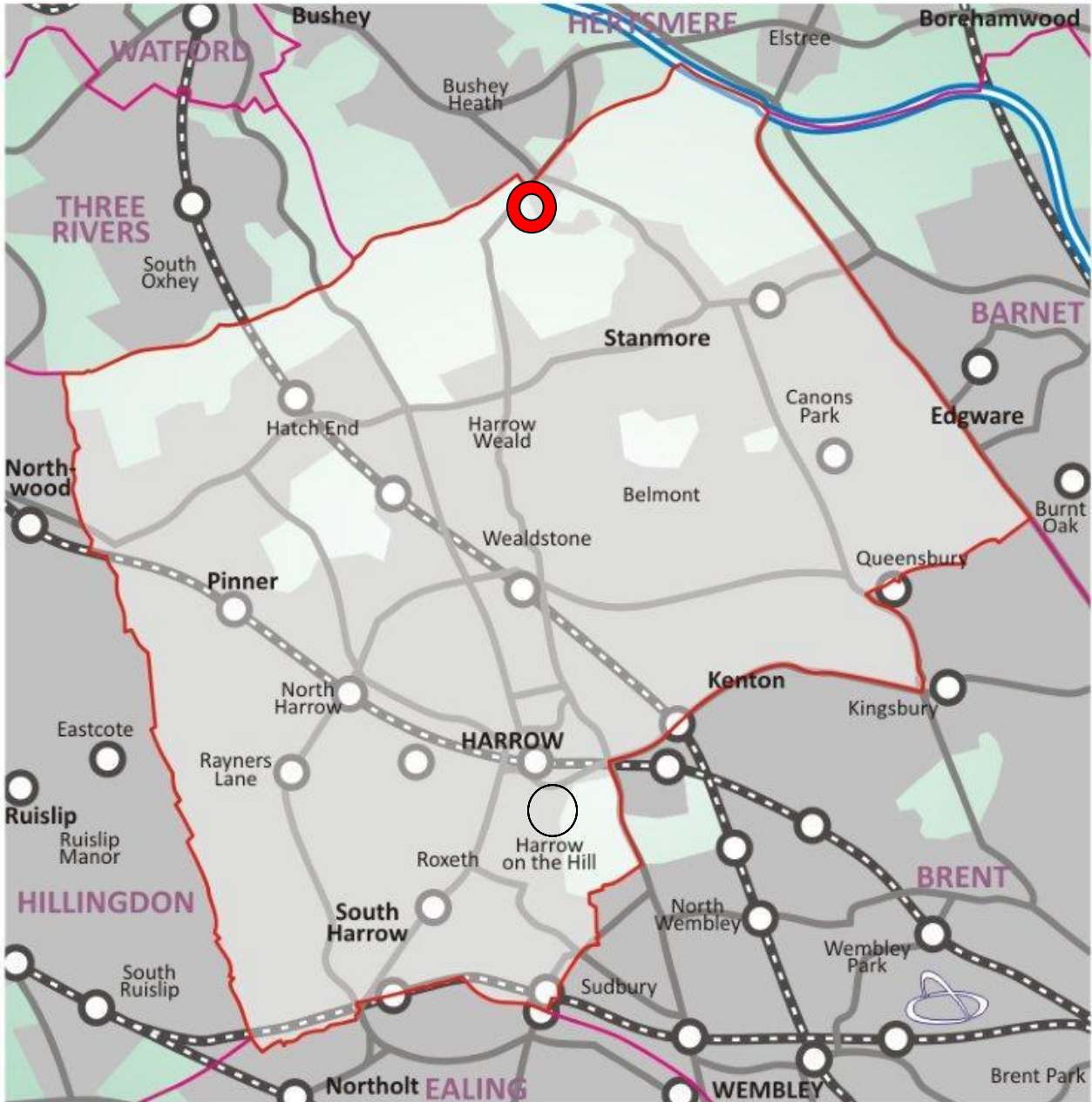
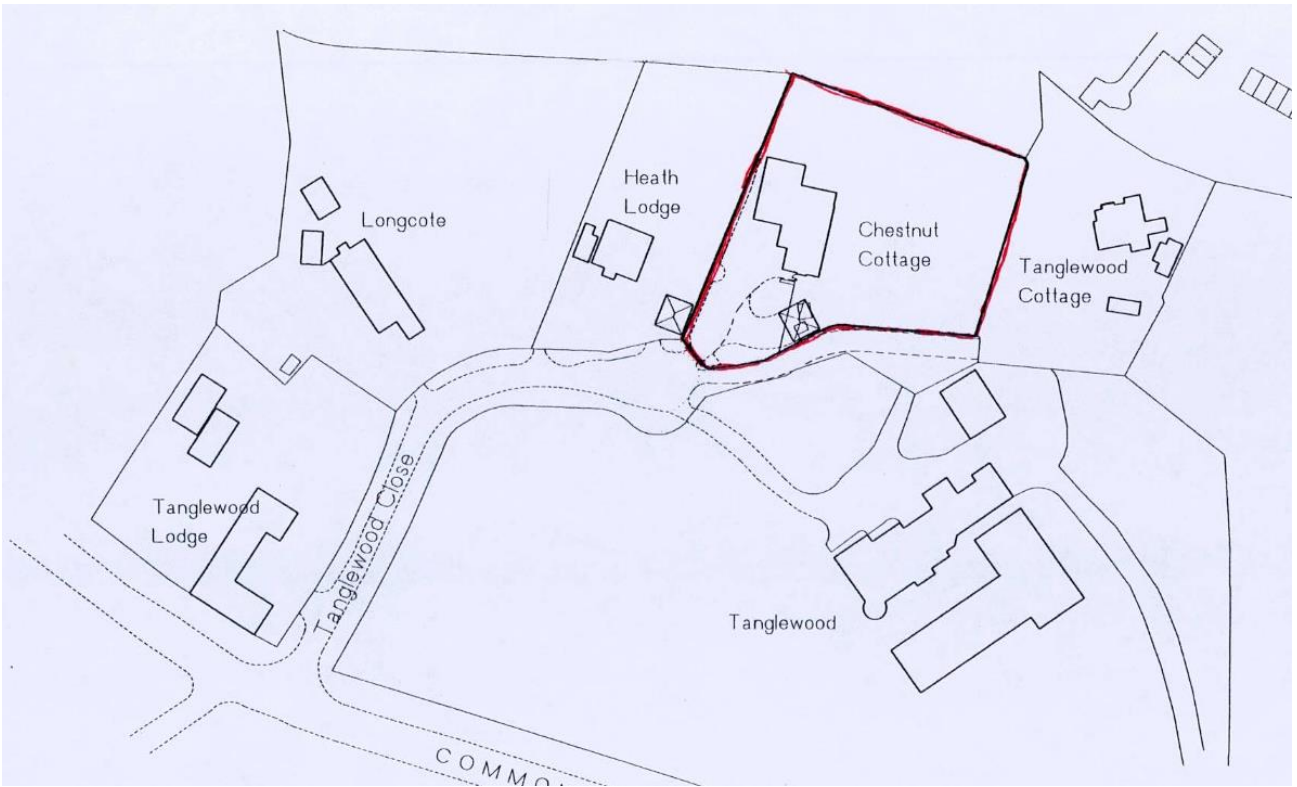


 = application site



Chestnut Cottage Tanglewood Close, Stanmore, HA7 3JA	PL/0972/24
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Site Location Plan



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

22nd May 2024

APPLICATION NUMBER: PL/0972/24
VALID DATE: 10TH APRIL 2024
LOCATION: CHESTNUT COTTAGE TANGLEWOOD CLOSE;
WARD: STANMORE
POSTCODE: HA7 3JA
APPLICANT: MR DAVID ASHTON
AGENT: N/A
CASE OFFICER: MEHDI REZAIE
EXPIRY DATE: 5TH JUNE 2024
EXTENSION OF TIME: N/A

PROPOSAL

Installation of 1.9m high electronic metal front entrance gates.

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 proposed development would not detract from the character and appearance of the host dwelling, or that of the cul-de-sac in which it is located, nor would the proposal unduly impact upon the residential amenity of the occupants of neighbouring properties or the convenience or safety of the users of this private road. The proposal would preserve the openness of the greenbelt, the setting of nearby Locally Listed Buildings and/or the Grade II Historic Parks and Gardens of Bentley Priory.

As such, the development accords with guidance contained under relevant sections from the '*National Planning Policy Framework*' (2023), Policies D4, D5, D8, D11, G2, HC1C of the '*London Plan*' (2021), Policies CS1 and CS7 of the '*Harrow Core Strategy*' (2012), Policies DM1, DM2, DM6, DM7, DM16 of the '*Harrow Development Management Policies Plan*' (2013) and guidance contained within Harrow Council's Supplementary Planning Document entitled '*Residential Design Guide*' (2010) and '*Locally Listed Buildings*' (2013).

INFORMATION

This application is reported to Planning Committee as the application is made by a member of staff/Councillor or related.

Statutory Return Type:	(E)21. Householder Development
Council Interest:	None
Net additional Floorspace:	N/A
GLA Community Infrastructure Levy	N/A
(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 proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

1.0 SITE DESCRIPTION

- 1.1 The subject planning application relates to a site located on the north-eastern side of Tanglewood Close. The area is characterised by large two-storey dwellinghouses with spacious gardens and front drives.
- 1.2 The application site comprises a two-storey detached dwellinghouse which is set back from the front site boundary and highway by approximately 24m. The front entrance currently comprises two brick piers with coping stones on top of each.
- 1.3 The site constraints that are of material planning relevance include, Green Belt, Area of Special Character (Harrow Weald Ridge Area), Core Strategy Sub Areas, Airport Safeguarding Zone.
- 1.4 The property is not a Listed Building or in a Conservation Area, the proposal is sited within the Grade II registered park and garden of Bentley Priory and in close proximity to the Locally Listed Tanglewood Cottage (also known as Tanglewood Lodge) and the Locally Listed Peterborough and St Margaret's High School.

2.0 PROPOSAL

- 2.1 Installation of 1.9m high electronic metal front entrance gates.

3.0 RELEVANT PLANNING HISTORY

- 3.1 None.

4.0 CONSULTATION

- 4.1 A formal period of public consultation with neighbouring properties had been undertaken by way of neighbour notification letters being sent out and a site notice being erected on April 10th, 2024, as prescribed under Article 15 of the Development Management Procedure Order 2015 (as amended). The overall public consultation period expired on May 1st, 2024, with no comments being received.
- 4.2 A formal period of consultation with non-statutory consultees had been undertaken with the Stanmore Society, at the time of drafting this report no comments have been received.
- 4.3 A formal period of consultation with statutory consultees had been undertaken with the Councils Principal Conservation Officer and the Metropolitan Police's Designing Out Crime Officer. These comments have been summarised below:
- 4.3.1 Councils Principal Conservation Officer
- 4.3.2 Significance: The proposal is sited in the grade II registered park and garden of Bentley Priory. The list description for this is available at this link: <https://historicengland.org.uk/listing/the-list/list-entry/1001440>. The locally listed Tanglewood Cottage which is also known as Tanglewood Lodge. The local list

description reads: 'single storey lodge, built 1887 with ornate terracotta tile detailing. 2 brick gate piers with wrought iron decoration, heavily carved wooden gates.' And Peterborough and St Margaret's High School is locally listed.

4.3.3 Appraisal This proposal is in the setting of two locally listed buildings and within the grade II registered park and garden. Therefore, an informal timber gate would be more appropriate. However, the metal ones allow for views through and is not overly formal. Therefore, it would preserve the special interest of the park and garden and the setting of the heritage assets.

4.3.4 Metropolitan Police's Designing Out Crime Officer

4.3.5 The design is ok for crime prevention although the 1.6-meter posts may be the weak point for climbing. I would also recommend tested and certified gates to LPS 1175 SR1 (A1).

5.0 POLICIES

5.1 Section 70(2) of the Town and Country Planning Act 1990 (TCPA 1990) states that the decision-maker must have regard to the provisions of the Development Plan, so far as material to the application whilst Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.2 In this instance, the Development Plan comprises the '*London Plan*' (2021) and the Local Development Framework [LDF]. The LDF comprises the '*Harrow Councils Core Strategy*' (2012) and the '*Harrow Councils Development Management Policies Local Plan*' (2013). The relevant policies are referenced within the report below and a summary within informative 2.

5.3 The '*National Planning Policy Framework*' (2023) ('NPPF') states that its content is to be a material consideration in the determination of applications. The document emphasises that due weight should be given to the adopted policies of the Development Plan according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.0 ASSESSMENT

6.1 The main issues are:

- Principle of development in the area proposed;
- Impact on the character and appearance of the host property and the area;
- Impact on Locally Listed Buildings and Historic Parks and Gardens;
- Crime and safety;
- Highway safety;

6.2 Principle of development in the area proposed.

- 6.2.1 Para 153 of the '*National Planning Policy Framework*' (2023) on 'proposals affecting the Green Belt' goes on to express that "*when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt*". The Framework defines the types of new building and other forms of development that need not constitute inappropriate development within the Green Belt, since the development proposal does not fall within the categories specified under Para's 155-6 of the document, officers are of the conclusion that the proposal would not have a greater impact on the openness of the Green Belt than the existing built form.
- 6.2.2 Policy G2 of the '*London Plan*' (2021) on 'London's Green Belt' continues to point out that "*The Green Belt should be protected from inappropriate development*". the policy does not address the suitability of the type of proposal the subject of this application which is therefore a matter for local decision making.
- 6.2.3 Similarly, Policy DM16 of the '*Harrow Development Management Policies Plan*' (2013) on 'Maintaining the Openness of the Green Belt and Metropolitan Open Land' does not address whether the proposed works are appropriate or inappropriate, rather, attention is drawn over "*the.... character of existing buildings on the site and the relationship of the proposal with any development on the site that is to be retained*".
- 6.2.4 Policy CS1.F of the '*Harrow Core Strategy*' (2012) on 'Open Space, Sport and Recreation' seeks to safeguard the quantity and quality of the Green Belt from inappropriate or insensitive development. The Policy emphasises that "*The quantity and quality of the Green Belt, Metropolitan Open Land, and existing open space shall not be eroded by inappropriate uses or insensitive development*".
- 6.2.5 Therefore, in light of the proposal, officers conclude that the principle of development in the area proposed is appropriate, subject to full conformity with other material planning policies and guidance notes. This aspect of the development adheres to the requirements prescribed under Policy G2 of the '*London Plan*' (2021), Policy DM16 of the '*Harrow Development Management Policies Plan*' (2013), Policy CS1.F of the '*Harrow Core Strategy*' (2012), and guidance under Para 153 of the '*National Planning Policy Framework*' (2023).

6.3 Impact on the character and appearance of the host property and area;

- 6.3.1 Para 135(a-d) of the '*National Planning Policy Framework*' (2023) on 'Achieving well-designed and beautiful places' emphasises that "*planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit*".

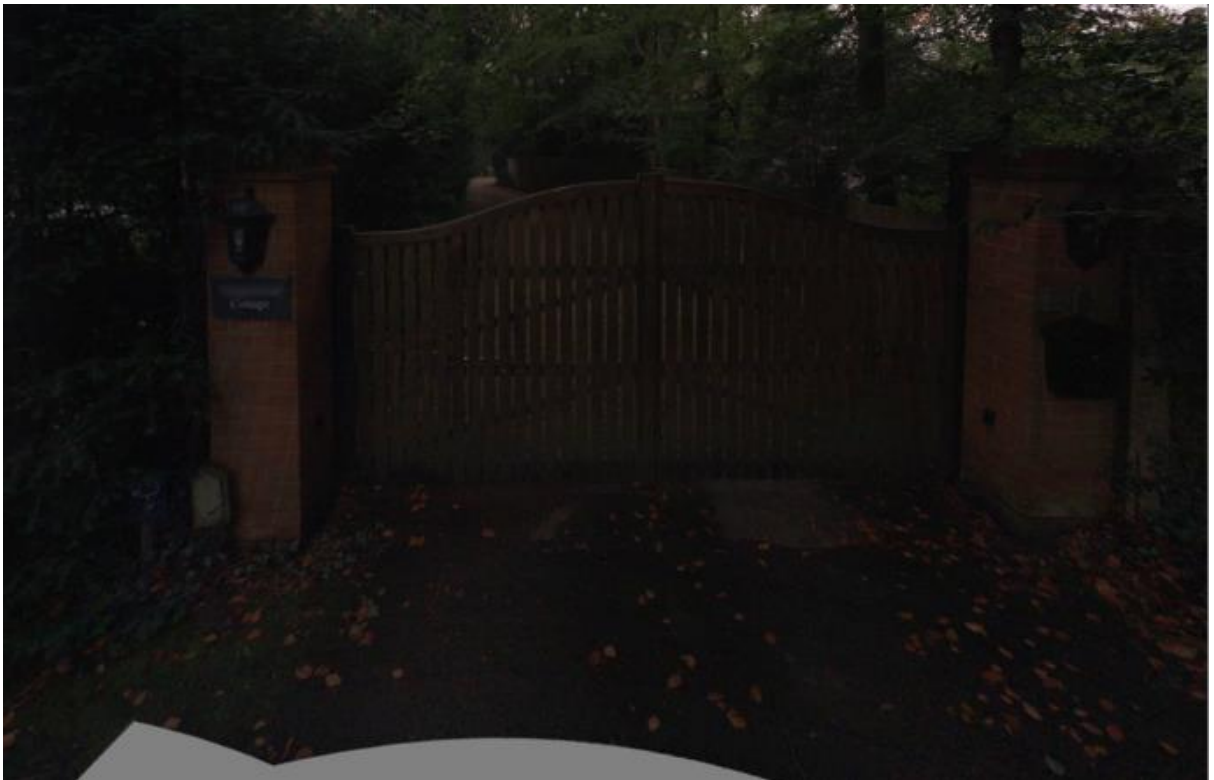
- 6.3.2 Policy DM1(B)(c) of the '*Harrow Development Management Policies Plan*' (2013) on 'Achieving a High Standard of Development' emphasises the assessment of the design and layout of proposals will have regard to "*the context provided by neighbouring buildings and the local character and pattern of development*".
- 6.3.3 The dimensions of the proposed gates measure 3.1m wide by 1.6m in height from ground level raising to 1.9m high (at its tallest peak). The base of the gates and its sides will be set in by 50mm from ground level and by 50mm from both brick piers. The gates are set within the confines of the application site, sited some distance away from the adjacent road and from the main dwelling house.
- 6.3.4 Specified materials and finishes include metal, in black finish. The use of open metal gates, its specified design and colour would contextually blend in well since neighbouring properties: HeathLodge and Longcote (images beneath) have gates in situ which mimic the materials, scale, or design suggested here. The proposal would also largely resemble the size and style of the timber-framed gates at Tanglewood Cottage (see the image below).



Metal entrance gates at: Longcote, measuring approximately 1.9m tall and 3.6m wide.



Metal entrance gates at: HeathLodge.



Timber entrance gates at: Tanglewood Cottage.

- 6.3.5 Officers are also conscious of the approvals that neighbouring properties or sites had obtained for either boundary treatments or entrance gates in recent years, which sets an established norm or pattern of development that corresponds with the area as a whole. Among those are:
- Application: P/0642/13 at Bentley Priory, approved 03-05-2013.
 - Application: P/0643/12 at Entrance Adjacent Glenthorn Cottage, approved 30-03-12.
 - Application: P/1726/11 at Entrance Adjacent To Glenthorn Cottage, approved 22-12-11.
 - Application: P/5323/17 at 1 Walled Garden Court Hampton Road, approved 15-02-18.
- 6.3.6 Therefore, in light of its design (siting, scale and material use) in context of neighbouring development there would be no detrimental visual impact on the character and appearance of the host property or the cul-de-sac. This aspect of the development adheres to the requirements prescribed under Policies D4, D5, D8 of the 'London Plan' (2021), Policies DM1, DM2, DM6 of the 'Harrow Development Management Policies Plan' (2013), Policy CS1.F of the 'Harrow Core Strategy' (2012), and guidance under Para 135(a-d) of the 'National Planning Policy Framework' (2023) and that of Harrow Council's Supplementary Planning Document entitled 'Residential Design Guide' (2010).

6.4 Impact on Locally Listed Buildings and Historic Parks and Gardens:

- 6.4.1 Para 209 of the 'National Planning Policy Framework' (2023) on 'Considering potential impacts' goes on to stipulate that *"effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"*.
- 6.4.2 Policy HC1C of the 'London Plan' (2021) on 'Heritage conservation and growth' expresses that *"Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed"*.
- 6.4.3 Policy DM7 of the 'Harrow Development Management Policies Plan' (2013) on 'Heritage Assets' emphasises that *"When assessing proposals affecting heritage assets, including non-designated heritage assets, priority over other policies in the DPD will be afforded to the conservation of the assets affected and their setting as appropriate to the significance of the assets"* and that the impact of proposals affecting heritage assets will be assessed having regard to *"relevant issues of design, appearance and character including proportion, scale, height, massing, bulk, alignment, materials, historic fabric, use, features, location, relationship with adjacent assets, setting, layout, plan form and landscaping"*.

- 6.4.4 The Councils Principal Conservation Officer conveyed during formal planning consultation its significance being situated within the Grade II registered park and garden of Bentley Priory, the Locally Listed Tanglewood Cottage (also known as Tanglewood Lodge) and the Locally Listed Peterborough and St Margaret's High School. Appraisal highlighted that *"this proposal is in the setting of two Locally Listed Buildings and within the Grade II registered park and garden. Therefore, an informal timber gate would be more appropriate. However, the metal ones allow for views through and is not overly formal. Therefore, it would preserve the special interest of the park and garden and the setting of the heritage assets"*.
- 6.4.5 As such, in light of the gates design (siting and openness) and in the location proposed, officers conclude that there would be no detrimental impact on the setting of the Locally Listed Buildings and/or the Grade II registered park and garden of Bentley Priory since the proposal preserves their setting and significance. The development proposal adheres to the requirements prescribed under Policy HC1C of the 'London Plan' (2021), Policy DM7 of the 'Harrow Development Management Policies Plan' (2013), Policy CS1 of the 'Harrow Core Strategy' (2012), and guidance under Para's 201, 203, 205, 209 and 212 of the 'National Planning Policy Framework' (2023) and the Councils Supplementary Planning Document entitled 'Locally Listed Buildings' (2013).
- 6.5 Crime and safety:
- 6.5.1 Para 86(b) of the 'National Planning Policy Framework' (2023) on 'promoting healthy and sustainable communities' expresses that *"planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion"*. Para 135(f) of the document also goes on to emphasise that *"planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience"*.
- 6.5.2 Policy D11 of the 'London Plan' (2021) on 'safety, security and resilience to emergency' expresses that *"Boroughs should work with their local Metropolitan Police Service 'Design Out Crime' officers and planning teams... to identify the community safety needs, policies and sites required for their area to support provision of necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime"* and later emphasises that *"development should include measures to design out crime that, in proportion to the risk"*.
- 6.5.3 Policy DM2 of the 'Harrow Development Management Policies Plan' (2013) on 'achieving lifetime neighbourhoods' expresses that *"all proposals must be safe and secure for everyone in line with Secured by Design principles..."*
- 6.5.4 Para 4.9 of the 'Harrow Core Strategy' (2012) on 'local character' expresses that *"all development and alterations to the built environment should help to create accessible, safe and secure environments that reduce the scope for crime, fear of crime....having regard to Secured by Design principles"*. Policy CS1(E) then goes on to accentuate that *"all new development must create and maintain accessible, safe and secure neighbourhoods in accordance with best practice standards"*.

- 6.5.5 The Designing Out Crime Officer of the Metropolitan Police conveyed during formal planning consultation that "*the design is ok for crime prevention*" indicating support for the proposal.
- 6.5.6 Despite the above, comments had been raised by them surrounding the material to be used for the gates, whether they were powered or manual? And the type of locking mechanism to be used to keep them closed? a suggestion was made for the gates to be certified to meet LPS 1175 SR1 (A1) standards and tested. A condition could not be imposed to the above effect given that it would not be necessary to make the development acceptable in planning terms, especially since the gate is acceptable as put forward.
- 6.5.7 As such, the proposal, as submitted, would in officers opinion contribute to the development of a more secure, and safer place that lessens the likelihood of crime and the fear of crime occurring in accordance with Policy D11 of the '*London Plan*' (2021), Policy DM2 of the '*Harrow Development Management Policies Plan*' (2013), Policy CS1(E) of the '*Harrow Core Strategy*' (2012), guidance under Para's 86(b) and 135(f) of the '*National Planning Policy Framework*' (2023).
- 6.6 Highway safety:
- 6.6.1 Para 115 of the '*National Planning Policy Framework*' (2023) on 'considering development proposals' emphasises that "*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*".
- 6.6.2 Policy DM1(B)(f)(g) of the '*Harrow Development Management Policies Plan*' (2013) on 'Achieving a High Standard of Development' emphasises "*the functionality of the development including but not limited to the convenience and safety of internal circulation, parking and servicing (without dominating the appearance of the development) and the appearance, capacity, convenience, logistics and potential nuisance of arrangements for waste, recycling and composting*" and "*the arrangements for safe, sustainable and inclusive access and movement to and within the site*".
- 6.6.3 Officers can confirm that the site's parking arrangements are still plentiful (even after development), and that the visibility splays remain as existing. Despite this, officers are inclined to impose a condition to ensure that openings function inward into the application site rather out into the highway. This is intended to prevent conflict with vehicular ingress/egress from its closest neighbouring property, Tanglewood Cottage, whose entrance gates are nearest to the proposal.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The proposed development would not detract from the character and appearance of the host dwelling, or that of the street scene, nor would the proposal unduly impact upon the residential amenity of neighbouring occupants or the convenience or safety of highway users. The proposal would preserve the setting of nearby Locally Listed Buildings and/or the Grade II Historic Parks and Gardens of Bentley Priory.
- 7.2 As such, the development accords with guidance contained under relevant sections from the '*National Planning Policy Framework*' (2023), Policies D4, D5, D8, D11, G2, HC1C of the '*London Plan*' (2021), Policies CS1 and CS7 of the '*Harrow Core Strategy*' (2012), Policies DM1, DM2, DM7, DM16 of the '*Harrow Development Management Policies Plan*' (2013) and guidance contained within Harrow Council's Supplementary Planning Document entitled '*Residential Design Guide*' (2010) and '*Locally Listed Buildings*' (2013).

APPENDIX 1: CONDITIONS AND INFORMATIVES

CONDITIONS:

1. Timing

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 92 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans:

Site Location Plan received April 10th, 2024;
Block Plan received April 10th, 2024;
Elevations Plan received April 10th, 2024;

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

3. Materials

The materials to be used in the construction of the gates hereby permitted shall be as specified within the approved plans and/or application form, unless otherwise approved in writing by the Local Planning Authority.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

4. Inward Opening Gates

The design of the proposed vehicular access gates shall not be outward opening.

REASON: To safeguard the convenience and safety of other road users in accordance with Policy DM1(B)(f)(g) of the '*Harrow Development Management Policies Plan*' (2013).

INFORMATIVES:

Positive and Proactive Statement

1. Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015 (as amended), this decision has been taken in accordance with paragraphs 39-42 of the '*National Planning Policy Framework*' 2023 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the above Framework.

Policies

2. The following policies are relevant to this decision:
 - **National Planning Policy Framework (2023)**
 - **London Plan (2021):** D4, D5, D8, D11, G2, HC1C;
 - **Harrow Core Strategy (2012):** CS1, CS7;
 - **Harrow Development Management Policies Local Plan (2013):** DM1, DM2, DM6, DM7, DM16;

Supplementary Planning Documents:

- Residential Design Guide (2010);
- Locally Listed Buildings (2013);

Secured By Design Principles

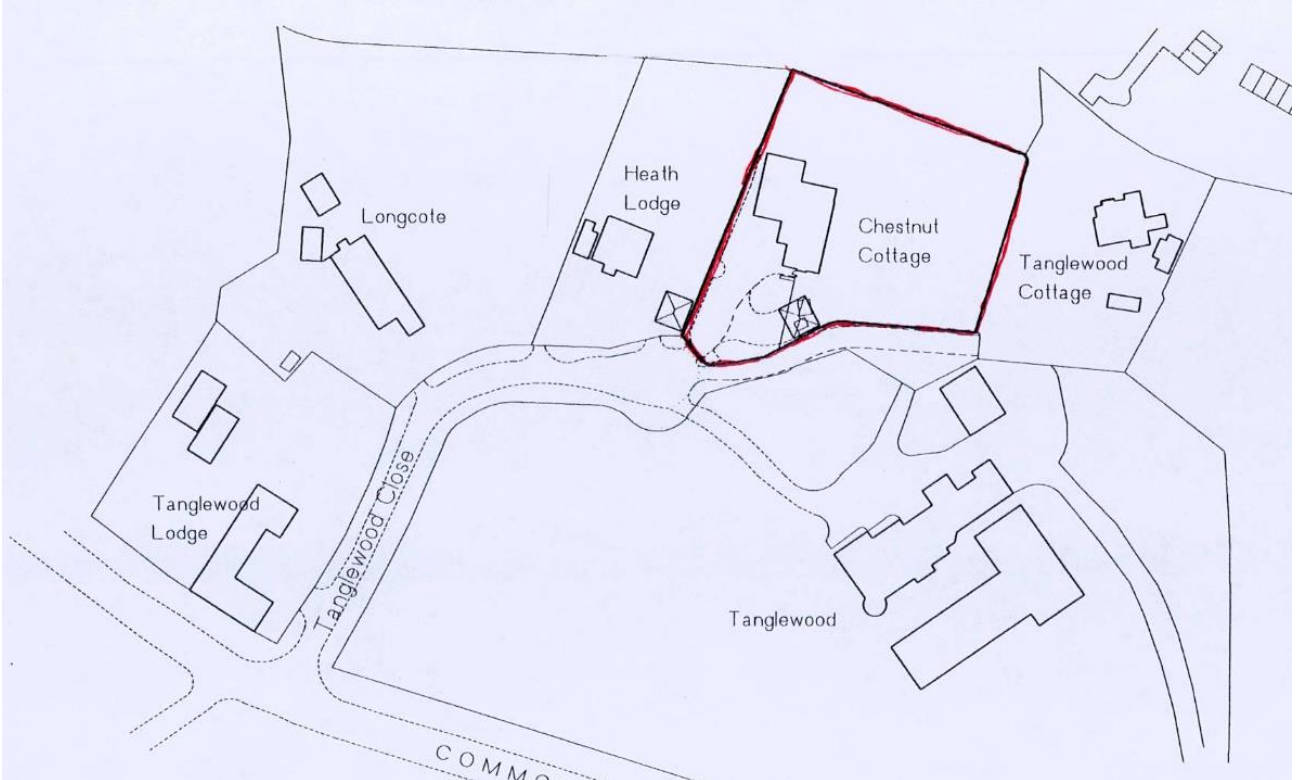
3. The applicant is advised to engage with the Designing Out Crime Officer at the Metropolitan Police for best practice and to achieve 'Secured by Design' certified gates to LPS 1175 SR1 (A1) standard. Please contact Danny.J.McPhail@met.police.uk at the London Safety Centre.

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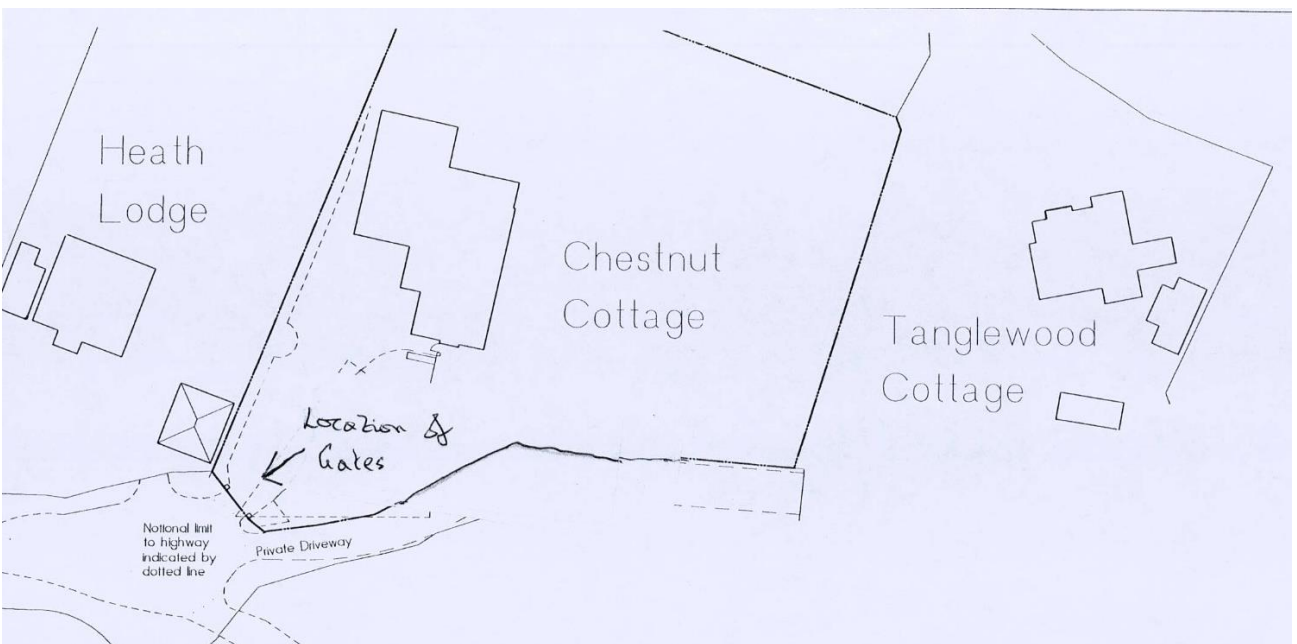
 <p>Orla Murphy Head of Development Management</p> <p>9th May 2024</p>	 <p>Viv Evans Chief Planning Officer</p> <p>9th May 2024</p>
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APPENDIX 2: SITE LOCATION AND PLAN

Site Location Plan



Site Block Plan

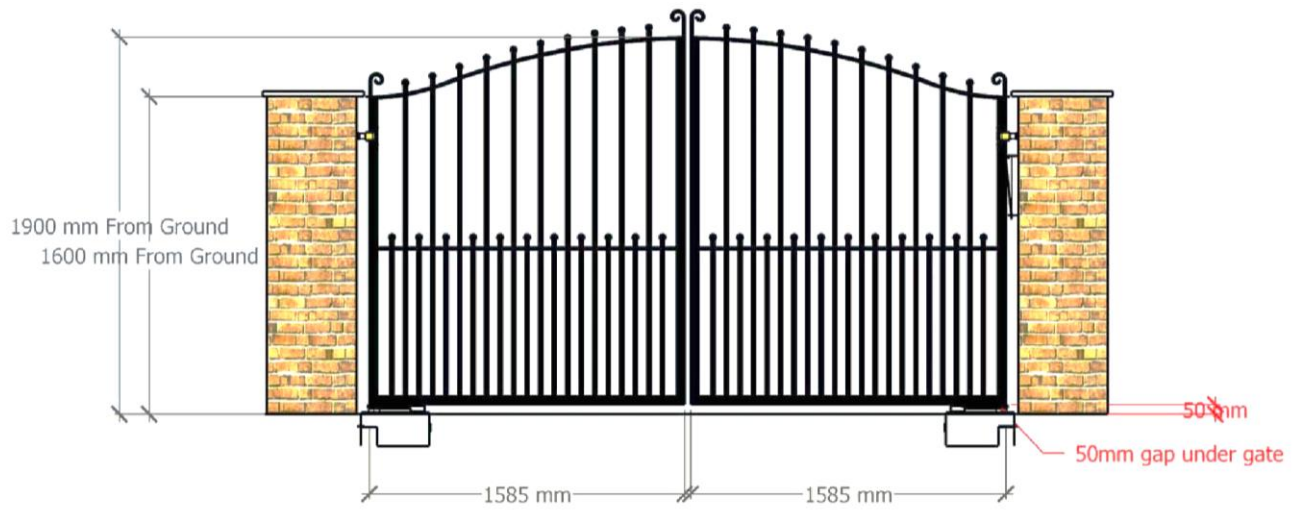


APPENDIX 3: SITE PHOTOGRAPHS



Views looking out the site onto the main road

APPENDIX 4: PLANS AND ELEVATIONS



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