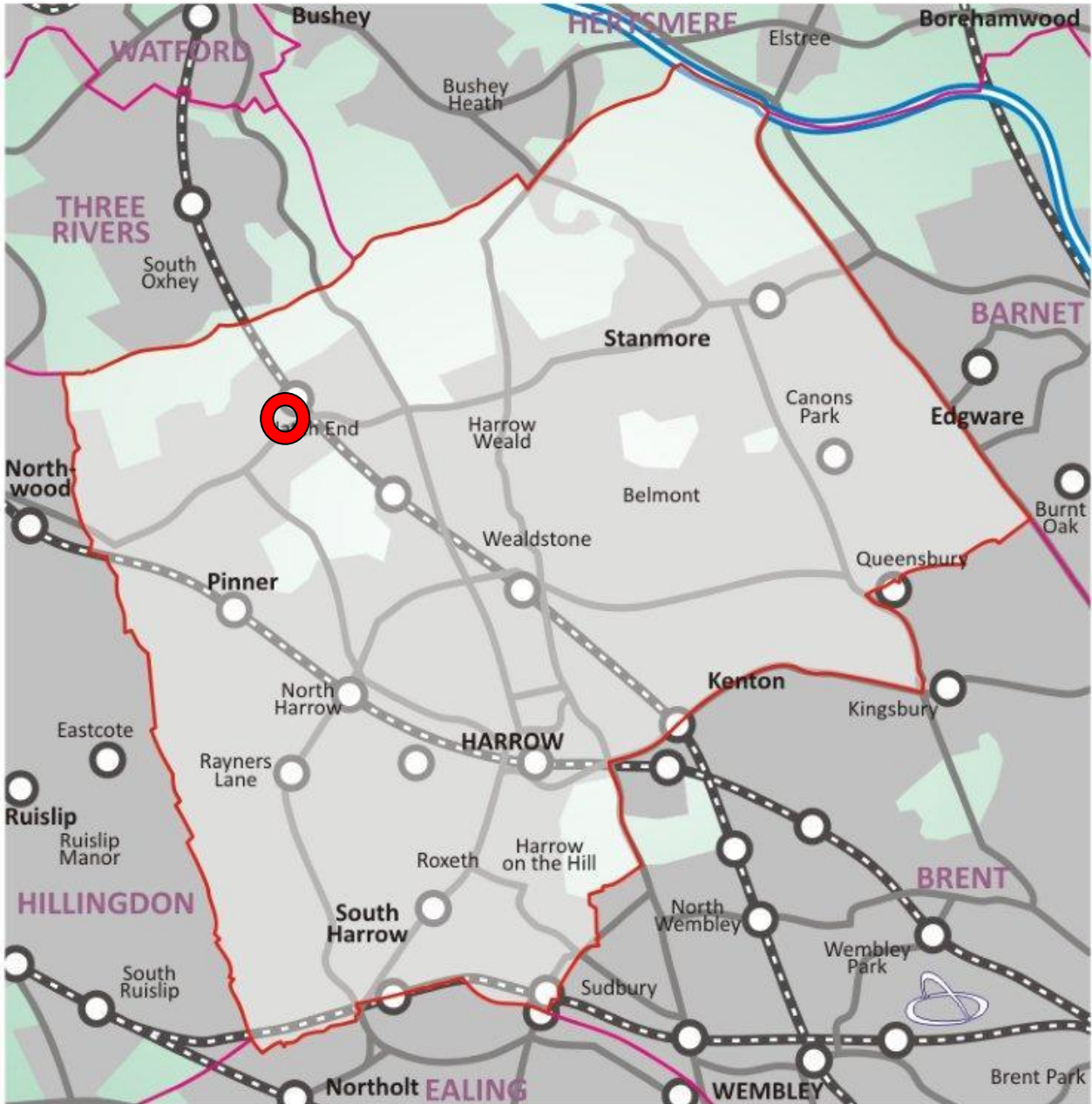


 = application site



Morrisons, 299 Uxbridge Road, Hatch End, HA5 4QT	PL/0508/24
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Location Plan



Redline Boundary Area: 17,779 sq m

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd May 2024

APPLICATION NUMBER: PL/0508/24
VALID DATE: 03RD JANUARY 2024
LOCATION: MORRISONS, 299 UXBRIDGE ROAD, HATCH END
WARD: HATCH END
POSTCODE: HA5 4QT
APPLICANT: MISS SARA WALL (EURO CAR PARKS)
AGENT: -
CASE OFFICER: AKSHAY SISODIA
EXPIRY DATE: 28th FEBRUARY 2024

PROPOSAL

Installation of 1 X 4m high column with Automatic Number Plate Recognition (ANPR) Camera (Retrospective)

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The development does not adversely impact upon the vitality and viability of the supermarket nor Harrow Arts Centre, users of which currently have rights to use the car park. The development does not detract from the character and appearance of the application site, street scene and area in a wider context, and is considered to have an acceptable impact upon the residential amenity of neighbouring properties. Subject to a condition requiring established parking arrangements to remain in place, the development is not considered to have an unacceptable impact upon parking arrangements for supermarket users nor users of Harrow Arts Centre and is not considered to adversely impact upon highways safety. The development is considered to be acceptable on grounds of flood risk, crime and disorder and fire safety.

In light of the above, subject to conditions the development would be in accordance with the National Planning Policy Framework (2023), Policies D3, D4, D11, D12, E10, HC6, SI 12, SI13, T4, and T6 of the London Plan (2021), Policies CS1.B, CS1.R, CS1.U, CS1.W and CS6 of the Harrow Core Strategy, and Policies DM1, DM2, DM9, DM10, DM34, DM38, DM41, DM42, DM43 and DM47 of the Harrow Development Management Policies Plan (2013).

INFORMATION

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

Statutory Return Type:	(Q)18. Minor Development, all other
Council Interest:	None
Net additional Floorspace:	N/A
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

HUMAN RIGHTS ACT

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

EQUALITIES

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

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

S17 CRIME & DISORDER ACT

It is considered that the development does not adversely impact upon community safety issues or conflict with development plan policies in this regard. The proposal is for the erection of an Automatic Number Plate Recognition (ANPR) camera, which results in increased surveillance of vehicles entering the site.

1.0 SITE DESCRIPTION

- 1.1 The application site relates to Morrison's Car Park, located towards the southwestern side of Uxbridge Road.
- 1.2 The car park contains a wide range of signage, and street furniture.
- 1.3 The site does not contain any listed buildings, is not located within a Conservation Area, but is located within a Critical Drainage Area and partly within Flood Zones 2, 3a and 3b.
- 1.4 Planning permission for an extension to the store and alterations to the car park layout was granted on 16/02/2004 (P/2319/03/CFU) subject to a condition (10) which requires the car park to be made available to users of Harrow Arts Centre from 08:00am to 11.50am on Mondays to Fridays, and after the closure of the store on every day.
- 1.5 Advertisement Consent has been obtained (PL/0012/24) for the erection of 28 non-illuminated signs identifying parking rules within the car park, indicating that parking is to be monitored by an ANPR camera (considered under this application), and identify terms and conditions. This signage has been erected on site. The signage indicates that the car park is operated by Euro Car Parks and indicates that users have a maximum stay time of 2 hours during the store opening hours (no return within 2 hours), and 10 minutes maximum stay time outside of opening hours. It is indicated that failure to pay will result in a £100 parking charge notice (£60 if paid within 14 days of issue). It should be noted that planning permission has not yet been obtained for these new parking restrictions.

2.0 PROPOSAL

- 2.1 Retrospective planning permission is sought for the erection of an ANPR camera, mounted onto a 4m high galvanised metal pole (matt grey colour). The camera and pole are located beside the entrance to the car park.
- 2.2 It should be noted that permission has not been sought under this application for an alteration to the parking restrictions outlined within Condition 10 of application P/2319/03/CFU.

3.0 RELEVANT PLANNING HISTORY

3.1. There is extensive planning history on this application site. Applications of most relevant include:

Ref no.	Description	Status & date of decision
PL/0899/24	Demolition of existing car wash and the creation of charging zone, erection of EV chargers, erection of canopy, jet wash bays, sub-station enclosure, LV panel, meter cabinet, plant room and associated works	Awaiting validation (at the time of this report being published)
PL/0012/24	ADVERTISEMENT CONSENT: Display of 28 X non illuminated signs	Granted 28/02/2024
P/2182/12	NON-MATERIAL AMENDMENT APPLICATION TO PLANNING APPLICATION P/2319/03/CFU DATED 16/02/2004 TO ADD AN ADDITIONAL CONDITION STATING THE APPROVED PLANS ON THE APPLICATION	Granted 05/09/2012
P/2319/03/CFU	EXTENSION TO STORE TO PROVIDE ADDITIONAL 1,382 SQ.M OF RETAIL FLOORSPACE WITH CHANGES TO LAYOUT OF CAR PARK	Granted 16/04/2004
LBH/41023	RETAIL SUPERSTORE, COFFEE SHOP & ANCILLARY SERVICES ACCESS RDS, C/PARKING, SERVICE YARDS & LANDSCAPING H/WAY WORKS ON UXBRIDGE RD & MILNE FEILD DEMOL. OF BLDS AT ST.THERESAS SCHOOL (DISMISSED ON APPEAL)	Granted 21/09/1990
LBH/36063	RETAIL SUPERSTORE, COFFEE SHOP & ANCILLARY SERVICES ACCESS RDS, C/PARKING, SERVICE YARDS & LANDSCAPING H/WAY WORKS ON UXBRIDGE RD & MILNE FEILD DEMOL. OF BLDS AT ST.THERESAS SCHOOL (DISMISSED ON APPEAL)	Refused 29/11/1989

4.0 **CONSULTATION**

- 4.1 A total of 12 consultation letters were sent to neighbouring properties regarding this application.
- 4.2 The overall public consultation period expired on 20th March 2024. 50 objections were received. If further comments are received between the publication of this committee report and the committee meeting, these shall be set out within an addendum.
- 4.3 The objections raised have been summarised and responded to in the table below:

Summary of Matters Raised	Officer Response
The car park is in use as an overflow car park for users of the Harrow Arts Centre, this was conditioned within the original planning application for an extension to the supermarket and alterations to the car park layout. Proposed restrictions on the use of the car park for stays longer than two hours and outside of opening times of the supermarket would be highly detrimental to the viability of the Harrow Arts Centre as a venue for daytime classes and evening events, and would have an adverse impact upon social interaction and welfare in the community.	The development being considered under this application is simply for the erection of the ANPR camera on a 4m high metal pole. The parking restrictions are not to be assessed and approved as part of this application; a condition has been recommended for the camera to be operated in accordance with established parking arrangements as outlined within Condition 10 of application P/2319/03/CFU. Please refer to the Principle of Development section (6.2) of this Committee Report.
There is insufficient parking capacity at the Harrow Art Centre and Elliot Hall Medical Centre, so use of the car park will be required.	The Council can only consider impact from the ANPR camera and its associated 4m high pole within the assessment of this application and cannot take into account new parking restrictions. Please refer to the Principle of Development section (6.2) of this Committee Report.
Classes at the Harrow Arts Centre typically last longer than 2 hours, they request that more time be made available.	The Council can only consider impact from the ANPR camera and its associated 4m high pole within this assessment of this application and cannot take into account new parking restrictions. Please refer to the Principle of Development section (6.2) of this Committee Report.
There is no need to restrict the use of the car park, and no evidence has been provided to demonstrate why this needs to happen. The need for the	The Council can only consider impact from the ANPR camera and its associated 4m high pole within this assessment of this application and

store's parking has been reduced through the rise of online sales.	cannot take into account new parking restrictions. Please refer to the Principle of Development section (6.2) of this Committee Report.
Parking spaces have already been lost to the car wash and car selling booth, and the submitted plan does not reflect this.	Whilst this is acknowledged, it is not material to the assessment of this application, which is simply for the ANPR camera and its associated 4m high pole. The Council can still make an informed decision on the application.
Concern that the camera is located in such a position that it would take photos before the driver see the entrance parking sign.	This concern is acknowledged, however it is not considered sufficient grounds to refuse the application. The Council are only making an assessment the ANPR camera and its associated 4m high pole, on its own planning merits independent of new parking restrictions and what is written on signage. The location of the camera is considered by officers to be acceptable on character, residential amenity and highways safety grounds.
Concern over legibility of the text on signage.	The Council can only consider impact from the ANPR camera and its associated 4m high pole within this assessment of this application and cannot take into account signage within the assessment of this application.
Confusion over the wording on the signage.	The Council can only consider impact from the ANPR camera and its associated 4m high pole within this assessment of this application and cannot take into account signage within the assessment of this application.
They note the motivation for the parking restrictions appears to be for income generation by the car park operator, and are concerned that more car parking spaces could be lost to trading activities.	The Council can only consider impact from the ANPR camera and its associated 4m high pole within this assessment of this application and cannot take into account new parking restrictions. Please refer to the Principle of Development section (6.2) of this Committee Report.
Public consultation was undertaken in June 2022 where it concluded that 4 hours free parking would be provided for Harrow Arts Centre users during store opening hours with unrestricted parking outside these hours, and additional hours as needed for certain users during certain events. They are	The Council can only consider impact from the ANPR camera and its associated 4m high pole within this assessment of this application and cannot take into account new parking restrictions. Please refer to the Principle of Development section (6.2) of this Committee Report.

disappointed that this consultation has been ignored.	
Concern that the parking restrictions will be detrimental to elderly Harrow Arts Centre users with mobility issues, and fear of fines will cause anxiety to these vulnerable users.	The Council can only consider impact from the ANPR camera and its associated 4m high pole within this assessment of this application and cannot take into account new parking restrictions. Please refer to the Principle of Development section (6.2) of this Committee Report.
Users of Harrow Arts Centre are also customers of Morrisons and typically visit before or after activities, so the parking restrictions will be detrimental to both Morrisons and Harrow Arts Centre.	The Council can only consider impact from the ANPR camera and its associated 4m high pole within this assessment of this application and cannot take into account new parking restrictions. Please refer to the Principle of Development section (6.2) of this Committee Report.

4.4 Statutory and non-statutory consultation

4.5 A summary of the consultation responses received are set out in the Table below.

Consultee and Summary of Comments
<p>Head of Economic Development –</p> <p>Development on this site has been discussed in detail with Harrow’s Head of Economic Development. They ultimately sent a formal letter to a representative of the supermarket on 24/02/2024 noting that 2 hours parking restrictions on site will have a damaging impact upon residents using the adjacent Harrow Arts Centre. They note that the Harrow Arts Centre is the borough’s hub for civil, cultural and community life. They note that the Harrow Arts Centre is the home of Harrow’s Mayor, a school for performing arts, the Harrow Music Service and provides workspace for artists’ studios. They note that Harrow Art Centre hosts citizenship ceremonies and is used by over 70 organisations delivering classes in music, drama, dance, art, and exercise. These include classes for older people and people with learning disabilities. They note that there is no rationale as to why any fine or charge should be imposed when the supermarket is not busy. They indicate that the idea for parking restrictions on site was raised at a public consultation in June 2022, where it was suggested that a parking management plan would be provided with 4 hours free parking for users of the Harrow Arts Centre and free parking during civic events on bank holidays and for evening performance at the Harrow Arts Centre. They express their disappointment at the parking restrictions being introduced without consultation with the Council. They have requested for Morrisons to suspend their plans for the parking restrictions until a car parking management plan has been agreed.</p> <p><i>Officer Response:</i></p>

The comments made by Harrow's Head of Economic Development are acknowledged, however the development being considered under this application is simply for the erection of the ANPR camera on a 4m high metal pole. The parking restrictions are not to be assessed and approved as part of this application, a condition has been recommended for the camera to be operated in accordance with established parking arrangements as outlined within Condition 10 of application P/2319/03/CFU. Separate planning approval would be required to for the parking restrictions to be lawfully implemented on planning grounds.

Hatch End Association –

They ultimately object to the application raising concerns with the position of the ANPR camera and adjacent signage noting that it is not sufficiently visible to uninformed users of the car park particularly at night and/or during bad weather conditions. They note that the signage is confusing failing to indicate how long users have following the store closure to exit the car park. They also raise concerns about the legibility of text on the signs, and no warning is provided to electric vehicle users of the electric vehicle charging points. They note that the signage indicates that car park monitoring is in place to maximise car parking space, however it is never full outside of store hours and it has not been recorded that it is typically full during store hours. They note that sufficient evidence has not been provided to demonstrate that the car park is at full capacity during store hours and sufficient evidence has not been provided to demonstrate that use of the car park for overflow parking for Harrow Arts Centre is impacting upon trading at the supermarket. They note that demand for parking has declined due to the rise of online shopping. They emphasise that importance of having shared use of the car park for users of Harrow Arts Centre. They note that a public consultation was held in June 2022 where it appeared that residents and the Harrow Arts Centre might accept a 4 hour parking window (during store opening times) and unrestricted parking outside of store opening times, provided that users of Harrow Arts Centre were catered for if needing to stay longer.

Officer Response:

The comments raised relate predominantly to issues relating to signage and new parking restrictions, these cannot be considered in the assessment of this application, the Council can only consider impact from the ANPR camera and its associated 4m high pole. Officers raise no issue with the siting of the proposed ANPR camera, whilst it may have restricted visibility at night and/or during bad weather conditions, it is not positioned in such a way that it would compromise vehicular safety, it is considered that officers do not have sufficient grounds to refuse the application based on the siting of the camera.

5.0 POLICIES

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- 5.2 'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'
- 5.3 The Government has issued the National Planning Policy Framework [NPPF 2023] which sets out the Government's planning policies for England and how these should be applied and is a material consideration in the determination of this application.
- 5.4 In this instance, the Development Plan comprises The London Plan 2021 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP]. The relevant policies are referenced within the report below and a summary within Informative 1

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of the Development
- Character, Appearance and Design
- Residential Amenity
- Traffic and Parking
- Development and Flood Risk
- Fire Safety

6.2 Principle of Development

6.2.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): E10, HC6
- Harrow Core Strategy 2012: CS6
- Harrow Development Management Policies Local Plan (2013): DM34, DM38, DM41, DM47

6.2.2 Policy E10 of the London Plan relates to 'visitor infrastructure'. It is noted that the special characteristics of major clusters of visitor attractions and heritage assets and the diversity of cultural infrastructure in all parts of London should be conserved, enhanced and promoted.

6.2.3 Policy HC6 of the London Plan relates to 'supporting the night-time economy'. It is noted that boroughs should develop a vision for the night-time economy, supporting its growth and diversification, in particular within strategic areas of night-time activity. It is also noted that boroughs should protect and support evening and night-time

cultural venues such as pubs, night clubs, theatres, cinemas, music and other arts venues.

- 6.2.4 Policy CS6 F of Harrow's Core Strategy notes that the Council will seek to maintain the viability of Harrow Arts Centre as the borough's principal performing arts facility.
- 6.2.5 Policy DM34 of the Council's Development Management Plan Policies Local Plan relates to Hotel and Tourism Development. Within part C of the policy, it is noted that the Council will encourage the development and improvement of tourist related attractions and facilities, provided there is no unacceptable impact on the environment or residential amenity. Preference will be given to proposals for tourist facilities that also meet local cultural and recreational needs.
- 6.2.6 Policy DM38 of the Council's Development Management Plan Policies Local Plan relates to Other Town Centre Frontages and Neighbourhood Parades. It is indicated that the use of ground floor premises for purposes that are appropriate to town centres will be permitted provided that a widow display is provided for retail uses, and the use would not be detrimental to neighbouring residential amenity.
- 6.2.7 Policy DM41 of the Council's Development Management Plan Policies Local Plan relates to Evening Economy. It is suggested that proposal that would adversely impact upon the evening economy of town centres will be refused.
- 6.2.8 Policy DM47 of the Council's Development Management Plan Policies Local Plan relates to the Retention of Existing Community, Sport, and Education Facilities. Proposals that result in the loss of an existing community facility will only be permitted where it has been demonstrated that there is no longer a need for the facility, or there are adequate similar facilities within walking distance which offer equivalent provision, or the activities carried out on site are inconsistent with living facilities of neighbouring residents, or the redevelopment would secure an overriding public benefit.
- 6.2.9 Officers raise no objection to the principle of the development. The development relates simply to the erection of an ANPR camera on a 4m high metal pole. The erection of the camera and pole is not considered to adversely impact on the vitality and viability of the supermarket, which continues to operate as normal. Likewise, the development is not considered to adversely impact upon the vitality and viability of the adjacent Harrow Arts Centre as a valued day time and evening community and tourism facility. Approval of this application would not restrict users of Harrow Arts Centre from utilising the car park, the applicant would need separate approval from the Local Planning Authority for parking restrictions to be imposed. In the assessment of such an application, impact on the vitality and viability of the supermarket and Harrow Arts Centre would be closely considered. It is acknowledged that the ANPR camera, and signage detailing parking restrictions are in situ, suggesting that the parking restrictions are already in place, however officers can confirm that the car park operator would be in breach of Condition 10 of application P/2319/03/CFU if this is the case and could be subject to planning enforcement action if this condition is not altered through a separate application.

6.3 Character, Appearance and Design

6.3.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3, D4
- Harrow Core Strategy 2012: CS1.B,
- Harrow Development Management Policies Local Plan (2013):DM1

6.3.2 Policy D3.D(1) of the London Plan states that development should in terms of form and layout, enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Policy D3.D(11) goes on to states that in terms of quality and character, developments should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

6.3.3 Policy D4 of the London Plan outlines how Local Planning Authorities should scrutinise development proposals to ensure that they deliver a good design and outlines what information should be provided in achieving this.

6.3.4 Policy CS1.B of Harrow's Core Strategy notes that proposals that would harm the character of suburban areas and garden development will be resisted. All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.

6.3.5 Policy DM1 of the Development Management Policies Local Plan states that all development proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted.

6.3.6 The camera and associated pole are sited beside the entrance to the site off Uxbridge Road. Although the development is visible from the approach to the car park, it is limited in size and is not considered to be excessive in height and prominence, being noticeably lower than a lighting column which it sits beside. There is sufficient space between the pole and the camera, and surrounding street furniture, so as to avoid a harmful visual cluttering. Although the 4m high pole is utilitarian in appearance, the impact is not considered to be significant enough to result in an undue impact upon the character and appearance of the site and its surroundings.

6.4 Residential Amenity

6.4.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): D3
- Harrow Development Management Policies Local Plan (2013): DM1

6.4.2 Policy DM1 of the Development Management Policies Local Plan seeks to ensure that "proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of the development, will be resisted".

6.4.3 The ANPR camera and associated 4m high metal pole are sited within the confines of the car park and would sit a significant distance away from surrounding residential properties. The development is therefore considered to have an acceptable residential amenity impact.

6.5 Traffic and Parking

6.5.1 The relevant policies are:

- National Planning Policy Framework (2023)
- The London Plan (2021): T4, T6
- Harrow Core Strategy 2012: CS1.R
- Harrow Development Management Policies Local Plan (2013): DM42, DM43

6.5.2 As set out previously within this committee report, this application only relates to the erection of the ANPR camera and associated pole, alterations to parking restrictions are not to be considered as part of this application. The proposed ANPR camera and pole located on the pavement beside the access road into the car park, and is not considered to impede vehicular and pedestrian movement on site. Although the development is visible to road users, it is not considered to be prominent enough to distract road users and does not impair views of surrounding speed and safety signs.

6.6 Development and Flood Risk

6.6.1 The relevant policies are:

- National Planning Policy Framework (2023)
- London Plan (2021): SI 12, SI 13
- Harrow Core Strategy (2012): CS1.U, CS1.W
- Harrow Development Management Policies Local Plan (2013): DM9, DM10

6.6.2 The proposed development is only for the erection of an ANPR camera and associated pole, with the camera elevated well above ground level. It is not considered to be susceptible to unacceptable flood risk and is not considered to give rise to flood risk elsewhere.

6.7 Fire Safety

6.7.1 The relevant policies are:

- National Planning Policy Framework (2023)
- London Plan (2021): D12

6.7.2 Policy D12 of the London Plan notes that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.

6.7.3 Given that the development relates only to the erection of an ANPR camera and associated pole, which is well set away from the main supermarket building, it is not considered to be in conflict with Policy D12 of the London Plan.

7.0 CONCLUSION AND REASONS FOR RECOMMENDING APPROVAL

7.1 The development does not adversely impact upon the vitality and viability of the supermarket nor Harrow Arts Centre, users of which currently have rights to use the car park. The development does detract from the character and appearance of the application site, street scene and area in a wider context, and is considered to have an acceptable impact upon the residential amenity of neighbouring properties. The development is considered to be acceptable on grounds of flood risk, crime and disorder and fire safety.

7.2 Subject to conditions the development would be in accordance with the National Planning Policy Framework (2023), Policies D3, D4, D11, D12, E10, HC6, SI 12, SI13, T4, and T6 of the London Plan (2021), Policies CS1.B, CS1.R, CS1.U, CS1.W and CS6 of the Harrow Core Strategy, and Policies DM1, DM2, DM9, DM10, DM34, DM38, DM41, DM42, DM43 and DM47 of the Harrow Development Management Policies Plan (2013).

APPENDIX 1: CONDITIONS AND INFORMATIVES

Conditions

1. Approved Plans and Documents

The development hereby permitted shall be carried out and completed in accordance with the following approved plans and documents and shall thereafter be retained in that form unless otherwise agreed in writing by the local planning authority:

3299-DWG-10-01 Revision 01, 3299-DWG-11-01 Revision 01, 3299-DWG-15-01 Revision 01, Covering Letter (Dated 03/01/2024).

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

INFORMATIVES:

1. Policies

The following policies are relevant to this decision:

The National Planning Policy Framework (2023)

London Plan 2021: D3, D4, D11, D12, E10, HC6, SI 12, SI13, T4, and T6

The Harrow Core Strategy 2012: CS1.B, CS1.R, CS1.U, CS1.W and CS6

Harrow Development Management Policies Local Plan 2013: DM1, DM2, DM9, DM10, DM34, DM38, DM41, DM42, DM43 and DM47

2. Grant without Pre-App Advice

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 39-42 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.



3. Signage Drawings Not Considered

Submitted drawings 3299-DWG-12-01 Revision 01, 3299-DWG-13-01 Revision 01 and 3299-DWG-14-01 Revision 01, relate only to signage that has been separately assessed and approved under application PL/0012/24. Given that these drawings are not relevant to this application (PL/0508/24), the applicant is advised that they have not been assessed and approved.

4. Separate Approval Required to Implement Parking Restrictions

The applicant is advised that the parking restrictions detailed on signage installed on site cannot be lawfully implemented until an application varying the restrictions imposed by Condition 10 of application P/2319/03/CFU has been submitted and approved in writing by the Local Planning Authority. In order for the ANPR camera to be operated in accordance with new parking restrictions, a separate application will need to be submitted to vary the restrictions imposed under Condition 2 of this application (PL/0508/24). If it comes to light that new parking restrictions are implemented without required permission, the Council may take appropriate enforcement action.

CHECKED

 <p>Orla Murphy Head of Development Management</p> <p>9th May 2024</p>	 <p>Viv Evans Chief Planning Officer</p> <p>9th May 2024</p>
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APPENDIX 2: SITE PLAN



Redline Boundary Area: 17,779 sq m

APPENDIX 3: SITE PHOTOS







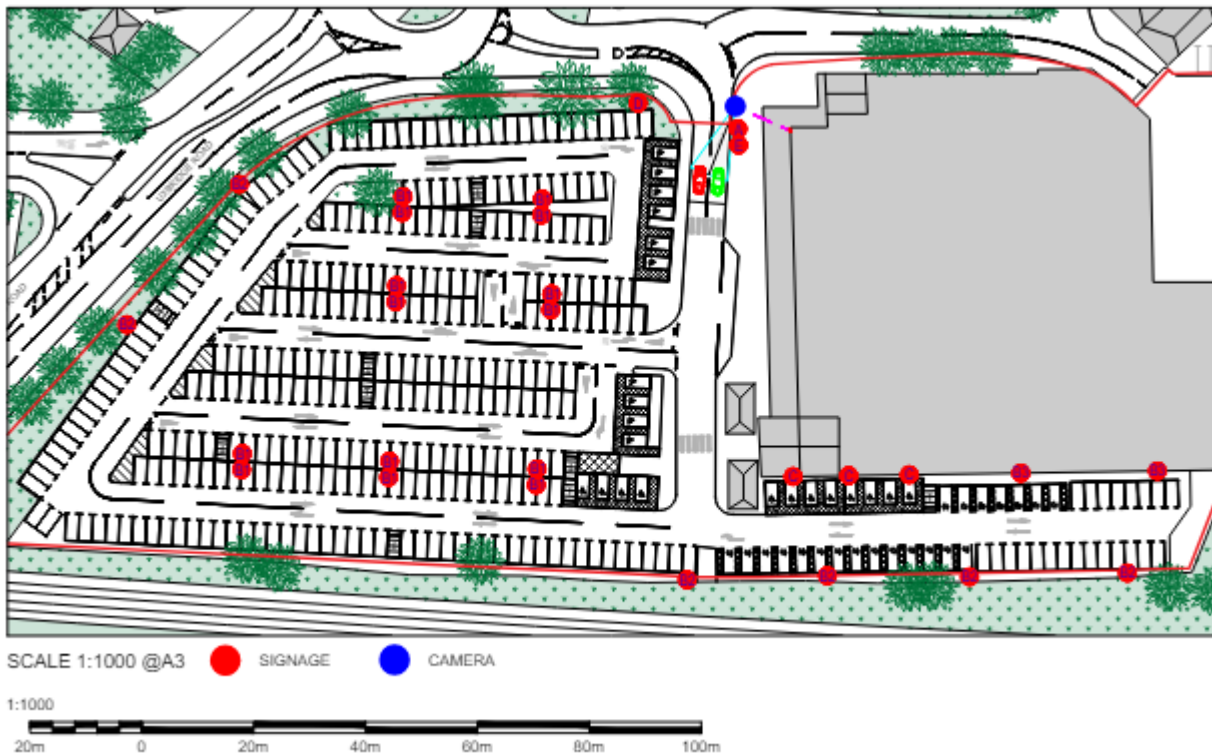




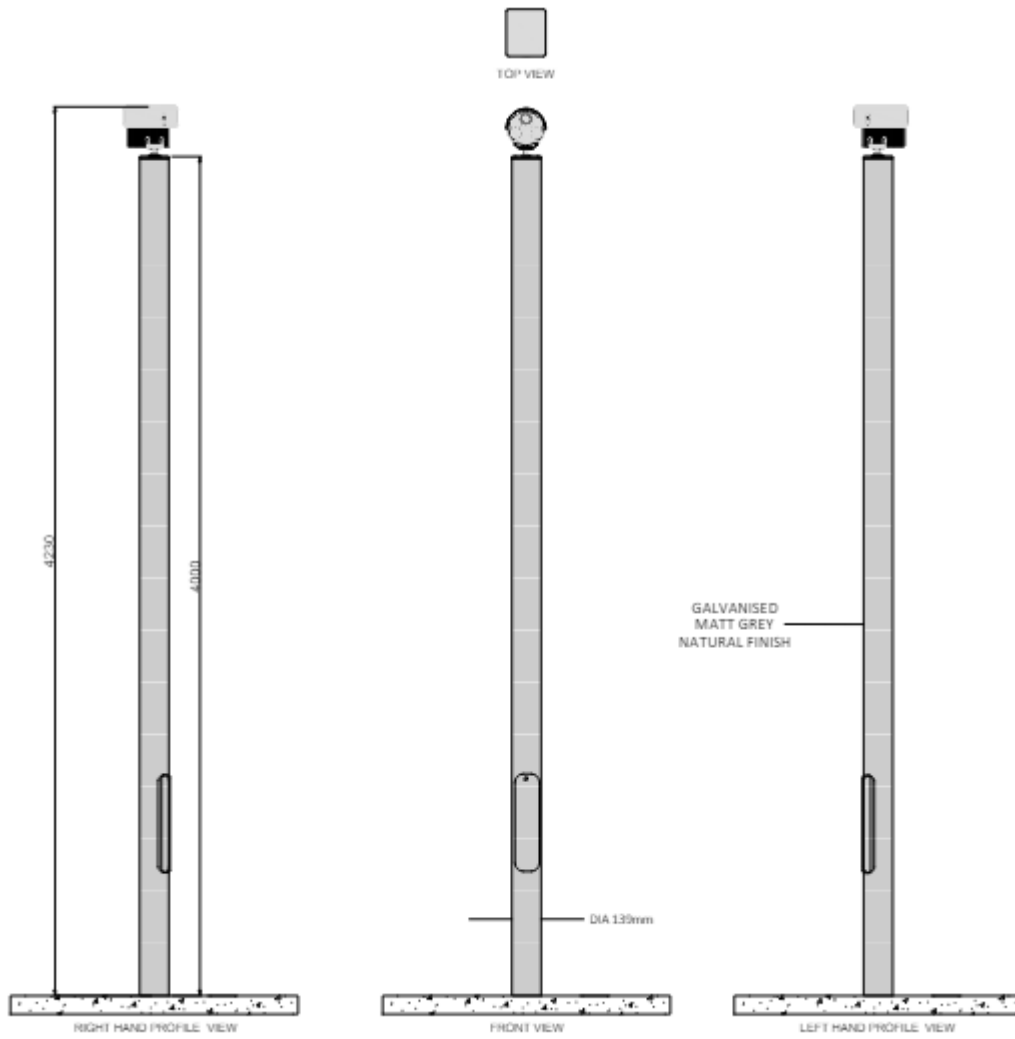


APPENDIX 4: PLANS AND ELEVATIONS

Site Plan Indicating Location of Camera:



Elevations:



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