow Green Belt and is also designated in the HUDP as a SINC (Site of Nature Conservation Importance) and as an Area Of Special Character.

c) Proposal Details

- Retention of directional rectangular 'V' board that has dimensions of 915 x 1840mm mounted on to posts (overall height of 2.0m)
- Signage provides information on the development and how to contact developer. Text is in White and Red lettering on a Blue and Gold background.

d) Relevant History

- None.

e) Applicant Statement

- Not submitted.

f) Consultations:

- **Ecology Officer:** No objections
- **Stanmore Society:** No response

Notifications:

Sent:

1

Replies:

0

Expiry:

26-JUL-06

APPRAISAL

1) Green Belt Land

The retention of the hoarding would not have a harmful effect on the green character of the locality. It occupies a limited area of land and it is not considered to be a visually obtrusive feature.

2) SINC considerations

The Ecology Officer is satisfied that no adverse effects would result for protected species or their habitats or on the status of the site as a SINC.

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.

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.

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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E-mail: odpm@twoten.press.net

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

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

The application was deferred at the Development Control Committee of 26th July 2006 to allow a site visit by Members.

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

P/1373/05/CFU	Redevelopment:	Detached two storey house and double garage.	WITHDRAWN 06-OCT-05
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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 Wield 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 & 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.

168-172 HONEYPOT LANE, STANMORE **Item: 2/03**
P/1669/06/CVA/RP1
Ward QUEENSBURY
VARIATION OF CONDITION 9 OF PLANNING PERMISSION P/2972/05/CFU TO
ALLOW HOURS OF USE FROM 06.30 TO 20.00 ON MONDAY TO FRIDAY, 07.00
TO 16.00 ON SATURDAY, 09.00 TO 16.00 SUNDAY

Applicant: UK & EUROPEAN INVESTMENTS LTD
Agent: INDIGO PLANNING

RECOMMENDATION

Plan Nos:

GRANT permission for the variation described in the application.

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

SEM3 Proposals for new employment generating employment

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Noise (EP25)
- 2)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Development, other

Council Interest: None

b) Site Description

- Only a small part of the site lies within the borough to the rear of flats at 185-215 Everton Drive and 1-8 Lowther Road. The majority of the site is within Brent.
- An existing fence separates the flats from the site and this is to be replaced with a fence designed to keep any noise and disturbance created by lorries turning and delivering within the site.

c) Proposal Details

To vary Condition No 9 attached to the existing permission.

Hours permitted by condition		Variation requested
0800 to 1800	Mon to Fri	0630 to 2200
0800 to 1800	Sat	0700 to 1600
No trading	Sun	0900 to 1600

d) Relevant History

P/2077/04/CFU	3 detached blocks to provide 10 units for light/general industry + storage with access and parking	REFUSED 14-OCT-04
P/2810/05/CFU	Redevelopment to provide detached building for use as builders' merchants, access, parking and service areas.	GRANTED 15-MAR-06
P/1007/06/CVA	Removal of Condition No 9 re hours of use	WITHDRAWN 30-MAY-06

e) Applicant Statement

- Brent Council approved the development with no restrictions on hours of trade or operation 28 February 2006.
- Operator needs early opening time to enable builders to pick up materials before start of work.
- The area in Harrow is to be used as a turning point and parking area for deliveries
- Sufficient distance to nearby properties and further planting and fencing to be carried out.

f) Consultations:

Notifications:

Sent:	Replies:	Expiry:
187	1	12-JUL-06

Summary of Response:

Maintains previous objection to development.

APPRAISAL

1) Noise

Policy EP25 relates to noise and vibration and what measures will be taken into account for the reduction of noise. This includes planting and landscaping, noise screens and controlling hours of operation. Given how the boundary divides the site between Harrow and Brent with a large majority of the site in the latter including access and the entire building and details of planting, landscaping and an acoustic fence now provided (pursuant to other conditions) it is considered that these physical measures will protect residential amenity in Harrow. This in the circumstance that Brent have not controlled, using planning powers, the hours of operation or delivery.

2) Consultation Responses

No new points are raised in relation to the variation.

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 of a variation.

6 FAUNA CLOSE, BROCKLEY PARK, STANMORE

Item: 2/04

P/1608/06/CFU/ML1

Ward CANONS

OUTBUILDING IN REAR GARDEN

Applicant: DR COLIN ELTON

RECOMMENDATION

Plan Nos: CE1; Artist's Impression and Floorplan of 'Mojave' received 01-AUG-06;
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 northern 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

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

EP33 Development in the Green Belt

EP34 Extensions 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.

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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) Development in the Green Belt (SEP6, EP33, EP34)
- 2) Standard of Design and Layout (SD1, D4, D5)
- 3) Residential Amenity (SD1, D4, D5)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder

Green Belt

Council Interest: None

b) Site Description

- Easterly facing detached two-storey dwellinghouse on a corner of Fauna Close.
- There is an existing fully glazed rear conservatory at the rear of the property.
- There is a slight rise in ground level from the south to the north of the site.
- The property's rear garden measures approximately 15m x 10m and is surrounded on its western and southern sides by a 2.4m high wall, a 1.8m fence marking the boundary with the adjacent property No.4.
- There are shrubs and sparse trees outside of the site at the rear, adjacent to the wall at the back of the garden.

c) Proposal Details

- The erection of a 3.073m x 4.343m single storey timber outbuilding in the rear garden.
- The outbuilding would have a hipped pitched roof with a maximum height of 2.92m.
- The outbuilding would be located in the back corner of the rear garden, its longer side being along the rear boundary and its shorter side being located along the boundary with the adjacent property No.4.

d) Relevant History

- None

e) Applicant Statement

- None

f) Notifications:

Sent:
5

Replies:
0

Expiry:
10-AUG-06

APPRAISAL

1) Development in the Green Belt

Policies EP33 and EP34 of the UDP state the criteria against which development in the Green Belt will be assessed. The location of the proposed outbuilding would be within the property's rear garden, which is bounded on all sides by a 1.8-2.4m high wall/fence. This property is located on a new housing estate within the Green Belt and an ancillary structure such as this would not be inappropriate or disproportionate, given its footprint of some 13m² in comparison with the 300m² total site area. The proposed outbuilding would not therefore affect the openness and character of this part of the Green Belt.

2) Standard of Design and Layout

The proposed design of the wooden outbuilding is appropriate in terms of its residential location and would not detract from the design of other development in the locality and is deemed to be acceptable. Its impact on the streetscene of Fauna Close at the rear would be largely screened by the 2.4m high boundary wall.

3) Residential Amenity

The proposed outbuilding would take up only a small area at the back of the property's rear garden so that over 120m² would remain, and in this way would not be deemed to unacceptably reduce the private outdoor amenity space for the occupiers of the property. With regards to neighbouring amenity the most likely impact would be on the occupiers at No.4, the adjacent property to the north of the site.

The fact that the outbuilding would be less than 3m high on the boundary with No.4 and be sited adjacent to a 1.8m high fence would, along with the slightly higher land level of No.4, ensure that this development would have no detrimental impacts on the residential or visual amenities of neighbouring occupiers. It is conditioned that there should be no glazing in the northern flank of the outbuilding to ensure no detrimental overlooking of the rear garden of No.4, safeguarding the amenity of neighbouring occupiers in this way.

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.

ALEXANDRA AVE CLINIC, 245 ALEXANDRA AVE, SOUTH HARROW

Item: 2/05

Ward ROXBOURNE

REMOVAL OF CONDITION 13 (REQUIRING THE PROVISION OF 4 WHEELCHAIR ACCESSIBLE HOMES) AND VARIATION OF CONDITION 16 (RELATING TO THE PROVISION OF 10 KEY WORKER HOMES) OF PLANNING PERMISSION P/1776/03/CFU

Applicant: DRIVERS JONAS SURVEYORS

RECOMMENDATION

Plan Nos: Plan Nos. C1.5.11

GRANT variation(s) in accordance with the development described in the application and submitted plans as follows:

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Removal of Condition 13 (H18)
- 2) Variation of Condition 16 (SH1, H5, H6)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Site Area: 0.353 ha
Council Interest: None

b) Site Description

- Recently constructed 3-4 storey Alexander Ave Primary Care Centre;

c) Proposal Details

- Removal of condition 13 to planning permission P/2976/03/CFU regarding the provision of 4 wheelchair accessible units;
- Variation of Condition 16 to planning permission P/2976/03/CFU regarding the provision of key worker housing;

d) Relevant History

P/1875/03/COU	Outline: Redevelopment: 3-storey primary care centre (class D1) with lower ground floor parking up to 2,900m ² floor space, access.	GRANTED 18-SEP-03
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Item 2/05 : P/821/06/DVA continued/...

P/2976/03/CFU	Redevelopment: Detached 3-4 storey building to accommodate primary care centre and 10 units as key worker accommodation with access and parking.	GRANTED 11-FEB-05
P/3110/04/DFU	Variation of Condition No.11 of P/2976/03/CFU	GRANTED 11-FEB-05

e) Applicant Statement

- Approved plans not able to physically accommodate wheelchair housing.
- The Chief Planning Officer acknowledged this by letter dated 16th December 2004.
- Key worker housing difficult to sell, require flexibility in the definition of Key Worker to allow sale of units.

f) Consultations:

- None.

Notifications:

Sent:
70

Replies:
Petition (5 signatures)

Expiry:
21-JUL-06

Summary of Response:

Building should have been built one storey less, building is an eyesore, building overlooks neighbouring properties, developer should plant trees on boundary, boarder fence should be higher, question whether site offers enough car parking.

APPRAISAL

1) Removal of Condition 13

The approved plans show no lift access to the residential component of the building at 1st floor level. However a condition (13) was attached to the permission requiring that 4 units be accessible by wheelchair users. This will not be physically possible without the construction of a lift and or submission of a new planning application.

This situation was brought to the attention of the Director of Strategic Planning who replied on the 16/12/04 with the following:

"I have reviewed the plans approved with this particular application and it is clear that the residential accommodation could not physically be made accessible to wheelchair standards. I have also discussed this with the Council's Interim Chief Planning Officer and we cannot foresee any circumstances where planning officers could recommend taking action to enforce this condition or where the Local Planning Authority could reasonably come to the conclusion that it should be pursued."

In light of the above it seems unreasonable to enforce a condition that could never be feasibly complied with in the first instance. It is therefore recommended that condition 13 to planning permission P/2976/03/CFU be deleted.

2) Variation of Condition 16

The proposal to vary condition appears acceptable in principle. Currently the applicant is struggling to fill the units being restricted to selling them solely to key workers. According to the applicant this type of housing stock has proved difficult to fill across the country with people reluctant to be attracted to property that binds them to selling the property only to other key workers. Further the definition of key worker is restricted in terms of the section of society who are able to fill this type of housing.

The government position now with regard to key worker housing is that all new key worker housing built over the next two years is to be open to all those on Council waiting lists.

The applicant proposes to market the housing to the Primary Care Trust, Brent Teaching Primary Care Trust and Hillingdon Primary Care Trust Key Workers in the first instance (6 months prior to works completion). If any flats are available after marketing Key Worker nominations from the London Boroughs of Brent, Hillingdon and Harrow and Notting Hill Housing Trust may be sought.

Essentially should the Notting Hill Housing Trust be unsuccessful in marketing the units to key workers that it is allowed to market them to non-key workers.

Housing Enabling have expressed no concerns with the proposal and this is line with the nomination agreement already signed and in place between the Notting Hill Housing Trust and the Harrowing Primary Care Trust.

It is therefore considered that the variation of condition 16 to allow for a degree of flexibility in the definition of Key worker be approved.

3) Consultation Responses

The issues raised by the 5-signature petition are relevant to the approved planning permission of 2005 and cannot be addressed in this planning 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.

EBBERSTON, 39 SOUTH HILL AVE, HARROW

Item: 2/06

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 further deferral was requested at the meeting of 26th July 2006, to allow officers to investigate and establish the extent of any breach of the 45° Code as set out in the Council's SPG.

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. It is acknowledged that the extension would not comply with the 45-degree code in the relevant SPG. However, paragraph 3.13 of this supplementary guidance goes on to state that this code should not simply be applied on a mechanical basis, but should always be applied as part of an assessment of site considerations. Taking into consideration the orientation of this dwelling and neighbouring dwellings, the distance maintained between the proposed extension and site boundaries, 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.

Item: 2/07

PINNER BOWLING CLUB, PINNER P/1692/06/DFU/RM2
MEMORIAL PARK, PINNER

Ward PINNER SOUTH

SINGLE STOREY SIDE EXTENSIONS TO BOWLING PAVILION (REVISED)

Applicant: PINNER BOWLING CLUB
Agent: DENNIS GRANSTON

RECOMMENDATION

Plan Nos: PB/01 /4A; 5A; 6A; 7

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
SEP5 Structural Features
R3 Public Open Space
R4 Outdoor Sports Facilities
EP28 Conserving and Enhancing Biodiversity
EP47 Open Space
C17 Access to Leisure, Community and Retail Facilities
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:

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.

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

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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) Standard of Design and Layout (SD1 & D4)
- 2) Structural Features, Conserving and Enhancing Biodiversity, Open Space (SEP5, EP28 & EP47)
- 3) Outdoor Sports Facilities (R4)
- 4) Access to Leisure, Community and Retail Facilities (C17)
- 5) Parking Standards (T13)
- 6) Consultation Responses

INFORMATION

Referred to DCC as application is within a Site of Nature Conservation Importance.

a) Summary

Statutory Return Type: Minor Development

Council Interest: None

b) Site Description

- Single storey pavilion set within the enclosed grounds of the Pinner Bowling Club, next to the club's bowling green
- The club grounds are set within Pinner Memorial Park which is designated as 'Open Space' and a 'Site of Nature Conservation Importance' in the UDP
- The existing pavilion has pebble dashed rendering
- There is an existing detached wooden shed housing toilets for the use of club members and guests

- To the south and west of the club pavilion and shed is a row of mature trees and behind them are dwelling houses.

c) Proposal Details

- Demolition of the existing wooden shed
- First extension to be located along the southern elevation of Pavilion and would provide changing and toilet facilities and storage for club equipment.
- Second extension located along the north elevation of Pavilion would provide kitchen facilities for the club.
- Ramp along east elevation to provide wheelchair access.

Revisions to Previous Application:

Following the previous recommendation for refusal and subsequent withdrawal of application (P/718/06/DFU) the following amendments have been made:

- Access to disabled facilities located internally as opposed to external access.
- Addition of further side extension to northern elevation to provide larger kitchen.

d) Relevant History

WEST/733/93/FUL	Single Storey Replacement Club House	GRANTED 15-MAR-94
P/718/06/DFU	Single storey extension to pavilion	WITHDRAWN 07-JUN-06

7-AUG-2006 – Telephone call to agent in regards to no ramp details shown on current application, whereas one was shown on previous application. Agent stated that ramp was noted required. Explained the new 'Access to All' supplementary planning document and that a ramped access would be required. Agent agreed, revised plans submitted on 8-AUG-2006.

e) Applicant Statement

- None

f) Consultations:

The Pinner Association : No response

Notifications:

Sent:	Replies:	Expiry:
7	0	17-JUL-06

APPRAISAL

1) Standard of Design and Layout

The design of the proposed extension would be in keeping with the existing pavilion. The existing roofline would be continued over the proposed extension forming part of the changing rooms and toilet facilities, whereas the new roof over the kitchen extension would be subordinate to the existing roof and would have a lower roofline.

The proposed windows to the extension would match the existing. It is considered that, subject to the use of appropriate matching materials, there would not be any unacceptable impact on the character of the existing pavilion.

The proposed extension to the southern elevation of the pavilion would encroach closer to the neighbouring houses. The existing pavilion is set approx 17m from the rear of the neighbouring houses. With the extension the pavilion would be 12m from the rear wall of the houses. The existing detached shed, although smaller than the proposed extension, is closer to the houses. There are mature trees on the boundary between the club pavilion and the rear of the houses.

The southern extension would have windows facing the neighbouring houses. However the houses are set below the level of the pavilion and the vegetation and fence on the boundary, the pavilion is single storey and the distance between the houses would mitigate any perceived or actual overlooking.

In relation to the kitchen extension along the northern elevation of the pavilion, this extension would be sufficiently sited away from neighbouring houses and would be obscured from view by the dense vegetation bounding the western site boundary.

It is considered that the distance between the houses and the proposed extension is sufficient to mitigate any unacceptable impact on the occupiers of those properties.

- 2) Structural Features, Conserving and Enhancing Biodiversity, Open Space**
Pinner Memorial Park is designated as 'Open Space' and a 'Site of Nature Conservation Importance' in the UDP. This designation acknowledges the local and regional importance of the Park.

2.1 Site of Nature Conservation Importance

As Site of Nature Conservation Importance, the development proposed is to be assessed to ensure that the proposal has taken account of Nature Conservation where relevant with regard to any potential impact on wildlife and ecology of the site.

The proposed extensions would be on a piece of grassed lawn that already has a small shed. It is therefore considered that in this particular case that there would not be a significant impact on wildlife as a result of this development.

2.2 Open Space

The Council is under obligation to protect and where appropriate enhance any space benefiting from a designation in the UDP as Open Space. Policy EP47 states that: "development, apart from small scale ancillary facilities needed to support or enhance the proper functioning of the open space will not be permitted on open spaces identified..."

This proposal is to provide the Bowling Club with improved facilities for their members. It is considered that the extension would be small in scale and support the use of the surrounding land as a Bowling Green.

3) Public Open Space, Outdoor Sports Facilities

Policy R3 encourages the full use of public open spaces by all sections of the community through supporting and encouraging proposals to improve the quality, accessibility and variety of such spaces.

The reasoned justification to Policy R4 states that the Council will consider providing additional outdoor facilities in parks... where there is no detrimental effect on the environment or amenity of local residents. Any built development should be ancillary to outdoor recreational uses.”

As noted above it is considered that there would not be any unacceptable impact on the environment or on the amenity of neighbours.

The use of the extensions to the existing pavilion would be to enhance the changing facilities for the club members and provide a disabled toilet for members and their guests accessible from inside the club. There are also storage facilities shown and an extension to the existing kitchen facilities. This would be ancillary to the existing outdoor recreational use of the site. It is considered that the access of the disabled toilet from inside of the club is a much required improvement to the previous withdrawn application ref: P/718/06/DFU – which showed the access to such facility from outside the pavilion, giving due regard to the recommendation for this application, the proposed revised scheme is considered to be acceptable. Based on this, it is considered that the development would improve the quality of the current use and provide accessibility by providing a range of facilities to meet the needs of existing and potential users as required in the policy.

4) Access to Leisure, Community and Retail Facilities

Policy C17 seeks to address the needs of disabled people, parents with children, the elderly and people with special needs. The reasoned justification to Policy C17 states that the “need to improve accessibility for all has been reinforced by the Disability Discrimination Act 1995 and the the Council acknowledges that improved access benefits a wide range of people, including those temporarily disabled or those accompanied by children or carrying heavy loads. The Council attaches great importance to the need for easy access to public facilities such as... recreation facilities, and other community facilities and regards these as integral components of a more accessible environment.”

The proposal shows a ramp to assist access to the main pavilion of the club as well as a disabled toilet accessible from inside the property. Subject to agreement of details such as handrails and surface materials, this is considered acceptable and meets the objectives set out in Policy C17.

5) Parking Standards

The extensions are in response to a need to upgrade internal changing and bathroom facilities for the members of the club. There are no parking spaces within the red outline existing or as part of this proposal. It is considered however that the close proximity to the Underground Station and bus routes at Pinner, as well as existing car parking facilities in the Memorial Park provide adequate parking for the bowling club.

6) 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.

Item: 2/08
WEST LODGE, THE GROVE, WARREN P/2415/05/COU/SC2
LANE, STANMORE

Ward CANONS
OUTLINE: REPLACEMENT DETACHED HOUSE

Applicant: MR & MRS J BRIGGS
Agent: REYNARD DESIGNS

RECOMMENDATION

Plan Nos: TG/1234, Existing site plan (1:1250) and Proposed site plan (1:500)

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

1 Approval of the details shown below (the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced:

- (a) design of the building(s)
- (b) external appearance of the building(s)
- (c) landscaping of the site

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

2 Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall commence before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: To comply with the provisions of Section 92 of the Town & Country Planning 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

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

EP33 Development in the Green Belt

D4 Standard of Design and Layout

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Areas of Special Character, Green Belt and Metropolitan Open Land (SEP6, SD1, EP33, EP34)
- 2) Standard of Design and Layout (D4)
- 3) Site of Nature Conservation Importance (EP28)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Redevelopment

Area of Special Character

Site of Nature Conservation Importance

Green Belt

Site Area: 0.15ha

Council Interest: None

b) Site Description

- Small bungalow with a white painted pebbledash finish and slate roof
- Site is located off Stanmore Common, adjacent to but separate from the BAE site and is reached via an unsurfaced road leading from Warren Lane.
- Situated within the Green Belt and Area of Special Character.
- Property is neither Statutorily nor Locally Listed

c) Proposal Details

- Outline permission is sought for siting and access in relation to the demolition of the existing house and its replacement with a similar styled house with first floor accommodation
- The proposed new first floor element would accommodate 3 bedrooms, 2 of which would be en-suite, and a bathroom

d) Relevant History

EAST/970/97/FUL Single-storey side extension

GRANTED
10-FEB-98

e) Applicant Statement

- None.

f) Consultations:

- Stanmore Society

Notifications:

Sent:
1

Replies:
0

Expiry:
17-OCT-05

APPRAISAL

1) Green Belt Land and Area of Special Character

Harrow's Unitary Development Plan policy requires that 'development will be strictly controlled within the green belt to ensure that such land remains primarily open and existing environmental character is maintained or enhanced' and in the case of extensions to dwellings, 'not result in disproportionate additions over and above the size of the original dwelling'.

The proposed changes to the footprint, floor area and site coverage of the property are summarised in the table below:

	Existing	Proposed	Increase over original
Footprint (m²)	105	195.5	86%
Floor Area (m²)	132	277	109%
Site Coverage	7%	13%	

In this instance, 'West Lodge' is an isolated residential unit surrounded by a major tree mass. Due to the extensive tree coverage it is not visible from the main road or most parts of Stanmore Common. Whilst being sited adjacent to the BAE site it has a garden area of its own in excess of 1,000 sq. metres. The proposed replacement detached house would sit comfortably within the large existing site and would not be visible from much of the adjoining land.

This application is for outline permission relating to the siting and access only. The proposed location of the new dwelling is on the same site as an existing house, albeit with an increased footprint. The existing property is a single-storey neo-Gothic style cottage with a three-section (two transverse and one lateral) high-pitched gable roof. The replacement dwelling is proposed to be of a similar style and have a similar roof structure that would accommodate the first floor.

Given that there is an existing house on the site it would not be detrimental to the character of the Green Belt for a replacement house to occupy the same land. The proposed new dwelling would cover 13% of the site and would not therefore dominate the site.

Access to the existing dwelling is currently by an unpaved road from Warren lane. There is no change planned to this access. The development would not therefore be detrimental to the character or appearance of the Green Belt in this regard.

2) Amenity of Neighbours

Due to the isolated nature of the site and the extensive tree coverage the proposal would not have any detrimental impact on local residential amenity levels.

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.

PRIORY LODGE, PRIORY DRIVE, P/2302/05/CFU/SC2
STANMORE

Item: 2/09

Ward STANMORE PARK

RETENTION OF TWO GARDEN BUILDINGS

Applicant: MR M SHAH
Agent: N KOTAK ASSOCIATES

RECOMMENDATION

Plan Nos: 5082.01

GRANT permission for the development described in the application and submitted plans:

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

EP33 Development in the Green Belt

EP34 Extensions to Buildings in the Green Belt

D4 Standard of Design and Layout

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Areas of Special Character, Green Belt and Metropolitan Open Land (SEP6, SD1, EP33, EP34)
- 2)** Standard of Design and Layout (D4)
- 3)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder

Green Belt

Council Interest: None

b) Site Description

- Large mansion style house set in an extensive curtilage
- Property is part of a sizeable private housing estate of like premises
- Main entry to premises is on southern side of Priory Drive, with The Common (A4140) on eastern flank
- Opposite side of The Common is open land

c) Proposal Details

- Retention of two timber structures in rear garden
- One timber open pavilion measuring 10.4m by 4m with additional section projecting to the side with access steps. Overall size of structure is 10.4m by 6.7m. This structure is attached to an existing brick structure in the rear garden. The pavilion is 4m from rear boundary of garden and 17.5m from rear of main dwellinghouse. The structure has a fabric roof supported on timber poles.
- One timber gazebo 6.2m diameter in rear garden, with fabric roof supported on timber poles. Gazebo is 5.6m from rear of main dwellinghouse and 6m from side boundary (with The Common)

d) Relevant History

LBH/39920	Retention of single-storey side and rear extensions including granny annexe	REFUSED 19-MAR-90 APPEAL ALLOWED 07-OCT-91
LBH/39921	Single-storey front side and rear extensions with new front porch	REFUSED 19-MAR-90 APPEAL ALLOWED 07-OCT-91

e) Applicant Statement

- None.

f) Consultations:

- None.

Notifications:

Sent:
2

Replies:
0

Expiry:
07-NOV-05

APPRAISAL

1) Areas of Special Character, Green Belt and Metropolitan Open Land

The property is located within the Green Belt and is within an Area of Special Character. These are important and material planning considerations. However, the site has been developed for residential use, and forms part of a larger development of substantial family dwellings.

Harrow Council's Green Belt policies require that proposals to extend buildings should minimise the adverse effect on the Green Belt character and be appropriate in terms of bulk, height and site coverage in relation to total site area.

The timber structures are located in the rear garden of the property, which is shielded from the public highway and from neighbouring properties by trees and other boundary foliage. They would not, therefore, be visible either from the public highway or from neighbouring properties. The structures occupy a total area of 170m², which represents just over 5% of the total plot area.

To allow these structures to remain would not be detrimental to the appearance or character of the Green Belt, as they would be shielded from view. It would also not detract from the purpose of the Green Belt, given their location within the curtilage of a dwelling which is located within a larger area of developed land on the Green Belt.

2) Standard of Design and Layout

The pavilion is 10.4m long and 6.7m wide (at its widest point), and the gazebo has a diameter of 6.2m. They are constructed in an open style, rather than as solid structures, which serves to mitigate the appearance of their size. They have been constructed from stained timber so as to be sympathetic to their surroundings. They are also set in ample grounds and in no way dominate their setting.

3) Consultation Responses

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

- Council's conservation officers raised no objection to the retention of the structures, as they would not be visible from either the highway or neighbouring properties.

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.

**SOUTH WINDS, 1 SOUTH VIEW RD, P/935/05/CFU/GL
PINNER**

Ward PINNER

FENCING TO FRONT AND REAR BOUNDARIES

Applicant: MR ANIL PATEL

RECOMMENDATION

Plan Nos: SITE PLAN; FENCE PLAN 1; FENCE PLAN 2

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 A scheme of soft landscaping for the fencing to be retained and shown on approved Plan 1 shall be implemented within three months of the date of grant of permission. Soft landscaping shall include climbing plants and shrubs designed to mitigate the appearance of the fence.

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

3 The rear fence hereby approved shall be constructed strictly in accordance with approved Plan 2.

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

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

EP33 Development in the Green Belt

D4 Standard of Design and Layout

D14 Conservation Areas

2 INFORMATIVE:

The approval of the fencing on the South View Road/Pinner Hill frontage is not intended to set a precedent for the Conservation Area.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Areas of Special Character, Green Belt and Metropolitan Open Land (SEP6, SD1, EP33, EP34)
- 2)** Standard of Design and Layout (D4)
- 3)** Conservation Areas (D14)
- 4)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Householder
Green Belt:
Conservation Area: Pinner Hill Estate
Site Area: 0.25ha
Council Interest: None

b) Site Description

- Large detached house set in an extensive curtilage
- Property is part of a sizeable private housing estate of like premises
- Main entry to premises is on southern side of South View Road, with Pinner Hill on eastern flank
- Vacant plot on western flank boundary
- Property has hedge forming most of South View Road frontage, with new timber fence forming remainder and Pinner Hill frontage

c) Proposal Details

- Retention of new fencing to South View Road and Pinner Hill frontages
- Replacement fence on western flank boundary

d) Relevant History

P/2149/05/CFU	Part single/part 2 storey side and rear extension, creation of part basement	GRANTED 21-FEB-06
P/3147/04/CFU	First floor side and two storey rear extensions	GRANTED 17-JAN-05
P/2345/04/CFU	Retention of 2 metre high fencing on pinner hill and south view road frontages	REFUSED 17-NOV-04

Reason for Refusal:

The proposed fence by reason of the concrete posts and the bright colour of the untreated timber panels is considered to be visually obtrusive, and would be out of character to the detriment of the character and appearance of this part of the Conservation Area.

e) Applicant Statement

- None.

**f) Consultations:
Pinner Hill Residents Association
Conservation Area Advisory Committee**

Advertisement:	Character of Conservation Area	Expiry: 05-JUL-05
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Notifications:

Sent:	Replies:	Expiry:
8	0	05-JUL-05

Summary of Response:

Design and Conservation Officer notes that the fencing at the South View Road/Pinner Hill frontage has now weathered. Earlier request that fence be treated no longer valid. Recommends a scheme of landscaping to mitigate effect of concrete posts.

APPRAISAL

1) Areas of Special Character, Green Belt and Metropolitan Open Land

The property is located within the Green Belt. This is an important and material planning consideration. However, the application site has been developed for residential use, and forms part of a larger private estate of substantial family dwellings.

Harrow Council's Green Belt policies require that proposals should minimise the adverse effect on the Green Belt character and be appropriate in terms of bulk, height and site coverage in relation to total site area.

The fence erected on the South View Road and Pinner Hill frontage was a replacement for an earlier fence.

The other proposed fence, at rear, will serve as a replacement to an existing timber fence that is dilapidated to the extent that repairs are no longer feasible. This rear fence is on the boundary with a vacant plot of land that is partially overgrown.

Given that both fences either have or will replace existing in a previously developed part of the Green Belt, it is not considered that they would be harmful to the Green Belt.

2) Character and Appearance of a Conservation Area

In addition to being in the Green Belt, the property is within the Pinner Hill Estate Conservation Area. This is another material planning consideration.

The new fence on the South View Road/Pinner Hill frontage is constructed from timber panels with concrete posts. When first constructed, the fence was relatively visually intrusive. It was initially suggested by the Design and Conservation Officer that the fence, together with the concrete posts, should be stained to mitigate its appearance. A sample section of the fence was treated in July 2005. With the passage of time, the wooden fence panels have weathered such that they appear less stark. The Design and Conservation Officer is now of the opinion that staining of the wood, and painting of the concrete posts, would have a negative effect on the character and appearance of the Conservation Area. The applicants have offered instead to plant trailing and climbing plants to cover the fence. This course of action is considered to be acceptable as it would, in time, serve to shield the fence. It would also enhance the appearance of the Conservation Area by making the area blend in with other boundary treatments in the area. It is considered that landscaping should be made a condition of the grant of planning permission, but that approval for a formal landscaping scheme is not required.

The rear fence will be constructed from timber panels with timber posts. As such it would maintain the appearance of the fence it would replace and does not detract from the character or appearance of the Conservation Area.

3) Standard of Design and Layout

The replacement fence at the South View Road/Pinner Hill frontage was constructed with horizontal panels and concrete posts. As outlined in the above sections, the concrete posts failed to preserve or enhance the appearance of the Conservation Area. Front boundary fences are uncommon in this part of the Conservation Area, the majority of properties having hedges. However, the fence replaces one that has been in existence since 1996. The proposed landscaping will serve to mitigate the appearance of the fence, and as such it is recommended that the fence be retained. It is further recommended that an informative be added to the permission indicating that the approval of this fence will not set a precedent for the wider Conservation Area.

4) Consultation Responses

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

- Council's conservation officers raised no objection to the retention of the new fence provided that landscaping was introduced. They raised no objection to the rear fence.
- The Conservation Area Advisory Committee objects to the design of the fence. They argued that it should be close boarded, rather than having horizontal panels, and with no concrete posts.

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: 2/11
LAND ADJACENT TO 74 UXBRIDGE RD, P/1510/06/CFU/DM2
HARROW WEALD

Ward HARROW WEALD
REPLACEMENT OF EXISTING 15M HIGH TELECOMS MAST WITH NEW 16.7M
HIGH TELECOMS MAST

Applicant: HUTCHISON 3G (UK) LTD
Agent: AAP CONSULTING

RECOMMENDATION

Plan Nos: U00007042-111, 112, 113,M 114, 115

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

D24 Telecommunications Development

ST3 London-Wide Highway Network

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP (D24)
- 2) Need for Installation (D24)
- 3) Character of Area and Visual / Residential Amenity (SD1, D4)
- 4) Highway Safety (D4, ST3)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Site Area: 1sqm
Council Interest: None

b) Site Description

- Site contains an existing 15m high Hutchinson (H3G) telecoms mast with cabinet, located partly on footway adjoining no.74 Uxbridge Road
- Site is adjacent to a commercial petrol filling station, adjacent to two other telecoms masts and adjacent to a 8-10m high lamp post
- Site is located on a prominent ridge on Uxbridge Road, with uninterrupted views along the Road corridor
- The area is characterised by commercial uses to the northwest and residential dwellings to the southeast.

c) Proposal Details

- Replace existing 15m high telecoms mast with a 16.7m high telecoms mast to accommodate additional load bearing on telecommunications services in Harrow Weald
- Replacement structure to match existing mast, and is to be an ultra-slim line street works monopole mast, with an at ground level cabinet
- Replacement mast is to take up the same floor area, of one square metre as per existing.

d) Relevant History

E/1344/01/DTD	Determination: 15 metre high monopole mast with three antennas & two equipment cabinets	REFUSED 21-FEB-02
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Reasons for Refusal:

1. The proposed mast and its associated equipment cabins, by virtue of their proximity to a similar mast and other street furniture in this locality, would result in a cluttered stretch of pavement and be detrimental to the appearance of the streetscene.
2. The proposed mast and its associated equipment cabins, by virtue of their proximity to a similar mast and other street furniture in this locality, would result in a cluttered stretch of pavement and be detrimental to the appearance of the streetscene.

Planning Appeal Determination: 15 metre high monopole ALLOWED
APP/M5450/A/0 mast with three antennas & two 06-JUN-02
2/1089477 equipment cabinets

The planning inspectorate provided a number of reasons for allowing the development. The following are the main reasons, which addresses the three issues of the Planning Inspector's assessment, which were; character and appearance, public perception, and siting of the development.

1. "From short to medium distance viewpoints along Uxbridge Road the proposed development would be clearly visible. However it would be largely seen against a backdrop of a commercial petrol filling station with its associated buildings and signage. An existing Vodafone monopole in the vicinity of the petrol filling station, and some relatively tall lampposts along this part of Uxbridge Road, would further help to assimilate the proposed development. Against this background, and in this setting, the proposed development would not look unacceptably intrusive. Moreover, I don't consider that the proposed development would add so significantly to existing street work structure in the vicinity as to cause harm through the cumulative effect of such development".
2. "On behalf of health considerations and public concern, Government advice in PPG8 is that these matters can in principle be material consideration in determining applications for prior approval of telecommunication works. However, that guidance note also states that if a proposed telecommunications base station meets the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines for public exposure, it should not be necessary for a local planning authority, in processing an application for prior approval, to consider further health aspects and concerns about them. In this case the appellant has confirmed that the ICNIRP guidelines would be complied with, and this should provide reassurance to local residents. Moreover the relative unobtrusiveness of the proposed development should ensure that public awareness of its presence and concerns over health matters would soon diminish".
3. "The proposed development would occupy only a short length of footpath, over which sufficient width would remain, in my view to ensure that pedestrians would not feel unduly discomforted by passing traffic. I am of this view notwithstanding that Uxbridge Road past the site is undeniably a busy road. The Council has provided no technical highway evidence that would lend me to another view".

e) Applicant Statement

Replace existing 15m high telecoms mast with 16.7m high telecoms mast

- The upgrade will allow Hutchinson 3G to improve the coverage provided from the site, thereby avoiding the need for a second base station to be developed within the surrounding residential areas to remedy this problem.
- Rapidly growing customer demand in Harrow area has resulted in the "cell breathing" phenomenon becoming apparent, whereby the cell size and thus the coverage area from a cell contracts during periods of high usage. Therefore, the proposed increase in height is necessary to continue to provide at least a similar level of coverage to the area as at present.

- The proposal would have an extremely limited impact upon the visual amenity of the locality. The small increase in height that is proposed would hardly be noticeable and accordingly, for the same reasons that the Inspector allowed the previous appeal, it is my firm opinion that no loss of amenity would arise.

Applicants Statement against Councils UDP policy D24 (telecommunications development) having regard to the Planning Inspector's comments

- a. There are no more suitable sites within the area capable of meeting H3Gs requirements. This was accepted by the Inspector in allowing the previous appeal. The sharing of existing alternative masts has also been re-considered, but it has been demonstrated that the upgrading of H3G's existing base station is the most appropriate solution.
 - b. The proposal before involves sharing (or upgrading) H3G's existing base station.
 - c. The application site is not located in any areas designated for their visual quality. However, in allowing the previous appeal the Inspector noted that the proposed mast would not, given its location and appearance, be detrimental to visual or residential amenity. Given that this application seeks to increase the height of the mast by a mere 1.7m (11%), the same reasoning and issues still apply, as the mast will not appear materially different.
 - d. This application is accompanied by a certificate of ICNIRP compliance which confirms that the base station will operate within the ICNIRP guidelines. Furthermore, emission profile diagrams are also attached, which demonstrate that the proposed base station will operate at between 2,927 and 16,315 times less than the ICNIRP threshold.
- f) **Consultations:**
Highways and Traffic : No objection

Notifications:

Sent:
58

Replies:
1

Expiry:
05-JUL-06

Summary of Response:

- One letter was received in support of the proposal. The letter supported the development because of to lack of signal service in the area. This matter has been addressed in the body of the report.

APPRAISAL

1) Compliance with ICNIRP guidelines

The proponent has provided an ICNIRP declaration with the application confirming compliance with the PPG8 public exposure guidelines. For this reason, it is not necessary for Council to consider actual or perceived health effects.

2) Need for Installation

The applicant provides technical information with regard to the current capacity and coverage. The technical information shows coverage along Uxbridge Road at levels defined as very low or unacceptable. For this reason, the additional height of 1.7m is proposed to overcome the “cell breathing” problem and to meet the growing demands on mobile services to the Harrow Weald area.

The applicant investigated alternative development options. This included, constructing a second base station at another location, sharing one of three other similar base stations operated by third party operators in the area, and upgrading the existing infrastructure adjacent to no74 Uxbridge Road. It was shown that the first two options were not viable given that, an additional mast would increase infrastructure and affect visual amenity along this part of Uxbridge Road, and sharing a third party mast would require upgrades of mast heights in excess of 5m. For these reasons, it was decided to upgrade the existing infrastructure to a height of 1.7m, to reduce infrastructure along the roadway, minimise amenity impacts to the area and increase service provision to the locality. Given this, the proposal is considered to comply with UDP Policy D24.

3) Character of Area and Visual / Residential Amenity

The scale and design of the replacement mast is coherent to the overall character of the area and surrounding built forms. The ultra-slim line street works monopole mast, with an at ground level cabinet, considers the built form and landscape culture of lamp posts, street trees and surrounding structures, which given the prominent Uxbridge Road location is an appropriate structure to the area and provides a key service to mobile patrons. Its siting adjacent to a petrol filling station and siting adjacent to two other telecommunications towers would mitigate the visual perception of the additional 1.7m height, given surrounding structures are 8-11.7m high and the existing tower is 15m high. This minor increase in height is not considered to have a detrimental impact on the character or appearance of the area.

The two adjacent masts located to the north and south of the subject site are 11m and 11.7m high respectively. The closest street furniture is a lamppost approximately 8-10 metres in height. The combination of these masts and lamppost and would mitigate the perceived obtrusiveness of the additional 1.7m height and would blend with the urban form of tall structures and landscape along this section of Uxbridge Road. The siting on the western side of Uxbridge Road, would remove the immediate effects on residential amenity given the closest dwelling is located 30m south west of the site. In addition, the relative openness of the roadway gives the perception of spaciousness around the subject site, which reduces public perception of harm to their living environment. The Planning Inspector, in allowing the planning appeal for the 15m high masts, stated the proposed development would not be unacceptably detrimental to the character and appearance of the surrounding area, and would not conflict with those policies of the development plan and emerging development plan that seek to prevent such harm.

Given this, the minor increase of 1.7m to achieve a total mast height of 16.7m would not make a material difference to the character, appearance and amenity to the area, compared with the existing 15m high structure.

As such, the proposal would comply with Council policies SD1, D4, would retain the openness of the site and would not impact negatively on the character or residential amenity of the area.

4) Highway Safety

The Highways Engineers did not object to the proposal. However, due to the location of the cabinet, partly sited on the footpath, concern was raised about pedestrian safety. The Planning Inspector in allowing the planning appeal for the 15m high mast, stated that concerns about the cabinet siting and pedestrian safety, particularly during maintenance or repair, would not be a material consideration due to the infrequency of this activity, and would not be a sufficient reason to refuse the application. Given the existing situation and width of the footway, it is considered that the replacement structure would not prejudice pedestrian movement and safety. With regard to vehicle access and safety, Uxbridge Road is a Borough distributor road with high volumes of free-flowing vehicle traffic. Given that no change is proposed outside of the existing site area, traffic access and safety would not be affected by this proposal. For these reasons the proposal complies with Councils policies D4, ST3.

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.

11 TEMPLE MEAD CLOSE, STANMORE **Item: 2/12**
P/1622/06/DFU/LW
Ward STANMORE PARK
REDEVELOPMENT TO PROVIDE 2 X SINGLE/DETACHED HOUSES WITH
PARKING (REVISED)

Applicant: MR D BAJARIA
Agent: DAVID R YEAMAN & ASSOCIATES

RECOMMENDATION

Plan Nos: 001A, 002, 003C, 004B, 005C, 006C, 007A, 008A, Proposed 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 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.

3 The first floor window(s) in the south and north facing flank wall (excluding the kitchen window) of House 1 and the north facing flank wall of House 2 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 amenities of the future occupiers of the development.

4 The proposed parking space(s) shall be used only for the parking of private motor vehicles 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.

5 Details for drainage of the development must be submitted to and approved in writing by the Local Planning Authority before commencement of the development hereby approved. The approved details should be implemented before occupation of the approved development.

REASON: To ensure a co-ordination of the interests represented by various sewerage and drainage authorities.

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 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.

9 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 F 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.

10 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.

11 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 of 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 para (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 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.

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

SH1 Housing Provision and Housing Need

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
H4 Residential Density
H18 Accessible Homes
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.

5 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.

6 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.)

7 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Appearance and Character of Area and Dwelling (SD1, SH1, D4, D5, D9, H4, SPG - Extensions)
- 2) Amenity (SD1, SH1, D4, D5, SPG - Extensions)
- 3) Parking and Traffic (T13)
- 4) Accessibility (H18)
- 5) Impact on Protected Trees (D10)
- 6) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	720m ²
Habitable Rooms:	House 1 – 8, House 2 – 7
Density:	150 hrpa; 27 dph
Car Parking:	Standard: 4 (maximum)
	Justified: See report
	Provided: 2
Council Interest:	None

b) Site Description

- Subject site is located on the northeastern corner of the junction of Capuchin Close and Temple Mead Close.
- Site is a large corner plot occupied by a detached bungalow, with attached double garage.

- Dwellings to the north in Temple Mead Close are all two storey, and a mix of either semi-detached or detached.
- Dwellings in Capuchin Close and to the immediate south in Temple Mead Close are all detached single storey bungalows.
- Three tree protection orders exist on the site, relating to trees to the front of the plot.

c) Proposal Details

- Existing single storey dwelling is to be demolished.
- Redevelopment to provide two dwelling houses on the site.
- Dwellings are two storeys high with pitched roof, both have front porches addressing Temple Mead close and rear patio areas.
- Dwellings have 3 and 4 bedrooms, provided on first floor and living areas on the ground floor.
- Car parking is provided with access from Temple Mead Close.

Revisions to Previous Application:

Following the previous planning application (P/1033/06/DFU) the following amendments have been made:

- Both dwellings have been stepped back 1m from road frontage.
- Footprint of House 2 has been reduced; ground floor has stepped in an additional 1.5m from the rear boundary on the ground floor and 1m on the first floor. Part of the first floor has also been stepped in 1.5m from Capuchin Close boundary.
- First floor window in rear flank of House 2 has been removed.
- Car parking layout has been amended.
- All 3 TPO trees have been retained on site.
- Internal changes to room sizes, doorway widths and access to improve accessibility to both dwellings.

d) Relevant History

P/960/04/DFU	Single storey side extensions	REFUSED 03-JUN-04
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Reason for Refusal:

1. The proposed single storey side extension, by reason of excessive bulk and prominent siting, would be unduly obtrusive in the streetscene and would result in an unacceptable loss of light and overshadowing of the lounge window of No. 13 Temple Mead Close, detrimental to the residential amenities of the occupiers.

P/141/05/DFU	Single storey side and rear extensions	REFUSED 16-MAR-05
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Reason for Refusal:

1. The proposed single storey side extension, by reason of excessive bulk and unsatisfactory chamfer design, would be unduly obtrusive and would impact unacceptably on the visual and residential amenities of adjacent residents. The proposed development would detract from the established pattern of development in the streetscene and the character of the locality.

P/1383/05/DFU	Single storey side and rear extensions	GRANTED 03-AUG-05
P/1033/06/DFU	Redevelopment to provide 2 x two storey detached houses with parking and ramped access to front doors.	WITHDRAWN 08-JUN-06

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
23

Replies:
8 (inc petition with 11
signatures)

Expiry:
11-JUL-06

Summary of Response:

Existing parking problems will be made worse; refuse and emergency vehicles will have problems accessing area; inadequate on site parking provision; detrimental effect on property values; loss of privacy; density too high; proposal out of scale with area and not in keeping with the character; overdevelopment of site; overbearing; reduction in sunlight; fencing changes open feeling of estate and changes outlook; covenant of estate does not permit fencing; additional noise and disturbance from additional dwellings.

APPRAISAL

1) Appearance and Character of Area and Design

The proposal seeks to construct two new dwellings on a plot currently occupied by one dwelling.

The proposal is in keeping in principle with Policy SH1 of the UDP that aims to increase the Harrow housing stock, through the effective use of previous developed land. In this instance, the plot lends itself to a development of this nature, given its size and position.

The existing dwelling, to be removed, is a single storey bungalow that was built as part of a development resulting in the formation of Capuchin Close, and as such design links exist with these dwellings. The removal of this bungalow in itself is not however considered contentious, as it has no special character or architectural merit. The new dwellings, being two storey, are different in both design and appearance from the dwellings in Capuchin Close, but will not appear dissimilar to the existing dwellings in Temple Mead Close, which, to the north, are two storey dwellings, furthermore in streetscape terms the site relates to the dwellings fronting into Temple Mead Close.

The new dwellings incorporate several design features used on the existing dwellings in Temple Mead Close, such as window style and layout, front porch detail and front the provision of parking in the front yard. Additionally, conditions are recommended on the materials of the dwellings, to ensure they blend with the streetscene. Therefore it is considered that the new dwellings will harmonise with the existing dwellings and compliment the general area, despite being larger than the dwellings in Capuchin Close.

The layout and density of the proposal is in keeping with the character of the area, the building footprint is slightly larger than the adjacent two storey dwellings however they occur on larger plots of land. The proximity of the dwellings to each other and the adjacent dwellings is consistent with the pattern of development in Temple Mead Close. The dwellings have been reduced in size so as to remain within the existing building line set by the dwellings in both Temple Mead Close and Capuchin Close. House 2 has been reduced at first floor level, by stepping in from the Capuchin Close, this has reduced the dominance and bulk of the house when viewed from the Capuchin Close frontage and improved the overall appearance of the dwelling from the streetscene. The proposal reaches the minimum density requirement of 150 habitable rooms per hectare, as given by Policy H4 of the Unitary Development Plan.

The proposals both present a significant increase of windows to the street frontages, both Temple Mead and Capuchin Close. This results in an active frontage that creates opportunities for natural surveillance and is an improvement on the streetscene from the existing dwelling.

The car parking layout, landscaping and location of bin storage are all considered to be adequately sited to ensure the appearance of the proposal enhances the local area whilst providing acceptable facilities for the future occupiers of the dwellings.

2) Amenity

The new dwellings have been designed so that adequate privacy between the two dwelling has been achieved, whilst protecting the existing amenities of the surrounding plots. The dwellings are separated by a 1.2m shared access way, onto which both dwelling have openings, none of which are to habitable rooms. The windows are conditioned to remain obscure and fixed and as such no impact on the privacy or the amenities of the future occupiers is expected. Fencing is proposed around the amenity space, ensuring it is adequately screened.

In relation to the surrounding dwellings, the dwellings have been sited on the plot so as to obviate any potential overlooking concerns. Adjoining dwelling No. 13 presents a single storey blank brick wall on the boundary with House 1, before stepped in and providing a blank brick wall at first floor level. House 1 has been stepped in from the boundary to No. 13 and the use of windows minimised, with three to bathrooms and one to the kitchen. Conditions are recommended for the windows so that they remain obscure and fixed (with the exception of the kitchen). Therefore, given the window location of House 1 and the blank wall presented from No. 13, no overlooking of the adjoining dwelling will occur. Rear first floor windows will occur in House 1, which give rise to an increase in overlooking of the rear yard of No. 13 and the front yard of No. 9 (Capuchin Close). This increase is due to the change from a single storey to a two storey dwelling on the site and therefore will be no worse than overlooking from any of the other existing two storey neighbouring dwellings.

House 1 also remains within the 45° splays drawn from both the front and rear of No. 13, as required by the SPG, this ensures that adequate light and outlook are maintained on the adjacent plots. Minimal overshadowing is expected from House 1 as it only slightly protrudes past the rear and front walls of No. 13.

In relation to House 2, minimal changes to existing amenities of the adjoining plots are expected as a result of the new dwelling. The rear first floor has been reduced so that the setback between the dwelling and No. 9 Capuchin Close has increased and the windows have been removed from this elevation, so as to protect the privacy and outlook of No. 9. Across the street, No. 1 Capuchin Close is faced away from the street, presenting a side elevation to the streetscene. This wall has 3 small high-level windows, which are not expected to be significantly overlooked as a result of the proposal.

Each new dwelling will have a minimal external amenity space of 130m², which is comparable with amenity space provided on the surrounding plots. It is considered that adequate space is provided for the size of the dwellings proposed and it is satisfactorily located to ensure the space is useable and suitable for the future occupiers of the dwellings.

3) Parking and Traffic

The proposal provides two spaces (one for each dwelling) to the Temple Mead elevation for parking. The parking layout has been amended through the course of the application to ensure the existing protected trees on the site are retained and a level, safe access from the parking space to the front door of each dwelling can be achieved. Significant areas of landscaping remain at the front of the site, ensuring that the parking areas have a minimal impact on the streetscene and appearance of the proposal. Parking has been provided within the maximum levels stipulated in the Unitary Development Plan and a satisfactory layout is shown.

The car parking provided is a reduction from what currently exists on the site however Council's Unitary Development Plan seeks to reduce car reliance in the borough and a reduction in car parking spaces is seen as an acceptable way to achieve this goal. Therefore, the proposal complies with Policy T13 and D10 of the Unitary Development Plan.

4) Accessibility

The proposal complies in whole with Council's Accessibility SPG in relation to Lifetime Homes. Both dwellings have a disabled car parking space, with level access into the dwelling (1:20 slope used on the footpath). Door and hallway widths have been widened and adequate turning circles are provided in all rooms. An entrance level bathroom has been provided which is wheelchair accessible. Stairwells are wide enough to cater for stair lifts, and the location of ceiling hatches (for future chairlifts) have been shown. Space has been provided on entrance level that could be converted to a temporary bed space. Given this, it is considered that the proposal adequately complies with Policy H18 of the Unitary Development Plan.

5) Impact on Protected Trees

The subject site is constrained by tree protection orders (TPO) relating to three trees along the Temple Mead elevation. The TPOs relate to two Whitebeams and one Thurja tree. The trees offer a valuable contribution to the streetscene and will enhance the final appearance of the two new dwellings. As such, the proposal has been designed so as to ensure the retention of these trees and conditions are recommended to protect the trees through the construction process and in the future. Therefore the proposal complies with Policy D10 of the Unitary Development Plan.

6) Consultation Responses

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

- Detrimental effect on property values and convenient issues are not relevant planning considerations.
- Other issues addressed in 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.

45 HIGH STREET, HARROW

Item: 2/13
P/2032/06/DFU/OH

Ward HARROW ON THE HILL
CHANGE OF USE OF BASEMENT AND GROUND FLOORS FROM RESIDENTIAL
(CLASS C3) TO OFFICE (CLASS A2)

Applicant: MR T HARRIS

Agent: DPG DEVELOPMENT CONSULTANTS

RECOMMENDATION

Plan Nos: DPG/45HS/001 and 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 parking spaces at the rear shall be retained and used in connection with 45 & 45a High Street in perpetuity, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that 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

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

EP31 Areas of Special Character

D4 Standard of Design and Layout

D11 Statutorily Listed Buildings

D13 The Use of Statutorily Listed Buildings

D14 Conservation Areas

D16 Conservation Area Priority

T13 Parking Standards

H11 Presumption against the Loss of Residential Land and Buildings

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:

In June 2006 Harrow Council adopted two Supplementary Planning Documents: "Access for All" and "Accessible Homes", containing design guidelines for the provision of safe and convenient access for all disabled groups. Both documents can be viewed on the Planning pages of Harrow Council's website - the URL address is <http://www.harrow.gov.uk/ccm/content/housing-and-planning/planning/news-letter.en>

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:

The applicant is advised that this building is a Grade II Listed building and therefore any alterations to the building are likely to require Listed Building Consent.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of Conservation Area/Listed Building (SD1, SD2, D4, D11, D14, D16)
- 2) Loss of Residential Use
- 3) Parking (T13)
- 4) Consultation Responses

INFORMATION

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

a) Summary

Statutory Return Type:	Change of Use
Conservation Area:	Harrow on the Hill
Car Parking:	Standard: 1.4 (maximum)
	Justified: 1
	Provided: 1
Council Interest:	None

b) Site Description

- Site is located on the eastern side of High Street within Harrow on the Hill Village Conservation Area
- Site is occupied by a three storey mid terraced building with accommodation in the roof space
- Building is Grade II Listed
- Ground and basement floors currently in use as a residential flat – original shop front has been retained
- Upper floors also in use as a residential flat
- Service road at the rear accessed via Harrow Park
- Two off-street parking spaces provided at the rear

c) Proposal Details

- Change of use of basement and ground floors from residential (class C3) to office (class A2)

d) Relevant History

WEST/44855/92/FUL	Change of use of part of ground floor from shop/workshop (class A1) to residential (class C3)	GRANTED 18-AUG-92
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e) Applicant Statement

- None

f) Consultations:

- **Highways:** no objection as long as the parking spaces in the rear are retained
- **CAAC:** awaited
- **Harrow on the Hill Trust:** awaited

Advertisement:	Character of Conservation Area & Listed Building	Expiry: 11-AUG-06
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Notifications:

Sent: 14	Replies: Awaited	Expiry: 25-AUG-06
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Summary of Response:

APPRAISAL

1) Character and Appearance of Conservation Area/Listed Building

Due to the current residential nature of the property there is a need for privacy and the existing shopfront does not provide adequate privacy to residential occupiers. An office use would be more in keeping with the history of the building than a residential use, and it would significantly help to improve the character and appearance of the Conservation Area and Listed Building by revitalising the parade.

The proposed internal layout would retain existing internal divisions, therefore there would be no impact on the historic fabric of this building and any future alterations will require Listed Building Consent.

2) Loss of Residential Use

This property is a Grade II statutorily listed building, located in a Conservation Area and the proposed intention to change this property back into a commercial unit is considered desirable in conservation terms.

UDP policy D16 seeks to give priority to conservation considerations over other plan policies and standards in appropriate cases. In this instance it is considered, on balance, that the loss of a residential unit in this location is justified because the proposed office use would bring this property back into a use for which it was historically intended, thus creating an active frontage. The proposed change of use would add to the interest in this part of the Hill and would add to the vitality of the area. It is therefore considered that the proposal is an appropriate case for exception in line with policy D16.

3) Parking

Access to public transport within this location is reasonable. The rear section of the site is a private garden area and the rearmost section contains two off-street parking spaces.

The Harrow Unitary Development Plan stipulates that for the existing residential unit the maximum provision for off-street parking is 1.4 spaces and the proposed A2 use generates a maximum provision of 1 space.

It is considered on condition that the existing two off-street parking spaces are retained for the use of the ground floor (no. 45) and the residential unit at 1st floor (no. 45a) there are no objections on parking grounds.

4) Consultation Responses

- awaited

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

Item: 3/01
GOLDS GYM - 1 SHEEPCOTE RD, P/7/03/CCO/DC3 HARROW
Ward GREENHILL
RETENTION OF PLANT AND DUCTING ON SIDE AND REAR ELEVATIONS
Applicant: GOLDS GYM
Agent: DRAPER NEAL ASSOCIATES

Item: 3/02
GOLDS GYM - 1 SHEEPCOTE RD, P/38/03/CLB/AB HARROW
Ward GREENHILL
LISTED BUILDING CONSENT: RETENTION OF PLANT AND DUCTING TO REAR SIDE OF ELEVATIONS
Applicant: GOLDS GYM
Agent: DRAPER NEAL ASSOCIATES

P/7/03/CCO

RECOMMENDATION

Plan Nos: PL/1 rev. B, 514/SK/1, Hepworth Acoustics Noise Assessment (30 January 2004), Hodgson & Hodgson Group Ltd. Uniclosure Product Data Sheet, Hodgson & Hodgson Group Ltd. correspondence (letters dated 24 June 2004 & 4 May 2004).

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

- 1 Noise emitted from the plant exceeds the Harrow Council recommend noise levels, to the detriment of neighbouring amenity.
- 2 The plant and ducting, due to their prominent siting and appearance, would have an adverse effect on the character of the surrounding street scene.

INFORMATIVES

1 INFORMATIVE:

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

SD1 Quality of Design

EP25 Noise

D4 Standard of Design and Layout

P/38/03/CLB

RECOMMENDATION

Plan Nos: PL/1 rev. B, 514/SK/1, Hepworth Acoustics Noise Assessment (30 January 2004), Hodgson & Hodgson Group Ltd. Uniclosure Product Data Sheet, Hodgson & Hodgson Group Ltd. correspondence (letters dated 24 June 2004 & 4 May 2004).

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

1 The plant and ducting, by reason of their prominent siting, size and appearance, are overly dominant and unsympathetic and have an adverse effect on the character, appearance and setting of the Grade II Listed Building.

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 etc.
- D4 Standard of Design and Layout
- D11 Statutorily Listed Buildings

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of Area and Setting of Listed Building (SD1, SD2, D4, D11)
- 2) Residential Amenity (EP25)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type	Listed Building Consent to alter/extend
Site Area:	1785m ²
Listed Building	Grade II
Council Interest:	None

b) Site Description

- Former Granada Cinema built in 1937 located on corner of Sheepcote Road/Manor Parade and Bonnersfield Lane;
- Grade II Listed Building, designated in 1988, currently used as a gym;

- Residential properties to the rear on Bonnersfield Lane, and Manor Court, also above retail units on Manor Parade.

c) Proposal Details

- Retention of plant and ducting to the rear and side elevations;

d) Relevant History

EAST//861/00/LBC	Listed Building Consent: works of repair and refurbishment including both internal and external alterations.	GRANTED 18-APR-01
EAST/890/01/LBC	Listed Building Consent: Provision of Mezzanine floor over the stage, and escape stair case & external alterations	GRANTED 14-DEC-01
EAST/889/01/FUL	Escape staircase at rear and alterations to elevations.	GRANTED 14-DEC-01
EAST/1152/01/ADV	Halo illuminated name signs, window lettering & flag to existing flag pole.	GRANTED 07-MAR-02
EAST/1151/01/LBC	Listed Building Consent: Installation of face-fixed, halo illuminated signage and flag to existing flagpole.	GRANTED 08-MAR-02

e) Applicant Statement

- None

f) Consultations:

English Heritage: disappointing plant and ducting not more sensitively located or screened.

Advertisement: | Extension of Listed Building | Expiry: 13-FEB-03

Notifications:

Sent:
72

Replies:
5

Expiry:
30-JAN-03

Summary of Response:

Noise nuisance for neighbouring residents, appearance of units unsightly & poorly related to listed building, water leaking on to the pavement creating safety issues for pedestrians and damaging building, out of character with the surrounding street scene, plant should never have been erected, application forms fails to show 5ft boundary wall, cars park along side skip bin area (is this legal?), plant is an eyesore.

APPRAISAL

1) Character of Area and Setting of Listed Building

Correspondence between Council officers and the agent regarding the planning application and listed building consent application for the Gold's Gym site have been ongoing since January 2003. Despite clear guidance from the Council as to what is required from the Gold's Gym site to mitigate the effect of the unauthorised development (both on listed building grounds and regarding noise emissions) to date, no decisive action has been taken by the applicant.

The installed plant and ducting are considered to poorly relate to the Grade II Listed Building and the surrounding street scene particularly on the rear elevation on Bonnersfield Lane. The plant, ducting and two units are considerably large and overly dominant on the rear elevation of the Gold's Gym building. From the street the view is one of a pleasant green space area then a grade 2 listed building behind this. With the addition of the large silver/metallic units on the back, the relatively pleasant view is spoilt and unattractive. The unit does not blend in with the building. It is considered that the units would have been more suitably located on the roof of the building where there are existing units out of public view. There is not any substantial explanation from the applicant as to why this option was not pursued or investigated in the first instance.

The plant and ducting on the side elevation facing the car park area to the rear of buildings on Manor Parade is not considered to have as great an impact on the street scene and character of the area as it is generally out of public view. This does not mean to say that is sympathetic to the character of the Grade II Listed Building. The plant and ducting are large, bulky, shiny and metallic and do not blend in with the side wall of the building, which should have a simple and uncluttered appearance.

Feedback from English Heritage expressed regret that the plant and ductwork had not been more sensitively located and/or screened. This is in line with comments from the Council's conservation officer whom throughout the life of these applications has suggested measures the applicant could implement to mitigate the impact of the unauthorised plants and ducting such as painting them black and screening the units, however to date nothing has been done.

It is therefore considered that the prominent siting, size, and appearance of the unauthorised plant and ducting are dominant and unsympathetic to the character and setting of the Grade II Listed Building and the surrounding street scene, contrary to HUDP 2004 policies.

2) Residential Amenity

The plant and ducting on both the side and rear elevations are in close proximity to residential properties particularly at Manor Court which is less than 10m away from the unauthorised plant.

The area around Gold's Gym is already affected by high ambient noise levels as there are numerous other plant units on the roof area of the Gold's Gym building.

The noise report carried out by Hepworth Acoustics on behalf of the applicant in 2004 clearly identified that the level of noise emitted from the units exceeded the recommended noise limits of 10 dBA below typical background noise levels. When assessed the typical late evening background noise levels (when the units were switched off) was measured at 42 dB (LA90). At the time when assessing the noise of the two units to the rear of the Gold's Gym Building only one unit was operating. Even still the one unit was measured at 54 dB (LAeq) well above the recommended noise limit. The report identified mitigation measures the applicant could implement to meet the Council's noise requirements. To date none of these have been implemented.

In light of the above it is clear that the noise levels emitted from the unauthorised units are causing an adverse effect to neighbouring residents of Manor Court by way of unacceptable noise disturbance, contrary to policy EP25 of the Harrow Unitary Development Plan 2004.

3) Consultation Responses

Apart from the issues raised above, respondents expressed concern with a broken down pipe on the side of the building. The two concerns associated with this damaged pipe revolve around the damage it is causing to the listed building and the safety of pedestrians since water runs over the footpath.

The first point is unable to be dealt with under the context of this planning application, however it is reflective of the general lack of regard the owner(s) have for the responsibility of owning a statutorily listed building.

The second point is that the broken pipe is leaking water on to the pavement creating a danger to pedestrians, particularly in the wintertime. This also is not a matter that can be dealt with in the context of this planning application however concerns have been passed on to Environmental Health and Enforcement for follow up on.

Other points raised by respondents include plans not showing boundary details and parking in the skip bin area. Neither of these points are relevant within the context of these planning and listed building consent 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 refusal.

NOTE FOR COMMITTEE: There is a report from enforcement further on in the Development Control Committee Agenda on the Golds Gym site.

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

SECTION 5 - PRIOR APPROVAL APPLICATIONS