

SECTION 1 – MAJOR APPLICATIONS

None.

SECTION 2 - OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01

**LAND AT REAR OF 107-109 BYRON P/1602/06/DFU/SW
ROAD, WEALDSTONE**

Ward MARLBOROUGH

SINGLE STOREY BUILDING FOR CLASS B1 (BUSINESS) USE

Applicant: LIONEL D FREWIN

Agent: ALAN WARD ARCHITECTS

RECOMMENDATION

Plan Nos: 0205/L.01, TP. 02, TP. 04B

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

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

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

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

REASON: To safeguard the amenity of neighbouring residents.

3 The 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.

4 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan number(s) 0205/TP.04C 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.

5 Industrial activities shall not take place anywhere within the application site except within the building(s).

REASON: To safeguard the amenity of neighbouring residents.

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

REASON: To safeguard the amenity of neighbouring residents.

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

(a) The storage and disposal of refuse/waste

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:

SD1 Quality of Design

D4 Standard of Design and Layout

EM12 Small Industrial Units and Workshops

EM22 Environmental Impact of New Businesses

2 INFORMATIVE:

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

3 INFORMATIVE:

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

1. work on an existing wall shared with another property;

2. building on the boundary with a neighbouring property;

3. excavating near a neighbouring building,

and that work falls within the scope of the Act.

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

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

ODPM Free Literature, PO Box 236, Wetherby, LS23 7NB
Tel: 0870 1226 236 Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: odpm@twoten.press.net
Website: <http://www.safety.odpm.gov.uk/bregs/walls.htm>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character of the Area (SD1, D4 & D5)
- 2) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings
Council Interest: None

b) Site Description

- Relates to an area of land to the rear of 107-109 Byron Road currently occupied by a block of 3 garages;
- Existing similar garages along this stretch of Stuart Road, with one operating B1 use (car mechanics);
- Predominantly a residential area with single family dwelling house adjacent at No.111 and three-storey block of flats to the south;
- Parkland on opposite side of road in this section of Stuart Road;

c) Proposal Details

- Single storey building
- Use as B1 (Business)

Revisions to previous applications:

- Increase in depth of the proposal by 900mm

d) Relevant History

P/1031/03/DFU	Workshop Building (Class B2)	REFUSE 01-AUG-03
---------------	------------------------------	---------------------

Reasons for Refusal:

The proposed new building and B2 use of the building by reason of excessive size, would represent overdevelopment of the site and would be obtrusive and detrimental to the visual and residential amenities of the occupiers of the neighbouring properties and the character of the area.

P/2653/03/CFU	Two storey detached building at rear to provide B1 floor space	REFUSE 23-MAR-04 Appeal: DISMISSED
---------------	--	---

Reasons for Refusal:

The proposal, by reason of excessive bulk and prominent siting, would be unduly obtrusive in the streetscene, and would be detrimental to the visual and residential amenities of the occupiers of the adjoining properties and the character of the locality.

P/1430/05/DFU

Single storey detached outbuilding at rear to provide B1 floor space

GRANT
18-JAN-06

e) Applicant Statement

- None

f) Consultations:

- **Thames Water:** surface water drainage; responsibility of developer to make proper provision for drainage, Thames Water will ensure the applicant ensures new connections to the public sewerage system, do not pose unacceptable threat of surcharge, flooding or pollution, check proposals are in line with advice from DETR, looks to ensure the separation of foul and surface water sewerage on all new developments.

Notifications:

Sent:
17

Replies:
1

Expiry:
20-JUL-06

petition received with 3 signatures from different addresses.

Summary of Responses:

- Closer to other buildings, where will the cars go?, parking would overhang the pavement, rubbish bins, gutters overhanging, too high, overlooking, cramped

APPRAISAL

1) Residential Amenity, Character of the Area

The proposed building's footprint would be to an area of approximately 81m². Spanning across the entire plot, abutting both flank boundaries to a width of 8.9m, the building would run to a depth of 9m. It would be set back approximately 2.4m from the sites rear boundary with Stuart Road. The proposed building would have a flat roof over to a height of 3.2m.

The buildings rear wall would be spaced 11.5m from the rear of No.107/109 and 10m from the rear of No.111. The spacing from both properties, together with the consideration of the buildings footprint not being more than half the garden area, is considered to negate the potential for any unreasonable impact for the occupiers of either properties regarding the potential for appearing obtrusive or overbearing. Nor is it considered that the proposed building would cause an unreasonable level of overshadowing to the rear of No's.107, 109 or 111.

Item 2/01 : P/1602/06/DFU continued/...

The only glazing and openings are proposed in the frontage facing Stuart Road with all other sides being solid brick work and thus no issue of overlooking is considered to arise.

In visual terms, it is considered that the proposal would represent an improvement on the existing garage block and would not be detrimental to the visual amenity currently enjoyed by adjacent residents.

The space to the front under the covered canopy is sufficient for the parking of 1 car. Car parking standards for B1 businesses state that a maximum of 1 space should be provided per 200-300m² net site area. This proposal offers more than adequate parking for the future employees of the business according to the Harrow UDP. The site is also in close proximity of Wealdstone District Centre, a sustainable location that offers a variety of public transport options to give easy access to and from the proposed business.

The application was amended to provide refuse storage facilities to the north, thereby reducing car parking to 1 space. The facilities would be shielded from the streetscene and is not considered to have a detrimental impact on the character of the area.

2) Consultation Responses

- Material Planning Considerations addressed in the report above
- Sufficient car parking is considered to be provided/ no highway safety concerns would arise
- Plans have been amended to include refuse storage facilities.

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: 2/02

THE BOTHY, OLD REDDING, HARROW WEALD P/2189/06/CFU/GL

Ward HARROW WEALD

SINGLE STOREY CONSERVATORY SIDE EXTENSION

Applicant: MR & MRS D BLOUNT

RECOMMENDATION

Plan Nos: Drawing nos. 32-A3-1; 32-A3-1

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 Works required to remove the existing window and replace it with French Doors shall be done with care and by hand tools or by tools held in the hand, other than power-driven tools.

REASON: To protect the appearance of the curtilage listed building.

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), the glazed elements of the conservatory shall be kept permanently glazed with clear glass, and no glazed element shall be replaced with any obscure material.

REASON: To protect the appearance of the curtilage listed building and to preserve the character of the Green Belt.

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

(a) the extension/building(s)

(b) the ground surfacing

(c) the boundary treatment

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
- 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
- D16 Conservation Area Priority

2 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.

3 INFORMATIVE:

The applicant is advised that any further extensions to this property are unlikely to be favourably considered.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Areas of Special Character, Green Belt and Metropolitan Open Land (SEP6, SD1, SD2, EP33, EP34)
- 2)** Standard of Design and Layout (D4)
- 3)** Conservation Areas (D14, D16)
- 4)** Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Householder
Greenbelt	
Conservation Area	Brookshill Drive and Grimsdyke Estate
Listed Building	Curtilage Listed
Site Area:	900m ²
Council Interest:	None

b) Site Description

- Two-storey detached cottage-style property with existing single-storey rear extension and raised timber decking attached to rear
- Dwelling is set in Brookshill Drive and Grimsdyke Estate Conservation Area, Green Belt, Harrow Weald Ridge Area of Special Character, and on edge of Grimsdyke Open Space, a Historic Park and Garden
- Property is curtilage listed as being in the former curtilage of Grimsdyke House
- Property is sited on north side of a track off Old Redding east of Grimsdyke Hotel, with ground level of open space to rear falling away towards Borough Boundary with Hertsmere
- Timber post fence along front and rear site boundaries, with mesh fence on western boundary with wooded area
- Mature trees to the west and to the south along track approaching property, with open grassland to rear of properties where ground levels fall away
- First floor and single-storey side and single-storey rear extensions to No. 2 Grimsdyke Cottages to the east, no extensions to No. 1 Grimsdyke Cottages: these properties are not in the Conservation Area or the Historic Park and Garden

c) Proposal Details

- Single-storey side conservatory extension

d) Relevant History

EAST/384/93/CLP	Certificate of Lawful Development: demolition of chimneys, rear extension, bay, entrance, alterations to roof and two-storey side extension NB – replacement single-storey rear extension built as permitted development	WITHDRAWN 06-FEB-95
P/239/05/CFU	Two storey side extension and conservatory at other side	REFUSED 06-APR-05 APPEAL DISMISSED 06-JUL-2005

Reasons for Refusal:

1. The proposal would give rise to disproportionate additions over and above the size of the original dwelling, which would reduce the openness of the site and detract from the character of the Green Belt, the Area of Special Character and the Historic Park and Garden at Grimsdyke Open Space.
2. The proposed development, by reason of excessive size and bulk and prominent siting, would be unduly obtrusive, overbearing and detrimental to the character and appearance of the original dwelling and would fail to preserve or enhance the character and appearance of the Conservation Area.

P/861/06/CFU

Single storey extensions to east and west side of dwelling

REFUSED
26-JUN-06

Reason for Refusal:

The single storey side extensions would give rise to disproportionate additions, which would reduce the openness of the site and detract from the character of the Green Belt, the Area of Special Character and the Historic Park and Garden at Grimsdyke Open Space.

e) Applicant Statement

- None

f) Consultations:

- **Conservation Area Advisory Committee:** This is an inappropriate design, out of keeping with the original. It is too glassy. It blocks view to the north and is visually intrusive. The design should be simplified (it should avoid the glazed gable in the middle) so that it is more subservient.
- **English Heritage :** This application should be determined in accordance with National and Local Policy guidance, and on the basis of Harrow Council's specialist Conservation advice.

Advertisement:

Character of Conservation Area; Alterations/Extension of a Listed Building

Expiry: 15-MAY-06

Notifications:

Sent:
3

Replies:
0

Expiry:
07-SEP-06

Summary of Response:

- None

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 volume of the property are summarised in the table below:

	Original 1948	Existing	Proposed	Increase over original (existing)
Footprint (m²)	59.15	72.55	87.05	47% (20%)
Floor Area (m²)	80.21	93.27	104.02	30% (11.5%)
Volume (m³)	314.72	404.40	456.15	45% (12.8%)

The proposed extensions would add just over 10% to the floor area of the property as it currently stands, albeit with a 20% addition to the footprint.

The Inspector in an earlier appeal decision (APP/M5450/A/05/1183577, relating to permission P/239/05/CFU) noted that the most important attribute of the Green Belt is its openness. The applicant in that appeal argued that the woodland setting of the site means that it is not open to view, and could become less so through the planting of a hedge. The inspector further noted that in the context of the Green Belt, openness means undeveloped, not open to view.

The proposed extension to the west elevation would be a conservatory. It would be set in from the front and rear building line of the property and would overlook an area of open land and vegetation. The proposed conservatory will be lightweight enough so as not to jeopardise the original form or fenestration of the building. Although the proposed extension would add to the volume, footprint and floor area of the house, its construction as a conservatory serves to mitigate the effect of the additional structure and helps preserve the openness of the Green Belt. The proposal is not considered to detract from the original appearance of the house and as such is considered to preserve the character of the area and the appearance of the house.

A condition to maintain the walls of the extension as clear glass has been suggested to preserve the openness of the site and of the Green Belt.

With regard to the area of special character, the Council will, *inter alia*, preserve the architectural and historic features that contribute to the character of the area. The proposed extension would be visually subordinate to the main dwelling. As such it is not considered to detract from the original features of the building and therefore preserves the character of the area.

2) **Appearance and Character of Conservation Area**

The Bothy is set in the Brookshill Drive and Grimsdyke Conservation Area, which is characterised by its rural wooded landscape.

The Bothy (the name means small house) was originally constructed as a servant's house ancillary to Grimsdyke House. As such it should be required to retain the appearance of a small property out of respect to its integral historic links to the Grimsdyke Estate.

The proposal would allow the original built outline of the house to be retained, while appearing subservient and lightweight. It is therefore considered to preserve the appearance and character of the Conservation Area. The conversion of the conservatory to a brick or similar structure at a later date would be unacceptable, and a condition requiring the retention of clear glazing is recommended.

As noted in earlier officer's reports relating to other proposed extensions (P/861/06/CFU and P/239/05/CFU), a conservatory is the only suitable form of extension to this property. It is recommended that an informative to this effect be attached to the grant of planning permission.

The Conservation Area Advisory Committee were of the opinion that the design is inappropriate and out of keeping with the original, too glassy and blocks views to the north. They requested that the design be modified. However, it is considered that the proposal would allow for the original built outline of the house to be retained, whilst appearing subservient and lightweight.

3) Listed Building

The Bothy is not a Statutorily Listed Building, but is curtilage listed as it was within the curtilage of Grimsdyke House when the estate was Listed. It is therefore imperative that the materials used in the proposed extension are sympathetic to the original fabric of the dwelling, namely a matching brick base with lime mortar, and green oak timber in the fenestrated section. The opening of the window to create an opening for French doors should be done with care and by hand. It is recommended that conditions to this effect be added.

4) Consultation Responses

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

- 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.

16 – 24 LOWLANDS ROAD, HARROW

Item: 2/03

P/1468/06/CFU/JW

Ward GREENHILL

REDEVELOPMENT OF SITE COMPRISING PART SINGLE, PART TWO AND PART THREE STOREY BUILDINGS TO PROVIDE 9 SELF-CONTAINED RESIDENTIAL DWELLINGS WITH BASEMENT CAR PARK (RESIDENT PERMIT RESTRICTED)

Applicant: CLIO ESTATES LTD

Agent: MALCOLM PAWLEY ARCHITECTS

RECOMMENDATION

Plan Nos: SO01; P02B; P03B; P04B; P05B; P06B; P07B

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

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

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

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no.P06B and P07B shall be installed in the rear south facing wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

3 The privacy screens in the south elevation of the approved development shall be made of purpose-made obscure glass, and be retained thereafter in that form.

REASON: To safeguard the amenity of the neighbouring residents

4 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.

5 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.

6 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.

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

REASON: To safeguard the amenity of neighbouring residents.

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

- (a) The storage and disposal of refuse/waste

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.

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

10 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 to include details of acoustic fencing adjacent to the front forecourt of No.53 Roxborough Park

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.

11 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.

12 The development hereby permitted shall not be commenced until surface water attenuation/storage works have been provided in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Housing Need
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D8 Storage of Waste, Recyclable and Re-usable Materials in New Development
- D9 Streetside Greenness and Forecourt Greenery
- H4 Housing Density
- D12 Locally Listed Buildings
- D14 Conservation Areas
- T6 The Transport Impact of Development Proposals
- T13 Parking Standards
- H18 Accessible Homes
- C16 Access to Buildings and Public Spaces

2 INFORMATIVE:

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

3 INFORMATIVE:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) HUDP Proposal Site 8 (15)
- 2) Residential Amenity (SD1, D4, D5 & D9)
- 3) Character and appearance of Area (SD1, D4, D5 & D9, D12, D14)
- 4) Parking, Highway Safety and Transport Impact (T6 & T13)
- 5) Living Condition of Future Occupiers, Housing Density (D4, D5 & H4)
- 6) Disabled Persons' Access/Lifetime Homes (SD1, D4, H18 & C16)
- 7) Other matters
- 8) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	713m ²
Car Parking:	Standard: 8
	Provided: 8

Habitable Rooms 28
Council Interest: None

b) Site Description

- Vacant site on southern side of Lowlands Road, eastern corner of junction with Roxborough Park.
- Two-Storey house at 53 Roxborough Park adjacent to southern boundary
- Locally listed single storey commercial premises at 26-40 Lowlands Road about the eastern boundary.
- Roxborough Park and The Grove Conservation Area contiguous with eastern boundary.
- Metropolitan railway line on opposite side of Lowlands Road
- Site location within Controlled Parking Zone with residents permit for on-street parking.
- Harrow Strategic Centre boundary runs along centre of Lowlands Road
- Harrow on the Hill train and bus station approximately 400m from application site.

c) Proposal Details

- Construction of two/three-storey building containing nine flats.
- 2 x 1 bed flats, 3 x 2 bed flats, 4 x 3 bed flats
- Adjacent to 26-40 Lowlands Rd the building steps up from single storey with balcony above to two storeys, stepping up to three storeys at the corner of Lowlands Rd, Roxborough Park.
- Overall mass of the building is broken up using a mix of STO render and Larch timber cladding.
- Ground floor units have private amenity space fronting Lowlands Rd, with a communal amenity space at rear abutting No.53 Roxborough Park.
- Upper units have private terraces with north/south orientation and glazed southern ends.
- Flat roofs covered with sedum 'green roof system'.
- Basement car park with 9 spaces, bicycle store, wheelchair lift and ramp with access onto Roxborough Park.
- Ground floor units have separate entrances onto Lowlands Rd/Roxborough Park. Upper flats main entrance towards southeast corner of site on Roxborough Park.

d) Relevant History

EAST/244/00/FUL	2/3 Storey building to provide 8 flats (Resident Permit Restricted) with parking at front.	GRANTED 08-JUN-00
EAST/533/02/FUL	Detached Three Storey Building to Provide 7 x 2 Bed and 1 x 1 Bed Flats with Basement Parking	REFUSED 28-JUN-02

Reasons for Refusal:

1. The proposal would represent overdevelopment of the site, by reason of excessive site coverage, scale and inadequate space about the building, to the detriment of the character and appearance of the Roxborough Park Conservation Area, and the setting of the adjacent locally listed buildings.
2. Excessive bulk and depth of building is proposed adjacent to 53 Roxborough Park, resulting in a loss of outlook and light to that property.
3. Noise and disturbance from the ramp to the basement car park would be detrimental to the residential amenities of the occupiers of 53 Roxborough Park.
4. The scheme does not provide cycle parking facilities in accordance with the Council's standards.

EAST/1400/02/FUL	Detached Two/Three storey building with basement parking to provide 9 flats (Resident Permit Restricted)	GRANTED 17-FEB-03
P/905/05/CFU	Detached 2/3/4 Storey Building to Provide 9 Flats with Basement Parking	REFUSED 25-OCT-05

Reasons for Refusal:

1. The proposed development by reason of excessive height, scale, bulk and massing would be visually obtrusive and out of keeping with the character of neighbouring properties and would not respect the scale and massing of these properties to the detriment of the appearance of the area.
2. The proposed development by reason of excessive height, scale, bulk and massing would have an unacceptably over dominant effect on the terrace of single storey buildings that adjoins the site on its eastern boundary and would have a detrimental impact upon the appearance and character of the conservation area that adjoins it.
3. The proposed development by reason of excessive height, scale, bulk and massing would result in unacceptable overlooking and loss of privacy to residents of neighbouring properties.

e) Applicant Statement

- Proposal aims to create a high quality scheme with the provision for good quality communal amenity space. All homes have been designed with reference to Lifetime Homes standards.
- Siting derives in part from the desire to re-instate the original building line of previous terraced housing on the site. The buildings frontage is set back from the public footpath by four metres in order to maintain adequate sight lines for traffic exiting Roxborough Park.
- Where possible, we have attempted to provide external amenity space in addition to the provision of communal facilities.
- Building has been designed with reference to BRE Ecohomes philosophy, which takes into account internal space planning, services and building in use requirements.
- Located on the edge of Harrow Town Centre, the site is ideally situated for a number of excellent public transport facilities.

- Scheme designed in line with the principles of 'secured by design', the key principles of which are well lit communal areas, natural surveillance and secure bicycle parking.
- The proposed scheme sets out to provide high quality housing for the local community, falling in line with the current governments views on increased densities, whilst providing spacious living accommodation based on Lifetime Homes standards. The scale of the proposed development is a response to the urban setting within which it is located, and reflects the nature of the surrounding built environment. It is the intention that this proposal will contribute to the enhancement of the locality.

f) Consultations:

Design and Conservation Officer: *"In my opinion, the proposed development manages to achieve both good design and a good contextual relationship with its surroundings. It gives focus to what is currently a vacant and boarded up site and would make a positive contribution to the entrance of Roxborough Park Conservation Area. Subject to the submission of suitable materials to be used in the construction of this development, I have no objections to this proposal".*

CAAC: *"Materials would have to be of the highest quality to satisfy such a prominent site so close to a row of locally listed buildings and a conservation area. There are concerns over the lifespan of the proposed timber boarding in relation to this. It is also considered that the landscaping should be given greater importance, and feature a tree in every lawn, to soften the entrance into Roxborough Park."*

Urban Design Officer: *"Restoration of the historic building line is to be commended as it vastly improves the enclosure and character of the street. The rise in massing towards the corner and the chamfering of the built form at this point articulates the corner well, provides good architectural clue to the junction and extends the residential area along Lowlands Road. The repeated vertical articulation of the façade on Lowlands Rd is sympathetic to the verticality emphasis provided by the gables of the residential terrace in the conservation area on Lowlands Road. Scale is in keeping with the residential built form along and to the south of Lowlands Road."*

Highways Engineer: No objections, subject to the development having the "Resident Permit Restricted" informative attached if granted.

Engineering Services – Drainage and Surveying : Following condition suggested:

"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 increased risk of flooding."

Advertisement:	Character of Conservation Area	Expiry: 27-JUL-06
-----------------------	--------------------------------	-------------------

Notifications:

Sent:
26

Replies:
1

Expiry:
07-JUL-06

Summary of Responses:

- Development is out of character with the conservation area.
- Congestion will be caused by cars attempting to exit the car park.
- Proposal provides insufficient parking for 9 units.

APPRAISAL

1) HUDP Proposal Site 8

The proposed development would take place on HUDP Proposal Site 8. PS 8 is identified as being suitable for residential purposes, with its close location to the town centre which may justify a lower parking requirement, in which "Resident Permit Restriction" would apply. Considering the above and the approved permissions on the site (namely EAST/1400/02/FUL), there cannot be any objection to the principle of this application. It remains, therefore, to consider the merits of the particular scheme in terms of amenity, character, highway safety, living conditions of future occupiers and disabled persons' access.

2) Residential Amenity

The proposed building would comprise of single, two and three storeys, rising from single storey at its eastern element to three storeys at the corner of Roxborough Park/Lowlands Rd, with a two-storey element to the southwest of the site abutting the boundary with No.53 Roxborough Park. Besides from the two-storey element to the south, the structure will be situated 9m from the residential boundary with No.53 Roxborough Park to the south, with communal gardens in between. The rear elevation would contain living room and bedroom windows on the ground floor, two living room windows on the first floor but on the second floor windows would be re sited to flank elevations. Two terraces at first and second floor level are proposed with south facing privacy screens 1.8m in height to prevent overlooking.

The majority of the block, being situated over 9m from the residential boundary to the south, lessens the visual impact this proposal would have upon this dwelling. The staggered height of the structure ensures that the three-storey element sits adjacent to the flank wall of No.53 Roxborough Park rather than its rear amenity space. Despite a small section of the two-storey element breaking a 45° line taken from the first floor corner of No.53 Roxborough Park, the two structures separation of over 15m at this point warrants this minor deviation from householder SPG requirements acceptable. The orientation of the proposed block due north of No.53 Roxborough Park further mitigates any detriment this structure would have upon the residential amenities of its occupiers. The north flank wall of No.53 Roxborough Park has no protected windows. All balconies will have opaque privacy screens to the south 1.8m in height that will serve to safeguard amenity and prevent overlooking.

The two-storey element of the proposal that abuts the boundary with No.53 Roxborough Park sits immediately adjacent to the two-storey flank wall of this property and as such is not considered to represent any loss in residential amenity.

Taking these comments into account, and subject to the suggested glazing controls, it is not considered that the relationship of the proposed block to the existing property at the rear would be detrimental in terms of visual bulk, overlooking or loss of light/overshadowing.

3) Character and appearance of Area

The prominent location of the site, combined with its close proximity to both the Roxborough Park Conservation area to the south and locally listed shopping parade to the east dictate the need for a sensitive design that respects the surrounding context.

Despite the proposed development having a modernist appearance that differs from the surrounding Edwardian developments on the southern side of Lowlands Road, its design is visually interesting and makes good use of its prominent location. It respects the context of the locally listed shopping parade to the east by stepping up from single storey to three storeys at the corner. This massing articulates the corner well whilst helping to break up the bulk of the structure. The use of wood cladding and glazed balustrades further visually alleviates the bulk of the building. In terms of the character and appearance of the area, subject to the suggested condition regarding submission of materials, the proposal is acceptable.

4) Parking, Highway Safety and Transport Impact

Schedule 4 of the HUDP sets a maximum 13 car parking spaces based on the number of habitable rooms in the development. The proposal will provide 8 standard and 1 disabled car parking space. Considering the sites close proximity to Harrow Town Centre and the designation of the scheme as "Resident Permit Restricted", this shortfall is considered acceptable. Given the existing level of traffic noise generated along Lowlands Road, it is not considered that the car park with associated ramp would give rise to any considerable increase in noise or disturbance. Notwithstanding this, it is suggested that acoustic fencing to the south flank of the front of the property is erected to safeguard the amenity of No.53 Roxborough Park.

5) Living Conditions of Future Occupiers

The proposed density would be above both UDP minimum of 150hrph in recognition of the sites accessible Town Centre location on a busy London Distributor Road.

The size and layout of the flats are considered to be acceptable, with the block ensuring satisfactory stacking of room uses throughout the building. Each room will have a source of natural light and 8 of the flats will have their own private amenity space. The private amenity spaces will supplement a communal garden area of approximately 250m². Having regard to UDP Policy D5 it is considered that the proposed arrangements for amenity space are acceptable.

Plans indicate a refuse and recycling area adjacent to the entrance lobby. Notwithstanding this, in the absence of more detailed plans a condition is recommended requiring details of refuse storage and removal to be submitted to the Local Planning Authority and approved in writing before the development can commence.

6) Disabled Persons' Access/Lifetime Homes

As a new development and in conjunction with the requirements of the Building Regulations it is considered that the internal layout of the proposed flats and communal areas is capable, with minor modifications, to achieve compliance with the Lifetimes Homes supplementary planning document. This would address such matters as door widths, access to upper floors and bathroom layout. Disabled persons access to the building at ground floor level has not yet been detailed but again it is considered that this could be easily conditioned.

7) Matters

The proposal would add to the supply and range of housing within the Borough consistent with HUDP Policies SH1, SH2 and H7. As a development of less than 15 units there is no policy requirement to seek the provision of affordable housing.

A condition regarding site drainage is suggested upon recommendation of the Council's Drainage engineer.

8) Consultation Responses

- Development is out of character with the conservation area: *Addressed in report*
- Congestion will be caused by cars attempting to exit the car park: *Addressed in report*
- Proposal provides insufficient parking for 9 units: Designation as "Resident Permit Restricted" sufficient.

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.

25 BROADWALK, PINNER RD, HARROW **Item: 2/04**
P/765/06/DVA/JW
Ward HEADSTONE NORTH
VARIATION OF CONDITION 2 OF PLANNING PERMISISON REF: LBH/38056,
DATED 25-JUL-1989 TO PROVIDE OPENING HOURS SUN-THUR 10AM TO
11.30PM FRI-SAT 10AM TO 00.30AM ON THE FOLLOWING DAY

Applicant: THOMAS O'FLAHERTY

RECOMMENDATION

Plan Nos: NGL355315

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

1 The use hereby permitted shall not be open to customers outside the following times:

10:00 hours to 23:30 hours, Sunday to Thursdays;

10:00 hours to 00:30 the following day, Fridays and Saturdays

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:

EP25 Noise

EM25 Food, Drink and Late Night Uses

T13 Parking Standards

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Licensing Panel and Planning Considerations
- 2) Impact upon Local Residential Amenity (EP25 & EM25)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Other
Site Area:	125m ²
Council Interest:	None

b) Site Description

- A4 drinking establishment located on the Broadwalk's Secondary shopping frontage of the North Harrow District Centre.
- Residential flats above
- Semi detached houses opposite the application site.
- Parade in the locality characterised by a variety of retail uses

c) Proposal Details

- The current opening hours of the public house are from 10AM to 11:00PM Monday to Saturday and 10:30PM to 10:30PM Sundays.
- These are in line with the current hours granted by Licensing Panel who have not yet considered the proposed hours.
- The application is for Variation of condition 2 of planning permission LBH/38056 to provide opening hours, Sunday through Thursday 10:00 to 23:30 and Friday to Saturday 10:00 to 00:30.
- This description has been amended from the original request for opening hours: Sunday through Thursday 10:00 to 00:30 and Friday to Saturday 10:00 to 2:00.

d) Relevant History

LBH/38056	Continued use as restaurant and take away with revised opening hours	GRANTED 25-JUL-89
P/3134/05/CVA	20 Broadwalk, Pinner Road Variation of condition 5 of LBH42873 to allow opening hours between 10.00 to 23.30 Monday to Thursday & Sunday, and 10.00 to 00.30 Friday & Saturday	GRANTED 26-JUN-06

e) Applicant Statement

- None

f) Consultations:

- **Environmental Health:** No response

Notifications:

Sent:
30

Replies:
7

Expiry:
24-APR-06

Summary of Responses:

The following reasons for objection were made to the initial and revised proposals.

Unacceptable in a partly residential area; No guarantee that the public house will adhere to laws; Unreasonable residential detriment will occur; Noise; Increased parking difficulties will result; Increase in antisocial behaviour may result if the development is granted.

APPRAISAL

1) Licensing Panel and Planning Considerations

It should be considered that the four objectives informing the licensing panels decision (Prevention of crime and disorder / public safety / preventing public nuisance / protecting children) are narrower in their range than the considerations planning authorities must make when reaching decisions, and therefore with different interests at stake the two parties may not always come to the same verdict. For an application such as this, the main consideration of the Local Planning Authority will be residential amenity, an objective not considered as a licensing objective.

25 Broadwalk is located in a Secondary shopping frontage within the North Harrow District Centre. Despite the premises being located in such a centre, it should be noted that there is residential accommodation directly opposite the application site. This mixture of commercial and residential use in the immediate locality and any possible consequences to residential amenity must be taken into account when considering this application.

2) Impact upon local Residential Amenity

It is considered that the original opening hours sought by the applicant would have given rise to additional activity at unsocial hours that would have considerably affected from the amenities of the occupiers of neighbouring residential properties. Policy EM25, Food and Late Night Uses, states that where it is probable that unreasonable residential disturbance will occur from pedestrian or vehicular activity as a result of the use, either inside or out of the building, permission is unlikely to be granted. The residents of the properties directly opposite on Pinner Rd would have been particularly affected by the increased activity arising from the original extended opening hours.

Following the revisions to this application, an increase in opening times of an additional 30 minutes Sunday through to Thursday, and by 1 hour and 30minutes on Friday and Saturday. This is not thought to be excessive when regarding the current opening hours, and are not considered to cause an unreasonable residential disturbance to the immediate locality: thus a refusal on policy EM25 would be hard to justify.

Whilst no objections from flats immediately above or adjoining the public house have been received, objections from three properties on Pinner Road have been received. These properties have a busy London Distributor Road and service road between them and the public house. Taking this into account along with the revised hours being applied for, it is considered these residential properties would not suffer any unreasonable residential disturbance from the proposed hours.

Whilst objections received mention fears that the public house may flaunt licensing laws, it should be considered that these are factors that both recent licensing laws and Environmental Health powers can satisfactorily control, and matters that would be taken into account in any future Licensing Panel application.

3) Parking Considerations

It is not considered that the increase in hours (an additional 30 minutes Sunday through to Thursday, and by 1 hour and 30minutes on Friday and Saturday) would result in any significantly increased parking need for the locality, and in this respect is considered acceptable.

4) Consultation Responses

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

- No guarantee that the public house will adhere to laws: *Not a material planning consideration*
- Increase in antisocial behaviour may result if the development is granted: *Local Planning Authority cannot base its decisions on predictions that certain behaviour may arise in the future.*

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.

UNIVERSITY BUILDING, 35 PINNER ROAD, HARROW **Item: 2/05**
P/2033/06/DRE/JW

Ward HARROW ON THE HILL
CONTINUED USE OF PREMISES FOR OFFICES (CLASS B1) ON GROUND FLOOR AND EDUCATION (CLASS D1) ON FIRST AND SECOND FLOORS

Applicant: KHALSA COLLEGE LONDON
Agent: DR S S KAPOOR

RECOMMENDATION

Plan Nos: Site Plan; SK1

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

1 The use hereby permitted shall not be open to customers outside the following times:-

- (a) 08:00 hours to 20:00 hours, Monday to Saturday inclusive, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents

2 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument 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) In the interests of highway safety

3 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SD3 Mixed use development
- EP25 Noise
- D4 Standard of Design and Layout
- C2 Provision of Social and Community Facilities
- C7 New Education facilities
- T6 The Transport Impact of Development Proposals

2 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Previous Planning Permission (SD1, SD3, EP25, D4, C2, C7)
- 2) Parking (T6)
- 3) Residential Amenity (EP25, D4, T6)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Other
Site Area:	140m ²
Car Parking:	Standard: See report
	Justified:
	Provided: 9
Council Interest:	None

b) Site Description

- Three storey 1950's building fronting south side of Pinner Road with hardsurfaced forecourt used for parking with crossover onto carriageway.
- Adjacent building to west, Belmont Hall, is a single storey place of worship with no on-site parking.
- Adjacent site to east currently being redeveloped.
- Pinner Road designated as a London Distributor Road: parking controlled (Prohibited) Mon-Sat 8am – 6.30pm and loading Mon-Fri 8-9.30am and 4.30-6.30pm.
- Site to rear on lower level and forms part of warehousing/industrial estate.
- Current use of site Education use (D1) discontinued, pending new application to allow reconsideration in light of existing circumstances.

c) Proposal Details

- Continuation of use

d) Relevant History

P/2807/04/CFU	Change of use: dual/alternative Class B1/D1	GRANTED 14-JAN-05
P/1001/05/CFU	Change of use from office (class b1) to office at ground floor and education at first and second floor (class b1 and d1) Condition 2: The use hereby permitted shall be discontinued and the land restored to its former condition within one year of the date of implementation of this permission, in accordance with a scheme of work submitted to, and approved by, the local planning authority.	GRANTED 29-JUL-05

Reason:

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

e) Applicant Statement

- None

f) Consultations:

- **Harrow Primary Care Trust:** No response
- **Access Officer** No response
- **Transport Engineer :** I note that there are objections by users of nearby premises on parking issues but I have checked with our staff who deal with traffic management in this area and they say that they are not aware of problems spilling onto the highway.

Notifications:

Sent:	Replies:	Expiry:
41	5	22-AUG-06

Summary of Responses:

- Churchgoers have difficulty/can no longer park their cars on the Colleges' land.
- Parking on the highway is first come, first served.
- Build up of traffic is prejudicing highway safety.
- Churchgoers cannot park on Colleges' land on Sundays.
- Traffic congestion will increase.

APPRAISAL

1) Previous Planning Permission

Planning Permission P/1001/05/CFU was granted in 2005 for the change of use from office (Class B1) to education at first and second floor (D1). Condition 2 of this permission was included to allow a review of the use in light of the possible parking impact and associated disturbance the proposal may have upon the locality. With the principles of the permission acceptable, it remains therefore, to assess this application paying due regard to the parking impact and associated disturbance of the existing use.

2) Parking

The parking arrangement on site currently consists of a tandem arrangement of parking consisting of 9 spaces. As mentioned in PP/1001/05/CFU, the use of such a parking arrangement would most likely be 'self regulating' to prevent vehicles from being 'blocked in', with the relatively small scale of the site lending itself well to this informal system. It can be assumed that after one year such a system works well, as no attempt has been made to reduce the number of spaces to prevent vehicles from being "blocked in".

With regards to concerns raised by the users of adjacent Methodist Church at having to drop passengers off in the road rather than using the forecourt of the college, to refuse this application to maintain the preserve of an informal agreement between neighbours would not be reasonable. Such an agreement is based on good will and could be withdrawn by the College without any need for planning consent. The Methodist Hall cannot rely on such an agreement for its future parking needs. Vice versa the College cannot be prejudiced in order to maintain an informal agreement.

Notwithstanding this, the Belmont Hall is within 400m from Harrow Town Centre with its variety of parking options. A condition is recommended restricting the use of the application site to daytimes, Mondays to Saturdays.

The existing on street parking controls are considered to satisfactorily curtail setting down/picking up activity associated with the site. The highways department are not away of any traffic problems at this particular site.

3) Residential Amenity

Considering the previous approval, it is not considered that the proposed use has given or will give rise to any unreasonable amount of residential disturbance to the detriment of the neighbouring occupiers. Objections received from congregational members solely relate to parking and traffic implications that have been dealt with in the previous section.

4) Consultation Responses

- Churchgoers have difficulty/can no longer park their cars on the Colleges' land:
Such an agreement is based on good will and could be withdrawn by the College without any need for planning consent.

Item 2/05 : P/2033/06/CRE continued/...

- Parking on the highway is first come, first served: *Not a planning consideration*
- Build up of traffic is prejudicing highway safety. *Addressed in report*
- Churchgoers cannot park on Colleges land on Sundays: *Condition attached preventing use on Sundays*
- Traffic congestion will increase. *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.

159 CANTERBURY ROAD, NORTH HARROW P/1161/06/DFU/JW

Ward HEADSTONE

CONVERSION OF DWELLINGHOUSE INTO TWO SELF-CONTAINED FLATS,
INCLUDING REAR DORMER AND SINGLE STOREY REAR EXTENSIONS

Applicant: MS N GHUMAC

RECOMMENDATION

Plan Nos: PL-01A; PL-02B; PL-03A; PL-4A; PL-05A

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 east and west flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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

REASON: To safeguard the appearance of the locality.

4 Before the use commences, the building(s) shall be insulated in accordance with a scheme agreed with the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D9 Streetside Greenness and Forecourt GreeneryEP25 Noise
- H9 Conversions of Houses and Other Buildings to Flats
- H18 Accessible Homes
- T6 The Transport Impact of Development Proposals
- 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 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 relevant traffic order will impose a restriction making residential occupiers of this building ineligible for residents parking permits in the surrounding controlled parking zone.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity
- 2) Character of the Area (SD1, D4 & D5)
- 3) Conversion Policy (H9) including Forecourt Treatment (D9), Disabled Persons' Access (H18) & Parking and Access (T6 & T13), Noise (EP25)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings	
Site Area:	125m ²	
Habitable Rooms:	7	
	Standard:	2.8
	Provided:	1
Council Interest:	None	

b) Site Description

- Terraced property situated on the north of Canterbury Road.
- The property is unextended.
- Existing rear garden to a depth of approximately 18m
- Front garden present with wall approximately 300mm in height.
- Site located in close proximity to bus services along Pinner Road and North Harrow District Centre and all associated amenities

c) Proposal Details

- Revisions to previous scheme include provision of Lifetime Homes Standards on ground floor
- Single storey rear extension 2.4m deep with a pitched roof 3m in height at the midpoint of the pitch.
- Rear dormer window, set in from each party wall by 500mm and set up from the eaves by 1m.
- Conversion of house into 1x 2 bed flat and 1x3 bed flat.
- Ground floor unit will consist of two-bedrooms, a bathroom and combined kitchen/living area
- First/second floor unit will consist of 3 bedrooms, bathroom and separate kitchen living area.
- Front entrance from existing front door retained as principle access to both units with shared lobby within

d) Relevant History

P/391/05/CFU	Single storey rear extension, rear dormer and conversion of dwelling house to two self contained flats	REFUSED 17-JUN-05
--------------	--	----------------------

Reasons for Refusal:

1 The conversion of a single dwelling into two flats would be out of character in a road which is characterised by terraced single family dwellings.

2 There is an underprovision of parking of 1.8 spaces, to the maximum standard, giving rise to overspill parking to the detriment of the amenities of the residents in Canterbury Road.

3 The flat on the first and second floor would not have access to amenity space, giving rise to a loss of residential amenity to future occupiers.

4 The proposal will give rise to more activity, which will be generated by the conversion of one single dwelling into two flats giving rise to additional disturbance to the neighbouring properties, resulting in a loss of residential amenity.

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:

9

Replies:

4

Expiry:

27-JUN-06

Summary of Responses:

- Provision of a single off street parking bay is insufficient to meet the demands of a two dwelling property
- Application proposes no rear emergency exit for first floor flat
- Shared sewage pipe would be seriously affected by the proposal
- Conversion into 2 flats would add to the number of cars on the road
- Proposed rear extension would cause loss of light
- Development would result in unacceptable noise generation

APPRAISAL

This is a resubmission of a previous scheme. Other than lifetime Homes Standards amendments, no other changes have been made to the scheme. However, for reasons explained below, the proposal is considered acceptable.

1) Residential Amenity

With regards to the single storey rear extension and proposed rear dormer window, their proportions of pay due regard to the relevant SPG requirements, and are not considered to cause any unacceptable level of overlooking or overshadowing of either of the neighbouring dwellings.

With regards to the conversion of the property into one 2 bedroom and one 3 bedroom flats, the resultant increase in activity is not considered to give rise to any considerably greater intensity than that which would occur from a single dwellinghouse with full occupancy, with the result that no considerable detriment to residential amenity will occur from the proposed conversion.

2) Character of the Area

The design of the single storey rear extension and rear dormer are in keeping with the pattern of development in the locality, and blend well into the existing house. The extensions will not be seen from the highway, and hence with no impact upon the streetscene is not considered to do any harm to the character of the area.

As to the two flats will be located behind the front entrance to the house, which will be shared by both flats and remain unchanged appearance, and as such the property itself will blend well into with existing streetscene. The proposed parking bay, scheme of planting and refuse storage area ensure that the proposal provides a sensitive forecourt treatment that will safeguard the appearance of the area.

3) Conversion Policy including Forecourt Treatment, Disabled Persons' Access & Parking and Access, Noise

The suitability of the new units created in terms of sizes, circulation and layout

The units comply with policy H9 in terms of vertical stacking, with bedroom over bedroom to help avoid undue internally generated noise conflict.

The Council now requires ground floor flats, as far as practical, to pursue standards of "lifetime homes" as set out in recently adopted SPD "access for all". Lifetime homes must have a level entrance threshold, with a minimum door width of 800mm, and a ramp with a gradient no steeper than 1:12 if need be. Internal doorways should have a minimum width of 800mm, 900mm if the turning is not head-on. Turning circles should be provided in habitable room of at least 1500mm (or 1400mmx1700mm ellipse). A parking space should be provided, extendable to a width of 3.3m if needed.

Revised plans indicate that in terms of the criteria listed above, the ground floor flat would comply with lifetime homes standards, ensuring that it can satisfactorily meet the future demands that may be placed upon it by persons with mobility difficulties.

Supporting paragraph 6.51 of policy H9 specifically states that the standards of accommodation should be comparable to those recommended by the Institute of Environmental Health Officers, and that the space within buildings should provide satisfactory amenities for the occupiers of the flats created. The document 'The Housing Act 1985: Houses in multiple occupation – minimum standards for amenities and facilities, including space and standards (HMO)',

has been adopted by Harrow Council for use by Environmental Health Officers when assessing the adequacy of converted accommodation. The total habitable floor space provided in both the ground and first floor flats meets the relevant minimum standards as published in the HMO.

The level of usable amenity space available

The ground floor flat has access to the rear amenity space with no such access for the first floor flat. However, Longley Road is within close proximity of Headstone Manor Recreation Ground, an area of outdoor amenity space. This, in combination with sub paragraph 6.53 of UDP policy H9 would make a refusal on insufficient amenity space unjustified.

Traffic and highway safety

Under the criteria in Policy T13 and the associated Schedule 5 a maximum of 2.8 parking spaces is recommended. Plans indicate 1 parking space. This shortfall is acceptable considering that the site is located close to Pinner Rd for local bus services and North Harrow Underground Station. Considering the above, and given the minor nature of the deficiency, it is not considered that the permission could be refused on these grounds.

Landscape treatment and the impact of any front garden/forecourt parking

Plans received by the planning department indicate a scheme of soft landscaping in the front garden with storage for bins. With reference to the Council's recognition of the contribution front gardens can make to the character of an area, this is viewed as a positively, and will serve to safeguard the appearance of the area.

4) Consultation Responses

- Provision of a single off street parking bay is insufficient to meet the demands of a two dwelling property: *Addressed in body of report*
- Application proposes no rear emergency exit for first floor flat: *Not a planning consideration*
- Shared sewage pipe would be seriously affected by the proposal: *Not a planning consideration*
- Conversion into 2 flats would add to the number of cars on the road: *Small increase is not considered to have a detrimental impact upon parking in the locality*
- Proposed rear extension would cause loss of light: *Addressed in body of report*
- Development would result in unacceptable noise generation: *Sound insulation measures needed for Building Regulation Approval would be sufficient to mitigate any noise conflict.*

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.

EAST END FARM, MOSS LANE, PINNER **Item: 2/07**
P/1931/06/DFU/TEM
Ward PINNER
DEMOLITION OF BARNS D, E AND F; TWO STOREY DETACHED DWELLING AND SINGLE STOREY LINKED OUTBUILDING; CONVERSION OF BARN C TO ANCILLARY RESIDENTIAL USE FOR NEW DWELLING
Applicant: MR & MRS B LEAVER
Agent: T CLAPP (FOUNDATION ARCHITECTURE)

EAST END FARM, MOSS LANE, PINNER **Item: 2/08**
P/1935/06/DLB/TBW
Ward PINNER
LISTED BUILDING CONSENT: DEMOLITION OF BARNS, D E AND F. REPAIRS AND ALTERATIONS TO BARN C TO CREATE ANCILLARY RESIDENTIAL USE, INCLUDING THE INSTALLATION OF A WC
Applicant: MR & MRS B LEAVER
Agent: T CLAPP (FOUNDATION ARCHITECTURE)

EAST END FARM, MOSS LANE, PINNER **Item: 2/09**
P/1941/06/DCA/TEM
Ward PINNER
CONSERVATION AREA CONSENT: DEMOLITION OF BARNS D, E AND F
Applicant: MR & MRS B LEAVER
Agent: T CLAPP (FOUNDATION ARCHITECTURE)

P/1931/06/DFU

RECOMMENDATION

Plan Nos: WP01E, 02E, 03E, 04E, WP04R, 07R, 14R, 15R, 16R, WPC01R, WPWC01, P100 Rev A (received 29-SEP-06), P101 Rev B, P102 Rev B, P300 Rev B, P301 Rev B, P302 Rev B, P303 Rev B, P97, P98, P99 Rev A

INFORM the applicant that:

1 The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

i) occupation of the house hereby permitted shall not take place until all repairs to Barn C as detailed in the schedule of repairs (ref.309.8.0.0405.tc.01) accompanying the application have been completed to the satisfaction in writing of the Local Planning Authority.

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 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 No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work as recommended in the Hertfordshire Archaeological Trust Specification for Archaeological Monitoring and Recording (13.6.02), in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the local planning authority.

REASON: To secure the provision of archaeological excavation and the subsequent recording of the remains in the interests of national and local heritage.

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

REASON: To ensure a satisfactory form of development.

4 The demolition hereby permitted shall not commence 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 all the approvals required by the conditions attached to planning permission reference P/1931/06/DFU have been obtained.

REASON: To safeguard the appearance of the locality.

5 No physical subdivision of the site shall take place without the prior written approval of the Local Planning Authority.

REASON : In the interests of the appearance of the development and the character of the Conservation Area.

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 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 Conservation Area, and the amenity of neighbouring residents.

9 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 and to safeguard the integrity of the listed building.

10 No relevant part of the works shall commence until detailed drawings to an appropriate scale, specifications or samples of materials, as appropriate, have been submitted to and approved in writing by the local planning authority in respect of the following:

- (a) the dwellinghouse and linked outbuilding
- (b) the ground surfacing
- (c) the boundary treatment.

Works shall not be completed other than in accordance with the details so approved and shall thereafter be retained.

REASON: In order to safeguard the special architectural and historic appearance of the conservation area and neighbouring listed buildings.

11 The approved Method Statement in relation to trees shall be implemented during construction of the development hereby permitted.

REASON : To protect trees of local amenity value in the interests of the appearance of the Conservation Area and the setting of the listed buildings.

12 Any demolition as a result of the development hereby permitted shall not commence until a written statement detailing the proposed demolition and construction methods has been submitted to, and approved in writing by the Local Planning Authority. The statement shall include details of vehicles and equipment to be used during the works. The statement shall be implemented as so approved.

REASON : To safeguard the integrity of the neighbouring listed buildings, particularly East End Farm Cottage and Barn C.

13 The linked outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.

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

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

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

D11 Statutorily Listed Buildings

D13 The Use of Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

D20 Sites of Archaeological Importance - Field Evaluation

D21 Sites of Archaeological Importance - Land Use Management

D22 Sites of Archaeological Importance - Archaeological Investigation

T13 Parking Standards

T15 Servicing of New Developments

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:

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.

6 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.

P/1935/06/DLB

RECOMMENDATION

Plan Nos: WP01E, 02E, 03E, 04E, WP04R, 07R, 14R, 15R, 16R, WPC01R, WPWC01, P100 Rev A (received 29-SEP-06), P101 Rev B, P102 Rev B, P300 Rev B, P301 Rev B, P302 Rev B, P303 Rev B, P97, P98, P99 Rev A

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

1 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.

2 Written notification of the intended start of works on site shall be sent to the local planning authority at least seven days before the works hereby approved are commenced.

REASON: In order that the local planning authority may be given the opportunity of monitoring the progress of works on site to ensure the preservation of the special interest of the building effected by the works hereby approved.

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

REASON: In order to safeguard the special architectural or historic appearance of the listed building.

4 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, as recommended in the Hertfordshire Archaeological Trust Specification for Archaeological Monitoring and Recording (13.6.02), in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the local planning authority.

REASON: To secure the provision of archaeological works and subsequent recording of the remains in the interests of national and local heritage.

5 Suitable precautions shall be taken to secure and protect the interior features against accidental loss, damage or theft during the building work. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings

REASON: In order to safeguard the special architectural or historic appearance of the listed building.

6 If previously unknown evidence is discovered about historic character which would be affected by the works hereby granted, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be approved in writing by the local planning authority.

REASON: In order to safeguard the special architectural or historic appearance of the listed building.

7 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 protect the appearance of the:-

- (a) area
- (b) listed building
- (c) conservation area

8 No relevant part of the works to Barn C shall commence until detailed drawings to an appropriate scale, specifications or samples of materials, as appropriate, have been submitted to and approved in writing by the local planning authority in respect of the following:

- (a) All proposed new materials and finishes, including tiles and timber boarding
- (b) Repairs to plinths
- (c) Full information relating to the timber frame repairs including specific information on joints, where traditional carpentry or other methods would be used to repair them, details of any straps/ties, details of any replacement timbers and additional support mechanisms.
- (d) Full information regarding the repairs to the internal finishes
- (e) Garage doors
- (f) External and internal doors
- (g) External and internal windows
- (h) Details of works to internal WC, including wall coverings, fixtures and/or fittings
- (i) Details of repairs to northern elevation of Barn C following removal of Barn D, including new eaves.

Works shall not be completed other than in accordance with the details so approved and shall thereafter be retained.

REASON: In order to safeguard the special architectural or historic appearance of the listed building.

9 All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.

REASON: In order to safeguard the special architectural or historic appearance of the listed building.

10 The position, type and manner of installation of all new and relocated services and related fittings shall be adequately specified in advance of any work being carried out, and the prior written approval of the local planning authority obtained wherever these installations are to be visible or where ducts or other methods of concealment are proposed.

REASON: To protect the special architectural or historic interest of the listed building.

11 Any demolition as a result of the development hereby permitted shall not commence until a written statement detailing the proposed demolition and construction methods has been submitted to, and approved in writing by the Local Planning Authority. The statement shall include details of vehicles and equipment to be used during the works. The statement shall be implemented as so approved.

REASON : To safeguard the integrity of the neighbouring listed buildings, particularly East End Farm Cottage and Barn C.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:

The decision to grant Listed Building or Conservation Area Consent 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

SH1 Housing Provision and Housing Need

D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

D10 Trees and New Development

D11 Statutorily Listed Buildings

D13 The Use of Statutorily Listed Buildings

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

D20 Sites of Archaeological Importance - Field Evaluation

D21 Sites of Archaeological Importance - Land Use Management

- D22 Sites of Archaeological Importance - Archaeological Investigation
- T13 Parking Standards
- T15 Servicing of New Developments

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:

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.

6 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.

P/1941/06/DCA

RECOMMENDATION

Plan Nos: WP01E, 02E, 03E, 04E, P99 Rev A

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

1 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.

2 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 protect the appearance of the:-

- (a) listed building
- (b) conservation area

INFORMATIVES

1 INFORMATIVE:

INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:

The decision to grant Listed Building or Conservation Area Consent 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:

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

- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- D16 Conservation Area Priority

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:

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) Update on situation regarding Barns A and B
- 2) Impact on the Listed Buildings, their settings and the character and appearance of the Conservation Area (SD1, SD2, D4, D11, D13, D14, D15, D16)
- 3) Archaeology and Underground Works (D20, D21, D22)
- 4) Residential Amenity (SD1, SH1, D4, D5)
- 5) Access and Parking (T13, T15)
- 6) Trees (D10)
- 7) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings; Listed Building Consent; Conservation Area Consent
Listed Building	Grade II
Conservation Area:	East End Farm
Site Area:	0.35 ha
Habitable Rooms:	8
No of Residential Units	1
Car Parking:	Standard: 2 Justified: See report Provided: 3 minimum
Council Interest:	None

b) Site Description

- historic barns and ancillary structures off Moss Lane, Pinner, part of former East End Farm; referred to by applicant as barns A-F
- barns A & B and barns C, D, E listed Grade II as “East Barn” and “North Barn” respectively
- application site includes Barns C, D, E and F, access to Moss Lane, barn yard and orchard to rear of properties in East End Way
- site entirely within East End Farm Conservation Area; neighbouring buildings Tudor Cottage & East End House also listed Grade II; East End Farm Cottage listed Grade II*
- site surrounded by low density residential development in Moss Lane and East End Way
- premises understood to have been used for warehousing between 1960s and 1990s, varying in intensity; currently vacant

bb) Listed Building Description

- East Barn to East End Farm (applicant's Barn B): late 17th/early 18th century, timber framed, 3-bay barn with sweeping old tile roof over out-shot on west side, central wide-gabled wagon entrance, later projecting wing to south and weather-boarded. Roof construction of staggered butt-purlin and queen strut trusses
- North Barn to East End Farm (applicant's Barn C): late 16th century, timber framed, four bay barn with wagon entrance. High weather-boarded walls under steep pitched old tile roof. Roof construction of two collar and tie-beam trusses and one queen-post truss
- Barn A: listed by virtue of being attached to Barn B, an early twentieth century structure, extended to the east, of robust, agricultural style, with a long, plain tiled roof, and with quirky but considered detailing, including Crittal windows and glazed gablets
- Barn D: listed by virtue of being attached to Barn C is a courtyard infill between structures C and E. It is of little architectural merit, but is of a robust, functional, agricultural idiom which complements its setting
- Barn E: listed by virtue of being attached to Barn C & D, is a nineteenth century, brick built cattle shed. Interior fittings have been removed, but the remaining exterior brickwork is good. It forms the northern extent of what would have been a small secondary yard, or "fold enclosure"
- Barn F: unlisted but within Conservation Area – a three bay, Dutch Barn with corrugated sheet metal roofing, weather-boarded, timber framed walls to rear and sides, and brick piers to front – front now enclosed
- the Listed Buildings are set in the East End Farm Conservation Area, a rare surviving collection of agricultural buildings set around the farmyard, and adjoining the former farm residential buildings of East End House and East End Farm Cottage listed as Grade II and Grade II* respectively. The farmyard is enclosed by the assemblage, and is both the focal point of the Conservation Area and a key element in the setting of all the Listed Buildings

c) Proposal Details

- Development of a new 2 storey dwellinghouse to north of Barn C, involving the demolition of Barns D, E and F, provision of single storey linked pavilion at eastern end of orchard, and the use of Barn C for ancillary garaging with provision of new internal WC
- Living/dining room, kitchen, lobby, utility room, office, cloakroom and WC on ground floor of new dwellinghouse, with adjacent linked pavilion
- Four bedrooms and dressing room on first floor, with en-suite bathroom facilities
- New dwellinghouse has a traditional barn-like appearance, with steeply pitched roofs over first floor and gabled ends on western and southern elevations. Materials include tiled roof and brick/timber-boarded walls. The pavilion also has simple barn-like appearance with a pitched tiled roof and timber-boarded walls, with glazed western elevation looking onto the orchard.

d) Relevant History

This site has been the subject of many planning applications over the years. Relevant decisions to these current applications are as follows:-

Principle of residential conversion:

Development Control Committee on 29th April 2003 considered a report on the principle of a conversion of the barns to residential use. The Committee resolved, inter alia:

that (1) the Committee accept that, on current advice, the only viable use for the site is one which involves an element of residential use but that any residential use should be the minimum possible and located in the least sensitive part of the site.

The Inspector in considering appeals in 2003 also addressed this matter and it was his view that the existing storage use did not generate enough income to ensure the long term well being of the buildings. He stated that "I conclude an element of residential use is required, and would be acceptable in land use planning terms, subject to considerations of numbers and effect on the buildings and their surroundings".

The critical point however was where that residential use was located. The Inspector took the firm view that residential was required on the site but that the listed barns, as the most important and historic parts of the site, should be kept free of conversion. Redevelopment should be restricted to the less sensitive or ancillary buildings in the group.

Further to the resolution of 29th April 2003 and the Inspector's comments, the Development Control Committee resolved that:

The Committee, on current advice and recognising the Inspector's conclusions in the recent appeal, accept that a 2 house development, one located within Barn A and the other on the site of buildings D, E and F, would provide a viable future for the site sufficient to secure the long term future of the barns, requiring the minimum number of dwellings located in the least sensitive part of the site.

The most recent applications relating to the application site (i.e. Barns C, D, E and F):

P/2681/04/CFU	Demolition of storage buildings. Conversion of barn to dwellinghouse with adjacent barn as garage; Erection of new dwellinghouse with barn as garage, External alterations.	REFUSED 15-NOV-05
---------------	--	----------------------

Reasons for Refusal:

1. The proposed new house to the north of Barn B would, by virtue of its design, form and appearance be inappropriate within the East End Farm Conservation Area and detrimental to the setting of the nearby listed buildings.
2. The proposed new house to the north of Barn B would, by virtue of its design, form and appearance, fail to respect the existing character of the Conservation Area and would appear at odds with it. It would compete visually with nearby listed buildings, to the detriment of their setting and would fail to preserve or enhance the character of the East End Farm Conservation Area.
3. The proposed pavilion building, by virtue of its flat roofed form, overtly modern appearance, size and raised floor level fail to respect the existing character of the Conservation Area and would be detrimental to the important view between Barn C and East End Farm Cottage.
4. The first floor front corner window facing No.90 Moss Lane would give rise to overlooking of the adjacent property to the detriment of residential amenity and privacy.

P/2682/04/CLB	Listed Building Consent: Demolition, internal and external alterations in association with conversion to dwellinghouse and use of barns as garages	REFUSED 15-NOV-05
---------------	---	----------------------

Reason for Refusal:

The proposed new house and its pavilion to the north and attached to the listed Barn B would, by virtue of its design, form and appearance be detrimental to the special historic and architectural character of the listed barn and to its setting. It would also be detrimental to the setting of East End Farm Conservation Area and would affect the group of listed buildings comprising the former farm and be detrimental to their special character.

P/2683/04/CCA	Conservation Area Consent: Demolition of storage buildings attached to and within the curtilage of listed buildings	REFUSED 15-NOV-05
---------------	--	----------------------

Reason for Refusal:

The proposed new structure to replace the existing buildings would, in the context of the overall scheme for the site, fail to preserve or enhance the character of the East End Farm Conservation Area.

In determining the above 3 applications the Development Control Committee made the following resolution for each application:-

“The Committee agrees that the house within Barn A, as proposed within this scheme, and its associated use of Barn B for ancillary storage/garaging is acceptable subject to the provision of conditions to protect neighbouring amenity. In addition, the use of the eastern end of the Orchard for a small garden building, to be linked to the main new house is considered acceptable in principle, subject to details, as it is considered that this would allow the new house to survey and be linked to its own garden.” (The phrase ‘subject to the provision of conditions to protect neighbouring amenity’ was agreed by Committee as an addition from the officer’s addendum.)

The most recent applications relating to the neighbouring application site (i.e. Barns A and B):

P/2953/05/CFU	Conversion of Barns A and B to family dwellinghouse with integral garage and external alterations	APPROVED IN PRINCIPLE 11-APR-06 SUBJECT TO SECTION 106 AGREEMENT, NOT YET COMPLETED
P/2954/05/CLB	Listed Building Consent: Conversion of Barns A and B to single family dwellinghouse with integral garage and external & internal alterations	GRANTED 13-APR-06

**e) Consultations:
CAAC:**

They have improved style of house by going for the vernacular. However, the north elevation does not show the dormer that is present in the other plans. This proposed dormer is too bulky and overly large.

The pavilion is greedy, unnecessary and would be visible from, and block views from Moss Lane. Request that East End Farm Barns will go to Committee.

Environment Agency:	P/1931/06/DFU P/1935/06/DLB P/1941/06/DCA	Unable to comment No comments No comments
Thames Water:	P/1935/06/DLB	Informative suggested

English Heritage:	P/1931/06/DFU	The footprint, scale and general design of proposed house are acceptable in principle. The single storey pavilion building looks overlarge in comparison with the new house and its positioning, well forward of the main building, would impinge on views into the orchard. Building should be reduced in depth. Design of the elevations, particularly the principal elevation, requires fine-tuning. Proposed fencing should be omitted and the surfacing of the yard area in front of the new house requires careful attention.
	P/1935/06/DLB	Harrow Council authorised to determine the application as it thinks fit.
	P/1941/06/DCA	This application should be determined in accordance with national and local planning guidance, and on the basis of your specialist conversation advice.

Advertisement	Extension of Listed Building	Expiry: 24-AUG-06
	Demolition of Listed Building	Expiry: 24-AUG-06
	Setting of Listed Building	
	Character of Conservation Area	Expiry: 24-AUG-06
	Demolition in a Conservation Area	Expiry: 24-AUG-06

Notifications:

P/1931/06/DFU	Sent: 161	Replies: 45	Expiry: 23-AUG-06
---------------	--------------	----------------	----------------------

Summary of Response:

Development may be extended onto adjoining land, detrimental impact on East End Farm Cottage due to bulk and excessive height, would overpower and dominate setting, expansion onto orchard should be less invasive, overlooking, perceived overlooking, excessive provision of windows, overdevelopment, does not preserve or enhance conservation area, building on orchard is undesirable, pavilion too large, height should be reduced, mature trees should be protected with TPOs, condition required to ensure pavilion not converted to separate house, imperative that East End Farm Cottage not damaged during construction works, loss of light, barns can best be protected by using them for light storage, harm to view between Barn C and East End Farm Cottage.

P/1935/06/DLB 161 43 23-AUG-06

Summary of Response:

As above.

P/1941/06/DCA 161 42 23-AUG-06

Summary of Response:

As above.

APPRAISAL

A site plan is appended indicating each building referred to in this report and identifying the Orchard.

1) Update on situation regarding Barns A and B

Planning application P/2953/05/CFU for the conversion of Barns A and B to a single family dwellinghouse was approved in principle by the Committee on 11th April 2006, subject to the completion of a legal agreement relating to the completion of necessary repairs to Barn B before occupation of the dwellinghouse. The related listed building consent P/2954/05/CLB was granted on 13th April 2006.

The legal agreement is nearing completion and it is anticipated that the planning permission will be issued shortly. This would allow works to commence on the conversion, subject to the discharge of relevant conditions.

Repairs works to Barn B have progressed considerably over the past six months under the supervision of the owner's appointed contractors and timber specialists. The main section of the barn has been re-tiled and re-clad with new boarding, with defective timbers removed and replaced with green oak equivalents. The western front gable was dismantled and repaired off-site, before being re-erected back on site. Works to the eastern (rear) elevation are currently on hold until the legal agreement has been completed and works to convert Barn A into a dwellinghouse can begin. In addition, repair works to Barn C have commenced and are expected to be finished in the late autumn.

2) Impact on the Listed Buildings, their settings and the character and appearance of the Conservation Area

The principle of residential use in this part of the site (i.e. Barns C, D, E and F)

The Inspector's decision on the previous scheme stated that residential use was required but that it should be located in the least sensitive parts of the site or in less important ancillary buildings and not within the principally listed barns. The area occupied by barns D, E and F, where a former pigsty and some 1970s sheds exist, is considered to be less sensitive to change. Building E is attractive and does comprise a former open fronted cow shed, dating from the late 19th century, which represents a remnant of the former use of the farm, although it has been roofed over and altered. Buildings D and F are late 1940s and late 1970s respectively. They are of no architectural or historic merit and have at best, a neutral impact on the character of the area. Whilst the site itself is in a sensitive location, within the settings of both Barn C and East End Farm Cottage, on balance, the principle of a residential use here is considered acceptable.

Demolition of the existing buildings

It is considered that buildings D and F do not make a positive contribution to the character of the area and that their demolition would not be objectionable in principle, subject to suitable proposals for the replacement building.

In terms of Building E, which is more attractive and has more historic merit but has been substantially altered, any replacement building would need to be of a high standard of design in order to outweigh its loss, if it is not to be retained and restored.

Design, form and location of proposed new dwellinghouse

The principle of residential use in this part of the site has already been established by the Inspector's decision on the previous appeal scheme and accepted in principle by the Committee. The issue has always been to try and achieve a satisfactory and sympathetic design and bulk for a dwelling house on the site of Barns D, E and F that respects the setting of the Grade II listed Barn C and the Grade II* listed East End Farm Cottage and the character and appearance of the wider Conservation Area. East End Farm Conservation Area is characterised by two storey, steeply pitched and tiled buildings, having a vertical emphasis with similar traditional forms and sizes. Previous refused schemes have failed to relate to this character by virtue of poor design, siting and form.

The design, size and siting of the current proposal is considered to be a marked improvement on previous submissions. The architectural treatment of the new house is more in keeping with the farmyard and agricultural character of the surrounding listed buildings and conservation area, albeit with a more contemporary take. The new house is detached from Barn C, with a lower roof ridge that only rises higher than the listed barn at the northern end and a building line that protrudes no further forward than the listed barn at any point. These features would help to ensure that Barn C is given maximum prominence and is not subsumed into the new building.

The use of steeply pitched roofs on the new building, in effect creating the external appearance of a one and a half storey building, helps to limit its overall bulk and lessen its impact. The use of a gabled roof at the southern end of the building gives it definition without overwhelming the listed barn.

In terms of its wider impact, although the northernmost end of the new house is slightly taller than any of the listed buildings, the proposed west elevation would not be strongly perceived when approaching the site from Moss Lane. Instead, one would see, in succession, first Barns A-C as a group with East End Farm Cottage, then the new house and Barn C as a group with East End Farm Cottage, thereby mitigating the impact. The southernmost end of the new house, which is closest to East End Farm Cottage, is lower in height than the Cottage, and the same distance away from the Grade II* listed building as the existing Barn D. It is considered that the character and appearance and setting of the adjoining listed buildings and the wider Conservation Area would not be detrimentally affected by the design, bulk and footprint of the proposed new house.

The proposed materials and fenestration details are considered to be appropriate, with the use of tiles, timber boarding and brick to complement the materials of the surrounding buildings. The use of conservation-style rooflights at first floor level ensure that the bulk of the main roof is kept to a minimum, while the doors and windows are simple, glazed features which offer a contemporary feel to an otherwise traditional appearance.

Design, form and location of proposed linked pavilion structure

Planning application P/2678/04/CFU which was refused on 18th March 2005 sought to erect a new house and gatehouse on the orchard which was strongly resisted because the Orchard is considered a key space in the Conservation Area which contributes to the special character of the area. However, the merits of providing a small building at the eastern end of the orchard was recognised by the Committee in its resolution of 15th November 2005.

The pavilion structure which was proposed in application P/2681/04/CFU was considered to be inappropriate in terms of its flat roof design and overtly modern appearance. There were also concerns regarding the size of the pavilion and the fact that it would have been set at the same floor level as the main house, despite the change in levels in the orchard, which would have increased the perception of the bulk of the structure to the detriment of the area's character.

The design and siting of the current pavilion proposal is a significant improvement on the previous schemes. It utilises a traditional, pitched roof design with a mixture of tiles and timber boarding that would be appropriate given its surroundings. The floor level is set lower than the ground floor of the main house, which ensures that it appears more subservient. The overall size of the pavilion has been reduced following discussions, so that the width is now 8.2m compared with 12.2m as originally proposed, and the depth has been reduced from 6.4m to 4.4m. This reduced size has resulted in the creation of a simple ridgeline (rather than an awkward crown roof), and would better preserve

views into the orchard from the approach into the site.

There is a simple brick link corridor between the main house and the pavilion, which would be set back from the front walls of the new house and pavilion, and as high as the eaves of the pavilion so that it would represent a subordinate and unobtrusive structure. Overall it is considered that the design and scope of the pavilion can be supported.

Works to Barn C

The barn is on the English Heritage register of Buildings at Risk and is in poor and worsening condition. The proposed repairs are welcomed and are in line with the recommendations of the Council's consultants as part of the research for the public inquiry in 2003.

In a similar fashion to Barn B, repair works have already begun to Barn C. These are full repairs, as opposed to temporary works and will help to secure the long term future of the barn.

In common with the previous schemes, this proposal does include the provision of a toilet in Barn C. This has been considered unacceptable previously, but more information has been submitted which shows that the toilet would essentially be a very low-key feature in a contained part of the barn. As a reversible modern intervention, it is considered that it would be an acceptable minor alteration.

To summarise this section of the appraisal, it is considered that the proposed development on Barns C, D, E and F will complement the existing listed buildings and the wider conservation area. It would contribute positively to its setting without becoming the dominant element of an otherwise historic group. In conjunction with the already approved works to Barns A and B, it would ensure the long-term future of the East End Farm Barns site, without detrimentally affecting the character and appearance of the listed buildings and conservation area.

3) Archaeology and Underground Works

English Heritage have previously advised that the proposed works might affect below ground archaeology and have recommended that a written scheme of investigation be secured by condition. Similarly the provision of underground services to the proposed residential unit could be controlled in detail by the suggested condition. The applicants have previously submitted a useful desktop analysis of archaeology including a programme of works which would appear appropriate which would form the basis of investigations.

4) Residential Amenity

The proposed new house would be comprised of two elements facing the rear boundaries of houses at Nos.92 and 94 Moss Lane. The northernmost element would be some 4.3m in height to the eaves, with the southern element some 3.2m to the eaves. A pitched roof is provided to ridge heights of 8.4m and 7m respectively. A building of lower scale is proposed compared with the new house in application P/2681/04/CFU which although refused, was not objected to in terms of its impact on the adjacent houses in Moss Lane. The proposed house would be sited at least 16m from the main rear wall of No.92 and 22m from that of No.94. In addition, the proposed building would be partly screened by adjacent trees and hedging. Given these considerations, it is suggested that the new house would not appear obtrusive or overbearing in terms of the outlook from the neighbouring properties.

High-level windows are shown on both ground and first-floors thereby precluding overlooking. The ground floor windows would also face the tree and hedge screens at the rear of the adjacent houses. In addition, a 2m high fence is proposed to negate any perception of overlooking.

It is therefore considered that satisfactory impacts would therefore be provided on Nos.92 and 94.

The flank wall of the northern element would be adjacent to the far end of the southern boundary of No.90.

Barn F is presently in this position hard onto the boundary so that, although higher, the proposed new house would provide a comparable relationship with the adjacent property which would not be unneighbourly.

A side dormer facing the garden of No.90 would contain high level glazing, and revisions to its size mean that it would not be obtrusive or overbearing.

In terms of the linked pavilion on the orchard, this single-storey structure would be less than 5m high to its ridge height and just over 2m to the eaves. It would be sited some 28m from the rear wall of No.90 and over 40m from the rear wall of the Iron Gates in East End Way. Given these separation distances and the single-storey character of the building, it is not considered that the proposed pavilion would be detrimental to neighbouring amenity.

In terms of East End Farm Cottage, there are no proposed first-floor windows which would directly face those in the Cottage. Proposed ground-floor kitchen windows would be some 8m from two small kitchen windows in the Cottage with the access in between. This is considered to be an acceptable relationship given that the principle habitable rooms in the Cottage would be unaffected.

5) Access and Parking

It would be possible for two cars to be parked in Barn C, with additional capacity for outdoor parking. While this provision is over the current maximum standard, it is not considered objectionable given the nature of the proposals. A satisfactory access in terms of vehicle movements is shown.

6) Trees

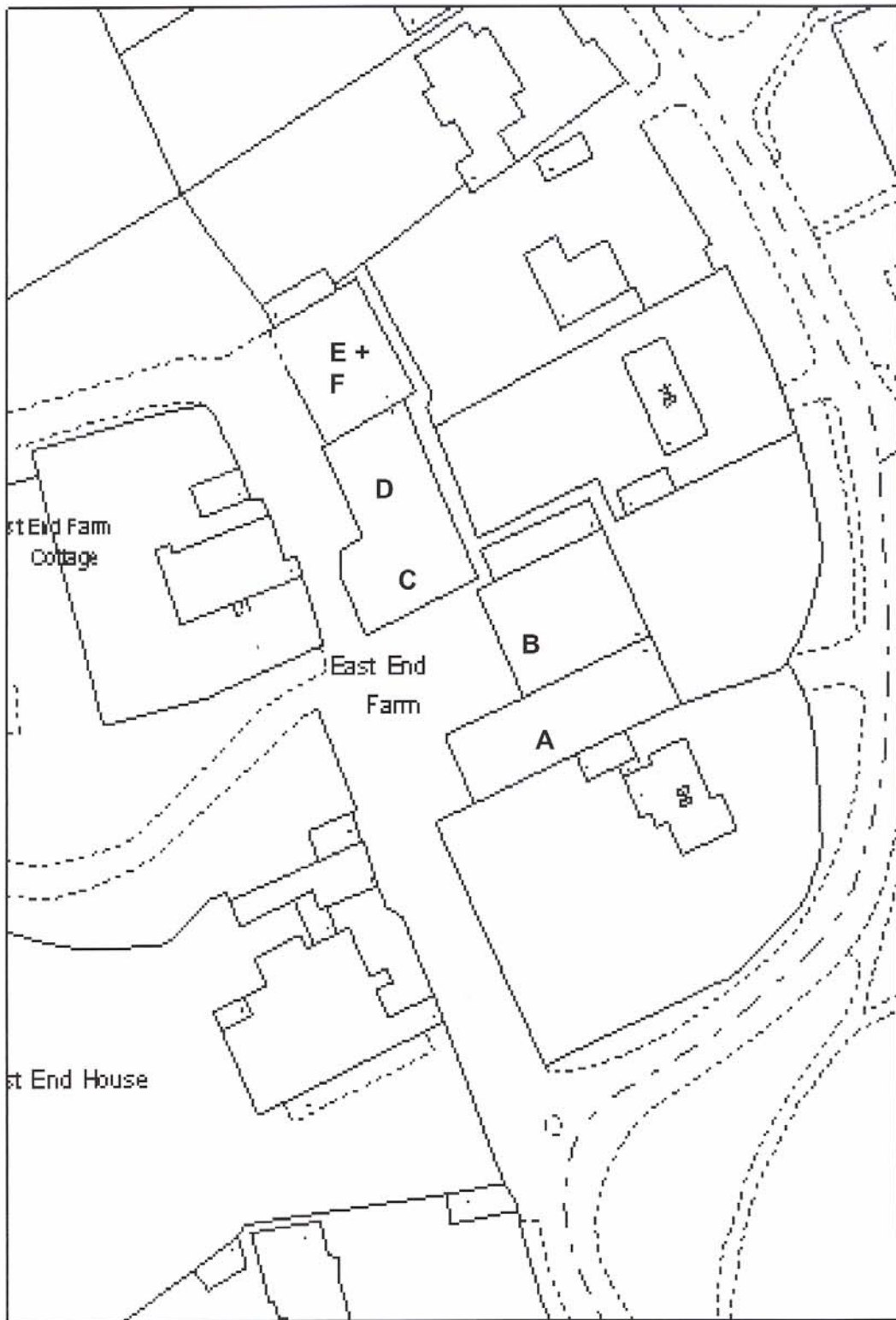
It is not considered that any trees of local amenity value would be lost as a result of the proposals. The applicant has submitted a Method Statement which demonstrates how adjacent trees will be protected during the construction process.

7) Consultation Responses

- Development may be extended onto adjoining land – *a fresh application would be required should this be proposed*
- Mature trees should be protected with TPOs - *these are protected by virtue of their location within the Conservation Area*
- Imperative that East End Farm Cottage not damaged during construction, condition required to ensure pavilion not converted to separate house – *appropriate conditions are suggested*
- Pavilion too large, harm to view between Barn C and East End Farm Cottage – *the pavilion has been reduced in width and depth since the original submission that it is now considered that it has an acceptable impact on views, character and amenity*
- Other issues discussed 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



Site plan with buildings from report indicated

45 HIGH STREET, HARROW

**Item: 2/10
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
EM20 Change of Use of Shops Outside Town Centres

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) Suitability of Proposed Use (EM20)
- 3) Parking (T13)
- 4) Consultation Responses

INFORMATION

This application was deferred from the Development Control Committee on 6th September 2006.

a) Summary

Statutory Return Type: Change of Use
Conservation Area: Harrow on the Hill
Car Parking: Standard: 3 (maximum, for nos 45 and 45a)
Justified: 2
Provided: 2
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 GRANTED
from shop/workshop (class A1) to 18-AUG-92
residential (class C3)

- A site visit was conducted on the 20th September 2006. The ground floor consists of an open plan room and the basement contains a total of 4 rooms including a kitchen, bedroom and ensuite bathroom. 45a High Street is the residential flat over no. 45 and occupies the first and second floors.

e) Applicant Statement

- None

f) Consultations:

- **Highways:** no objection as long as the parking spaces in the rear are retained
- **CAAC:** We welcome a move back to commercial usage. It has the potential to create activity and vitality. However, this would depend on how its treated. A condition should be put on the shopfront that states that there should be no screening. Retail usage would be better, if commercial usage is to be allowed it has to be within the percentage allowed within this area.
- **Harrow on the Hill Trust:** no response

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

Notifications:

Sent:	Replies:	Expiry:
14	0	25-AUG-06

Summary of Response: none

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) Suitability of Proposed Change of Use

In light of the application site being located outside any designated town centres policy EM20 is the relevant policy of Unitary Development Plan. This policy solely relates to changes of use away from A1 retailing premises. The established use of the subject property is residential (class C3) and therefore non-retail. As a result, the proposed change of use from C3 to A2 would not result in the further loss of retail provision from Harrow on the Hill. The concentration of the non-retail uses surrounding the premises is established, therefore the proposed change of use would not add to this concentration.

Policy H11 seeks to avoid the loss of residential land and buildings however policy D16 seeks to give priority to conservation considerations over other plan policies and standards in appropriate cases. It is considered that the existing residential use is unsuitable particularly because the rooms in the basement do not benefit from any windows. Windows are required to provide light and outlook and they also aid ventilation through the rooms. The level of residential amenity therefore is currently very minimal. In this instance it is considered, on balance, that the loss of a residential unit in this location is justified and these circumstances reinforce the view that a commercial use would be more suitable in these premises. 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 would not involve any physical alterations to the fabric of the building and the historic shopfront would be retained. It is therefore considered that the proposal is an appropriate case for exception in line with policy D16.

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.

3) Parking

Policy T13 of the Plan undertakes to determine the appropriate level of car parking for a development in relation to the nature and location of the proposal, the availability of alternative spaces in the locality, proximity/access to other transport modes, sustainable travel measures, the probability of significant on-street parking problems, and the potential for highway and traffic problems. The Policy also states that levels of provision should not exceed those set out in schedule 5 of the plan.

In terms of parking provision, 45 and 45a High Street currently generate maximum parking requirements of 3 spaces as two residential dwellings and would generate maximum parking requirements of 2.6 spaces if no. 45 were converted to an office as proposed.

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 parallel parking spaces.

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

- 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: 2/11**
P/1622/06/DFU/LW
Ward STANMORE PARK
REDEVELOPMENT TO PROVIDE 2 TWO STOREY 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

The application was deferred from Development Control Committee on 19th September 2006 for a Member's site visit which took place on 30th September 2006.

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	720m ²
Habitable Rooms:	House 1 – 8, House 2 – 7
Density:	208 hrpa; 27 dph
Car Parking:	Standard: 4 (maximum)
	Justified: 2
	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 Withdrawn 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
--------------	--------------------------------	----------------------

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
--------------	--	----------------------

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.

**SOUTH WINDS, 1 SOUTH VIEW RD, P/953/05/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/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.

P/3147/04/CFU	First floor side and two storey rear extensions	GRANTED 17-JAN-05
P/2149/05/CFU	Part single/part 2 storey side and rear extension, creation of part basement	GRANTED 21-FEB-06

e) Applicant Statement

- None.

f) Consultations:

Pinner Hill Residents Association
Conservation Area Advisory Committee

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

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.

THE VINE PH, STANMORE HILL, P/2149/06/CCO/ML1
STANMORE

Ward STANMORE PARK
RETENTION OF AIR EXTRACTOR UNIT ON NORTH WEST ELEVATION

Applicant: RAW LASAN LTD
Agent: MACKENZIE ARCHITECTS

RECOMMENDATION

Plan Nos: 829.04; 829.05 Rev.B; 829.06; 829.07 Rev.B

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

1 The extractor unit hereby permitted shall be used and thereafter retained so as to prevent the transmission of noise, vibration, and odour / fume into any neighbouring premises.

REASON: To ensure that the development does not give rise to noise and odour / fume nuisance to neighbouring residents.

2 Unless within one month of the date of this permission details of external cladding to the approved extractor unit and a scheme to screen the unit is submitted to, and approved in writing by, the local planning authority the air extractor unit shall be removed. The development shall be carried out in accordance with the approved details within one month of the date of the approval of 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

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

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

EP31 Areas of Special Character

EP33 Development in the Green Belt

D4 Standard of Design and Layout

D12 Locally Listed Buildings

- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas
- EM25 Food, Drink and Late Night Uses

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) Character of Area of Special Character / Green Belt / Locally Listed Buildings / Conservation Area (SD1, SD2, SEP6, EP31, EP33, D4, D12, D14, D15)
- 2) Residential Amenity (EM25)
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Green Belt
Conservation Area: Little Common
Council Interest: None

b) Site Description

- Two storey locally listed Public House / Restaurant with associated outbuildings sited on the eastern side of Stanmore Hill on the corner with Little Common.

- The application site lies within Little Common Conservation Area, designated Green Belt, and Harrow Weald Ridge Area of Special Character.
- There is a garden running along the north-eastern site boundary and a large car park on the western side of the site, this area being heavily treed along its north-western boundary and the majority of its south-western boundary.

c) Proposal Details

- The retention of and alterations to an extractor unit measuring approximately 1.94m high x 1.519m deep x 0.7m wide, sited on the north west elevation of the single storey building in the centre of the site.
- The extraction unit would be fitted with new filters and clad in stainless steel to improve the effectiveness of the unit.
- This application originally proposed retention of an area of timber decking in the rear garden but this has now been deleted from the application.

d) Relevant History

P/2126/06/CFU	Change of use of barn and garage to restaurant together with glazed link and external alterations	CURRENT
---------------	---	---------

e) Applicant Statement

- None

f) Consultations:

- **CAAC:** Not clear what the unit will look like.

Site Notice

Advertisement

Character of
Conservation Area

Expiry: 02-OCT-06

Expiry: 21-SEP-06

Notifications:

Sent:
6

Replies:
22

Expiry:
28-SEP-06

Summary of Response:

- Objections to kitchen smells, out of character with the buildings onsite and the Little Common Conservation Area.
- Objections relating to the retention of the timber decking (since removed from this application): increased number of customers, increased noise, parking problems exacerbated, light pollution.

APPRAISAL

1) Character of Area of Special Character / Green Belt / Locally Listed Buildings / Conservation Area

Policy EP33 of the UDP states the criteria against which development in the Green Belt will be assessed. The location of the extractor unit is central within the site, being adjacent to its car park which is mainly shielded from view from Stanmore Hill by the trees along the majority of its north-western and south-western boundaries. This site is currently within A3 use and therefore the extractor is related to this use and as such this development would not be inappropriate within the Green Belt. The siting of the extractor unit does not affect the openness and character of this part of the Green Belt, nor is it detrimental to the character of the Locally Listed Buildings, Area of Special Character or Conservation Area. With regards to the latter the Historic Buildings and Conservation Officer suggests that the extractor unit is screened at the base to make it as discreet as possible, the submission of screening details are therefore recommended by a condition attached to any planning permission. Subject to such screening the design of the extractor unit would not be deemed to be unacceptable.

2) Residential Amenity

The location of the extractor should ensure that there is no unacceptable impact on the amenities of adjacent residential occupiers, the potential visual impact of this extractor unit being kept to a minimum due to its siting and the suggested screening. Regarding the problems currently being experienced relating to cooking smells, the proposed retention of and alterations to this extractor are supported by the Environmental Health Officer who sees planning approval as a necessary step in addressing the problems currently being experienced by local residents.

3) Consultation Responses

All issues addressed by Appraisal, except those relating to the timber decking which no longer forms part of this application.

CONCLUSION

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

H.I.C.C. 205/205A STATION RD, HARROW **Item: 2/14**
P/2690/05/DFU/DM2
Ward GREENHILL

RESITE 4NO. AIR CONDITIONING UNITS FROM REAR (WEST) ELEVATION TO AREA UNDER STAIRS ON SOUTH SIDE AT REAR

Applicant: HARROW INT'L CHRISTIAN CENTRE
Agent: M W CARR

RECOMMENDATION

Plan Nos: Site plan - plan 2, site plan - plan 3, west elevation, ground floor and block plan (received in Council 13-FEB-06), Vintage restaurant plan (received in Council 13-FEB-06), ground floor fire exit plan (received in Council 13-FEB-06), vintage restaurant wall (received in Council 13-FEB-06)

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 applicant shall submit a report by an acoustic consultant demonstrating that the proposed air conditioning units on the rear elevation would not increase the background LA90 noise level at the nearest residential façade during the hours of operation. The report shall be submitted to and approved in writing by the LPA before the installation of these air conditioning units. The air conditioning units hereby permitted shall then be installed and completed in accordance with the approved report and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents.

3 The air conditioning units shall be installed, used and thereafter retained so as to prevent the transmission of noise and vibration into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design D4 Standard of Design and Layout

C16 Access to Buildings and Public Spaces

C10 Community Buildings and Places of Worship

EP25 Noise

2 INFORMATIVE:

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

3 INFORMATIVE:

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:

The applicant's attention is drawn to condition 4 listed above. The acoustic report should detail a frequency spectrum-rating curve to demonstrate the levels as specified. If this standard cannot be achieved, the best achievable result can be submitted for consideration, along with the grounds for not achieving the initial criteria. The proposed air conditioning units should not emit noise and vibration levels, which might cause subjective disturbance.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Access to Buildings (C16)
- 2) Place of Worship (C10)
- 3) Noise (EP25)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Council Interest: None

b) Site Description

- The site contains the Harrow International Christian Centre used as place of worship and community activities
- The existing building is a part 3 and part 4 storey church with primary frontage to Station Road
- The character of the area is mixed residential and commercial uses
- The adjacent property at no.203 Station Road is mixed commercial/ residential known as 'Blue Point Court'. Twenty-five residential units are located within this building
- The adjacent property at no.207 Station Road is commercial premises with a food retail outlet known as 'Vintage Restaurant' and shares a party concrete wall fence
- The adjacent property to the rear at no.6 Fairholme Road is a community centre used for community activities

c) Proposal Details

- Four air conditioning units are located on the rear flank walling facing an adjacent flank window to no.6 Fairholme Road
- The proposal is to relocate these four air conditioning units from the affected area to an area under the rear emergency stairway
- The space under the stairway is a vacant area with a concrete foundation and is located over 6m from the adjacent (affected) wall

d) Relevant History

EAST/576/96/FUL	Extension at ground, first and second floors at rear of church	GRANTED 24-DEC-96
EAST/1156/00/FUL	Redevelopment : 2/3/4 storey building to provide church & ancillary accommodation (revised)	GRANTED 14-JUN-01

e) Applicant Statement

- None

f) Consultations:

- **Environmental Health** – no objections, subject to conditions about air conditioning noise.

Notifications:

Sent: 36	Replies: 1 reply & petition of 30 signatures	Expiry: 25-APR-06
-------------	---	----------------------

Summary of Response:

Noise of air conditioning units.

APPRAISAL

1) Design and Layout

Four air-conditioning units are to be re-sited from the rear of the property to a vacant area under the rear stairway. This stairway is a galvanised structure and is set away approximately 6m from the closest adjacent building wall. The four air conditioning units measure 1.1m x 900mm x 320mm and service the church facility. They are currently located to the western building wall secured by wall brackets, above the emergency fire exit.

The four units are positioned adjacent to a window at no.6 Fairholme, and are the reason for this relocation. The position of these units high above the ground keeps the fire escape clear for the church at all times and ensures unobstructed access around the building for maintenance purposes. The new units were installed approximately 18months ago, and are of a modern design with low noise emissions outputs. However, due to the close proximity of the units to the adjacent window, the direct impacts are unavoidable.

It is considered that the quality, design and layout of the units in this vacant area will be suitable for four air conditioning units, and is acceptable in terms of respecting the relationship between the church facility and adjacent buildings. Given the limited space around the building and lack of open areas, then the proposed location is the most suitable for four individual units. This space is partly enclosed by the rear building wall, concrete party wall fence and the steel stairway above. Given this, the units would not affect outlooks, views or visual amenity to the adjacent neighbours. For these reasons, the qualities of design and standard of design and layout would comply with UDP policies SD1 and D4.

2) Access to Building

The location of the air conditioning units under the stairway allows for safe and convenient pedestrian access to and from the rear of the building and around the external areas of the property. Furthermore, this location is set away from the fire escape pathway, for which the units are currently located above. The units would be neatly positioned within the boundaries of the stairway and therefore would not obstruct or prevent access to the emergency doors or to the actual stairway structure. The units will be affixed to the concrete surface and braced with wall brackets, which will secure the units to the area. Given this, pedestrian access around the building will be uninhibited and is therefore acceptable in terms of UDP policy C16.

3) Place of Worship

The air conditioning units operate both weekends and weekdays for the church facility. Given the significance of the Church to the community, for community groups and voluntary bodies, the air conditioning units serve as an important resource to the operating functions. The church and associated activities are compatible with the surrounding environment. However, the ancillary air conditioning units have notably caused environmental impacts to the detriment of no.6 Fairholme. Relocating the four units, under the stairway, will ameliorate noise impacts and visual amenity issues to adjacent properties, without affecting the operations of the church, and would comply with UDP policy C10.

4) Noise

The noise generated by these modern units would be mitigated by the new location, over 6m away from the adjacent dwelling wall. Despite this, the Environmental Health Department inspected the site and recommended a condition on the planning decision, to ensure suitable noise levels are met and adhered to. Therefore a condition has been recommended to this effect. To further ameliorate noise impacts the units have been oriented in different directions, to reduce the concentration of output to one area. It is considered that relocating the four units to the new area would not give rise to noise emissions, or be detrimental to adjacent occupiers and would comply with policy EP25.

5) Consultation Responses

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

- 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.

40 FAIRVIEW CRESCENT, HARROW

Item: 2/15

P/1676/06/DFU/PDB

Ward RAYNERS LANE

ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER;
CONVERSION TO TWO SELF-CONTAINED FLATS WITH FORECOURT
PARKING (RESIDENT PERMIT RESTRICTED)

Applicant: MR K MARCELLE

Agent: BENJAMIN ASSOCIATES LTD

RECOMMENDATION

Plan Nos: 001, 002, 003A & 004

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 approved shall not commence until a metric scale drawing detailing the hard and soft landscaping of the forecourt, to include the provision of a disabled persons' parking bay, pedestrian and disabled access to the building, have first been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the works so agreed have been implemented.

3 Before the use commences, the building including any existing and proposed party walls with any neighbouring dwellings, shall be insulated in accordance with a scheme agreed with the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of neighbouring residents.

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

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

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

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

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:

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, D5 & EP25)
- 2) Conversions of Houses and Other Buildings to Flats (H9)
- 3) Accessible Homes (H18)
- 4) Parking Standards (T13 & D9)
- 5) Consultation Responses

INFORMATION

Details of this application are reported to the Committee as a petition of 16 signatures against the application was received and it is recommended for grant.

a) Summary

Statutory Return Type: Minor Development
Conservation Area:
Habitable Rooms: 96
Car Parking: Standard: 3
Justified: 2
Provided: 2
Council Interest: None

b) Site Description

- End of terrace house on South Side of Fairview Crescent
- Irregular tapering rear garden with existing access along boundary
- Large forecourt, ample parking for 2 cars
- Existing single storey rear extension
- Side and rear extension at No. 42
- Other rear dormers and hip to gable alterations in street. No other side dormers
- White rendered

c) Proposal Details

- Introduce a loft conversion in the form of a hip to gable roof alteration and the insertion of a dormer window at the rear
- Convert the existing dwelling house into two flats with internal alterations

Revisions to Previous Application:

Following the previous decision the following amendments have been made:

- P/928/06/DFU: ALTERATIONS, SIDE AND REAR DORMERS, CONVERSION TO TWO SELF-CONTAINED FLATS WITH FORECOURT PARKING; Refused 2nd June 2006; reasons:
 1. The proposed roof extension, by reason of excessive size and bulk, would be unduly obtrusive and overbearing, would detract from the appearance of this, and adjacent, properties, and be detrimental to the amenities of neighbouring properties.
 - *Overcome by proposed hip to gable and rear dormer roof alteration*
 2. The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, thereby conflicting with the policies of the Harrow Unitary Development Plan.
 - *Layout improved to allow greater accessibility*
 3. The proposal shows no provision for amenity space for the first floor flat and thus provides an inadequate standard of amenity for the future occupiers thereof.
 - *Details submitted considered acceptable*
 4. The internal layout of the ground floor flat does not include a window for the lounge room and provides an inadequate layout and living conditions for the future occupiers thereof.
 - *Layout improved to allow a better living space*
 5. The proposal would lead to excessive use of the forecourt for parking and refuse storage with inadequate provision for landscaping and screening, to the detriment of the appearance of the property in the street scene and the character of the locality.
 - *Condition suggested to improve the appearance of the forecourt and street scene*

d) Relevant History

P/928/06/DFU	Alterations, side and rear dormers, conversion to two self-contained flats with forecourt parking	REFUSED 02-JUN-06
--------------	---	----------------------

Reasons for Refusal:

1. The proposed roof extension, by reason of excessive size and bulk, would be unduly obtrusive and overbearing, would detract from the appearance of this, and adjacent, properties, and be detrimental to the amenities of neighbouring properties.
2. The proposed development would not be fully accessible and would fail to make adequate provision for people with disabilities, thereby conflicting with the policies of the Harrow Unitary Development Plan.
3. The proposal shows no provision for amenity space for the first floor flat and thus provides an inadequate standard of amenity for the future occupiers thereof.
4. The internal layout of the ground floor flat does not include a window for the lounge room and provides an inadequate layout and living conditions for the future occupiers thereof.
5. The proposal would lead to excessive use of the forecourt for parking and refuse storage with inadequate provision for landscaping and screening, to the detriment of the appearance of the property in the street scene and the character of the locality.

P/1681/06/DFU	Alterations to roof to form end-gable and rear dormer	GRANTED 15-SEP-06
---------------	---	----------------------

e) Applicant Statement

- None

f) Consultations:

- **Traffic Engineer:** No objections, however:
 - The whole frontage has a vehicle crossing that is substantially more than we would allow under our current practice.
 - The Council applies a rule of a max opening of 3.6 metres for two spaces.
 - If it is possible to achieve some barrier to vehicle movement over the part of the frontage that clearly is not required for the cars parking on the forecourt it would be an improvement that would make the proposal more acceptable and would provide the opportunity for softening part of the frontage by small areas of planting, for example.
- **Access Officer:** no response

Notifications:

Sent:	Replies:	Expiry:
15	2 & 1 petition of 16 signatures	18-JUL-06

Summary of Response:

current scheme not differ greatly from previous; additional dwelling will bring additional vehicles, create additional refuse and add burden to utilities; layout inadequate to prevent sound transmission through party wall; demand for flats not high and come at the cost of family housing; deeds state that property should only be used as a private dwelling house not flats

APPRAISAL

1) Standard of Design and Layout

Alterations to Roof to Form End-Gable and Rear Dormer

It is proposed to extend the roof in the form of a hip to gable side roof extension and a rear dormer. The rear dormer would be sited 0.5m from the party boundary, 1m from the new gable roof edge and an upslope from the eaves. This form of roof alteration would comply with the Council's supplementary planning guidelines for such developments to semi-detached and end-terrace property.

In street scene terms, the extension from a hip to gable roof represents the Council's preferred form of roof alteration and would have a more acceptable visual impact than an obtrusive, discordant side dormer. Accordingly it is considered that the proposal would overcome the relevant parts of previous reason for refusal no. 1 and would not detract from the appearance of this and adjacent properties.

The rear dormer has also been amended from that proposed under application P/928/06/DFU and, consistent with the Council's guidance, would now appear satisfactorily contained within the context of the extended rear roof slope. It is therefore considered that this element would have a satisfactory appearance when viewed from surrounding property. The angle of overlooking from the dormer's rear windows would be oblique and, in the context of existing degrees of overlooking between properties from first floor windows, there would be no demonstrable harm to privacy amenity.

By reason of the staggered relationship between the application property and no. 42, to the east, and the existing two-storey side extension to the side of that neighbouring property, the proposal gable would add considerable height and bulk to the flank elevation when viewed in the outlook of the adjacent rear first floor window. There could also be some late afternoon overshadowing of this window. Approved floor plans for no. 42 show that this window serves a living room to the first floor flat and that the room is also served by a window to the front. It is considered that the window to the front is the 'protected' window, being the principle source of outlook to the room and, although north-east facing, in all probability the main source of ambient daylight. In these circumstances it is not considered that the impact of the proposal on the residential amenity of the occupiers at no. 42 would be so significant as to justify withholding planning permission.

2) Conversions of Houses and Other Buildings to Flats

Policy H9 of the replacement UDP undertakes to permit flat conversions subject to considerations of accommodation quality, sound insulation, amenity space provision, traffic/highway safety and forecourt treatment. In these regards, the proposal is assessed as follows:

- The flats would be accessed via a communal front porch– thereby retaining the appearance of a single dwelling in the street scene - but otherwise each unit would be fully self-contained. The flats would each comprise three habitable rooms (2 bedrooms) and are considered satisfactory in terms of their size and layout. In particular it is noted that the vertical stacking of rooms between the units is satisfactory.
- Sound insulation between the units is covered by the Building Regulations. However to ensure satisfactory soundproofing between the proposed units and the adjoining dwelling, no. 38, a scheme for insulating the party wall should be required by condition.
- The submitted drawings show the rear garden subdivided to provide two private areas for the flats, with a shared access running from the side to the rear of the property. These garden areas are considered to be satisfactory both in terms of their size and usability.
- As a single family dwelling the existing property would need two spaces to meet the relevant maximum standard set out at schedule 5 of the UDP (2004). The proposed flats generate a combined maximum requirement for three spaces. However to allow for proper pedestrian and disabled access on the forecourt, the provision of a disabled parking bay and landscaping, only one can be provided. However in this location, within a reasonable walking distance of Rayners Lane District Centre and with access to bus services on the nearby part of Rayners Lane, it is considered that such a level of provision would be acceptable. However to avoid additional on-street parking stress it is recommended that permission be made 'resident permit restricted'.
- Subject to details, which can be controlled by condition, it is considered that there is adequate space on the forecourt for a balanced scheme of hard and soft landscaping to meet access, parking and planting needs.
- After the extension described below there would be a remaining garden area of some 92m². This is considered to be minimal for five flats. However, public open space is available within a reasonable 10-15m walking distance at Harrow Recreation Ground on Hindes Road and it is considered desirable to make full and effective use of this property given its highly sustainable location.
- Subject to a scheme for the detailed finish of the hard and soft landscaping works on the forecourt, to include the housing of the wheelie bins, boundary treatment and disabled persons' access, it is considered that the amended proposal would have a satisfactory appearance in the street scene. Such details could be required by condition in the event of an acceptable, revised proposal. It is proposed to store refuse bins at the rear and this is also considered to be acceptable.

It is acknowledged that the conversion would increase residential activity on the site, expressed through comings and goings to the property and use of the rear garden. However on this corner plot, taking into account general background noise levels in this location and as resident permit restriction of the development will eliminate much vehicular activity associated with the occupation of this property, it is not considered that there would be any detriment to the residential amenity enjoyed by neighbouring occupiers.

3) Accessible Homes

The layout of the proposed ground floor flat has been amended to make it more accessible and potentially adaptable as a lifetime home. In particular room sizes and corridor widths allow for adequate wheelchair access and door sizes meet the minimum width requirement of 900mm. The kitchen and bathroom have also been made larger to allow for improved access/usability. In conjunction with the proposed disabled parking bay on the forecourt it is considered that the proposal makes a satisfactory contribution to the provision of more accessible homes within the Borough.

4) Parking Standards

It is not considered that there would be an unacceptable increase in the level of traffic along 40 Fairview Crescent as a result of this application. It was noted however that the whole frontage has a vehicle crossing that is substantially more than the Council would allow under current practice.

A condition is suggested to create a barrier to vehicle movement along the remainder of the frontage such as HWY_FRNT. The grounds for this practice is pedestrian safety.

Another condition is suggested to ensure that a high level of forecourt design is achieved. This would be achieved through the submission of a landscaping scheme to be agreed to in writing by the Local Planning Authority.

5) Consultation Responses

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

- Council UDP supports the conversion of houses to flats
- Details of properties found on 'Deeds of Title' are not a material planning consideration and are a civil matter
- Other concerns considered in the above report

CONCLUSION

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

127 POTTER STREET, PINNER

Item: 2/16

P/2325/06/CFU/OH

Ward PINNER

TWO STOREY REAR EXTENSION; ALTERATIONS, PORCH AT FRONT, ENLARGEMENT OF SUNKEN PATIO AREA AT REAR; INCLUDING REMOVAL OF EXISTING OUTBUILDINGS

Applicant: MR AND MRS PRIOR

Agent: ORCHARD ASSOCIATES

RECOMMENDATION

Plan Nos: 433/1A, 2A, 3C (received 13.09.06), 4C (received 13.09.06) and 5B

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

1 The development hereby permitted shall not be occupied or used until all the works detailed in the application have been completed in accordance with the permission granted unless otherwise agreed in writing by the local planning authority.
REASON: To safeguard the character or appearance of the Conservation Area.

2 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.

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), other than those shown on the approved plan no.433/5B shall be installed in the western 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.

4 The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external surfaces noted below have been submitted to, and approved in writing by, the local planning authority:
(a) the extension/building(s)
(b) the ground surfacing
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:

SEP5 Structural Features

SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land

SD1 Quality of Design

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

EP31 Areas of Special Character

EP33 Development in the Greenbelt

EP34 Extensions to Buildings in the Greenbelt

D4 Standard of Design and Layout

D5 Amenity Space and Privacy

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of Conservation Area (SD1, D4, D14, D15)
- 2) Impact on Greenbelt (SEP5, SEP6, EP33, EP34)
- 3) Impact on Harrow Weald Ridge Area of Special Character (SEP5, SEP6, EP31)
- 4) Neighbouring Amenity and Residential Character (SD1, D4, D5)
- 5) Consultation Responses

INFORMATION

a) Summary

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

b) Site Description

- Two storey detached mid 20th Century property located on the north eastern side of Potter Street
- Sited within Green Belt, Harrow Weald Ridge Area of Special Character and the Pinner Hill Estate Conservation Area
- Built in red brick with a red tile roof
- Entrance to the property is sited at the rear
- Detached garage within 5 metres of the property (forms part of the original dwelling)
- Extended in the past with a addition of a two storey side extension on the east flank wall
- There is a canopy attached to the east flank wall and a storage shed underneath the canopy
- Greenhouse sited approximately 4 metres from house on northeast side at rear
- Large rear garden, rising in gradient from south west to north east
- Neighbouring property to east, no. 129 Potter Street is sited 8-10 metres behind
- Neighbouring property to the west, no. 125 Potter Street is generally sited on the same building line as the subject property

c) Proposal Details

- Two storey rear extension to infill north west corner of the property
- Alterations to the front of the property which includes re-positioning of the entrance door from the rear of the property to the front and providing a front porch
- Demolition of existing canopy and storage shed and green house within 5 metres of the original dwelling
- Also demolition of 5 further outbuildings on the site

d) Relevant History

HAR/16445/A	Erection of domestic garage	GRANTED 10-JUL-64
WEST/10665/1	Erection of 2 storey side extension	GRANTED 02-JUN-75

e) Applicant Statement

- The proposed extension and alterations will visually improve the property and will improve the use of the internal spaces and circulation by the introduction of a central front entrance and porch, a centralised hallway and staircase and the removal of the existing rear corner entrance
- The proposed works will bring the property up to the same standard as existing properties on the Pinner Hill Estate whilst continuing to enhance and conserve the character of the Conservation Area
- The proposed removal of the outbuilding to the side and rear of the property will ensure that Green Belt issues are satisfied
- The new entrance and porch will strengthen the visual symmetry of the façade and create a more vernacular looking property
- The two storey rear extension closes the circle and continues the rear façade and roof in the same style and construction as the house
- The proposed rear terrace area will provide for an alfresco amenity which, externally, connects the lounge, breakfast area and family room
- The proposed scheme has sought to take into account issues raised during the design process particularly matters relating to the Conservation Area and Green Belt

f) Consultations:

- **Pinner Association** : no response
- **CAAC** : No objections – there is the potential to enhance the front garden

Advertisement: | Character of Conservation Area | Expiry: 26-SEP-06

Notifications:

Sent:	Replies:	Expiry:
2	AWAITED	09-OCT-06

Summary of Response:

APPRAISAL

1) Character and Appearance of Conservation Area

The addition of the two storey side extension in 1975 gives the building an unusually elongated front elevation, especially as the entrance door is on the rear elevation. Re-siting the door within the buildings frontage would break up this elongated appearance and would provide a pleasant focal point. The proposed pathway and landscaping to the front with stone steps leading to the front door would help to improve the appearance of the property.

The filling in of the north west corner of the property, at the rear of the building would enable further accommodation over two floors. It is considered that as there is already a gable end at the rear of the building, the rear elevation would not look overly elongated as a result of this proposal. The roofline over the proposal would continue in a sympathetic manner.

Finally, the enlargement of the sunken patio at the rear would improve the relationship between the house and garden and therefore subject to the sourcing of sympathetic Indian sandstone paving, this would be acceptable.

In these circumstances and subject to the control of external materials, for which a condition is suggested, it is considered that the proposal would preserve the character and appearance of the Pinner Hill Estate Conservation Area.

2) Impact on Greenbelt

127 Potter Street is a sizeable dwelling on a substantial plot but which has a compact form that maximises space around the building and between neighbouring buildings. The proposed extension is of modest proportions and its design/siting would continue to contain the extent of the dwelling within a compact building envelope; there would be no reduction in space between the house and neighbouring dwellings. Additionally, it is proposed to demolish the existing canopy, storage shed and greenhouse (numbered 4 and 5 on submitted plan 433/3C with an overall footprint of 55.5m²), which are currently sited within 5 metres of the original house, therefore actually reducing the overall footprint and volume of the additions over the original. Furthermore, it is proposed to demolish three further outbuildings within the rear garden (numbered 1, 2 and 3 on submitted plan 433/3C with an overall footprint of 24.45m²). This would help to reduce the overall clutter on the site. In these circumstances it is considered that the proposal would retain the openness and character of this part of the Green Belt and would have no adverse impact on the skyline.

The increase in size over and above the original dwelling house is as set out below.

	Original	Existing (including outbuilding Nos. 4 & 5)	% Over original	Proposed (including demolition of outbuilding Nos. 4 & 5)	% Over original
Footprint (m²)	116	169	45%	151	30%
Volume (m³)	882	1004	14%	1002	13.6%

Considering that the resultant footprint and volume would be less than the existing situation, it is considered the proposed additions would not be disproportionate and the proposal therefore constitutes appropriate development in the Green Belt.

3) Impact on Harrow Weald Ridge Area of Special Character

The proposal would have no detrimental impact on the structural features that contribute to this part of the Harrow Weald Ridge Area of Special Character.

4) Neighbouring Amenity and Residential Character

The extension would be located 4.5 metres from the boundary shared with no. 125 Potter Street. It is considered that the orientation, siting and design of the proposal are considered satisfactory and have no material affect on the amenities of neighbouring occupiers.

Similarly the proposal would preserve the character of this residential locality.

5) Consultation Responses

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

- 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.

**SWEETMANS HALL, 90 WEST END P/2235/06/DLB/LC3
LANE, PINNER**

Ward PINNER SOUTH

LISTED BUILDING CONSENT: INTERNAL ALTERATIONS TO REMOVE PARTITION WALLS & CEILINGS; REPLACEMENT OF INTERNAL DOORS, FLOORING & BATHROOM FITTINGS; REPLACEMENT OF EXTERNAL 2ND FLOORS WINDOW

Applicant: MR AND MRS G ATKINSON

Agent: ORCHARD ASSOCIATES

RECOMMENDATION

Plan Nos: Drawings: 434 1, 434 2, and (revised drawings of 25th August 2006)
434 3, 434 4, 434 5, 434 6

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

1 The maximum luminance of the sign shall not exceed the values recommended in the Institution of Lighting Engineers' Technical Report No. 5 (Second Edition).

REASON: In the interests of highway safety and amenity.

2 Demolition work shall be carried out by hand tools or by tools held in the hand, other than power driven tools.

REASON: To protect the special architectural or historic interest of the listed building.

3 Detailed drawings, specifications, or samples of materials as appropriate in respect of the following shall be agreed in writing by the local planning authority before the relevant part of the work is begun:

a) Method statement for 'inglenook' chimney restoration

b) Method statement for removal of equipment from attic

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

REASON: To protect the special architectural or historic interest of the listed building.

4 All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.

REASON: To protect the special architectural or historic interest of the listed building.

5 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 LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:

The decision to grant Listed Building or Conservation Area Consent 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:

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Statutorily Listed Buildings (D11)**
- 2) Consultation Responses**

INFORMATION

a) Summary

Statutory Return Type: Listed Building Consent
Council Interest: None

b) Site Description

- The L-shaped dwelling is grade II* listed, with the following description:
- Late 16th century 2-storey building of 4 irregular bays with tiled roofs, painted brick, stucco and timber framing. The main chimneystack is within a smoke bay. There is a good early 19th century projecting staircase to rear, a lower timber framed wing to right, and a good interior.
- The south western bay was rebuilt in the 20th century

c) Proposal Details

- Listed building consent is sought for a variety of works. The proposed works requiring listed building consent comprise the following:
- Flooring of attic space, with removal of boiler equipment and installation of partition walls;
- Replacement window to attic and relocation of attic entrance;
- Removal of false ceilings in two rooms to restore open timbered roof to each;

Item 2/17 : P/2235/06/DLB continued/...

- Restoration of hearth in living room and opening up of chimney;
- Partition walls in hall to be removed to create a space more like that of the original smoke bay.

d) Relevant History

LBH/21493	Listed Building Consent: Extension to provide double garage	GRANTED 30-SEP-82
-----------	---	----------------------

e) Applicant Statement

- None

f) Consultations:

- Pinner Association
- Pinner Local History Society
- English Heritage

Advertisement: | Extension of Listed Building | Expiry: 14-SEP-06

Notifications:

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

Summary of Response:

- None

APPRAISAL

1) Character and Appearance of a Listed Building

Listed building consent is sought for a range of internal alterations aimed at securing the proper repair and restoration of different aspects of Sweetmans Hall, a grade II* listed building. The listed building consent can be examined in three areas: ground floor, first floor and attic alterations, which the appraisal will consider in turn.

Ground floor alterations

The existing hallway partition walls, as shown on drawing 434 3 A, would be removed to open up the hallway, helping to de-clutter a small space, whilst appropriately making historical reference to the former smoke bay. The installation of a new WC and wash hand basin in its northwestern corner would re-use existing services without concern.

A small fireplace sited in the northwestern corner of the lounge is missing a hearth which is proposed to be restored using brick and quarry tile to match that of the fireplace directly above, reintroducing an historically accurate feature whilst creating continuity of design.

The principal fireplace is described as an inglenook, on drawing 434 3 A, however as this has been turned to face the lounge with its back to the former smoke bay, it is unlikely to be authentic. However, the fireplace continues to use the chimney of the former smoke bay and as such is considered to be an extremely sensitive area, requiring the utmost care when removing any materials. Proposals are to remove the central brick stack to create a deep recess in the style of an inglenook fireplace. Careful monitoring would therefore be necessary and a pictorial record of the investigative process would be extremely useful, especially where the chimney is explored from the hallway, as this is likely to reveal the original opening. A method statement is therefore essential to aid in this process in order to ensure the process is carried out in sympathy with the listed building.

First floors alterations

Proposals are to remove false ceilings in two rooms: the study and bedroom 1, as shown on drawing 434 4 A. The original rafters, exposed upper gables, and plastered slopes would be made good to restore open timbered roofs in each case. Should the restoration of both rooms be carefully executed, this original feature would be welcomed.

At present, the hallway uncomfortably passes through a bathroom and as such proposals are to remove all bathroom fittings to bring the passage back into proper use. As these are all modern fixtures, there are no objections as to their removal.

As a result of the loss of the shared bathroom, a new partitioned shower would be created within bedroom 2. As services already exist within this location there would be no disturbance to built fabric, and as such the character or appearance of the building would not be affected.

Attic Alterations

The southwestern aspect of the house is a modern addition and as such any alterations to the roof space within this location would cause little concern. Proposals include the flooring of the attic space, the removal of boiler equipment, the insertion of timber stud partition walls, a replacement window, and the relocation of the attic entrance. The window would be replaced like for like, and the hatch opening would be in filled and replaced with a new attic hatch and retractable steps in order to gain safe access. As such, both features would be considered to be improvements, as would the flooring and partition walls. The removal of boiler equipment may cause difficulties but in principle would seem acceptable, and would therefore benefit from a method statement stating their appropriate removal.

2) Consultation Responses

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

- 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: 2/18
LAND AT HOLLY GROVE, HATCH END **P/2739/05/CFU/DC3**
Ward HATCH END
CONSTRUCTION OF 5 DETACHED HOUSES WITH ACCESS FROM HOLLY GROVE

Applicant: MR T GALLAGHER
Agent: GILLETT MACLEOD PARTNERSHIP

RECOMMENDATION

Plan Nos: 05/2347/1E, 05/2347/2B, 05/2347/3B, 05/2347/4C, 05/2347/5B, 05/2347/6E, 05/2347/7A, 05/2347/8E, 05/2347/9B, 05/2347/10B, 05/2347/11B, 05/2347/12A, 05/2347/13A, 05/2347/14, 05/2347/15

GRANT permission for the development described in the application and submitted plans, 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 standard for all window sets on the ground floor of the development and those adjacent to flat roofs or large rainwater pipes (downpipes) 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.

3 The development hereby permitted shall not commence until details of five 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 Windows to the ground floor side elevations of house numbers 1, 3 and 4 shown on drawing numbers: 05/2347/2A, 05/2347/4B & 052347/11A, windows on the first floor side elevation to house number 1 shown on drawing 05/2347/3A must be glazed in obscure glass, details of which shall be submitted to and approved in writing by the Local Planning Authority before commencement of the development.

REASON: In the interests of neighbouring amenity.

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

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

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

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 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.

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 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.

13 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.

14 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.

15 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
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- D10 Trees and New Development
- SH1 Housing Provision and Housing Need
- H4 Residential Density
- H18 Accessible Homes
- T6 The Transport Impact of Development Proposals
- 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 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:

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.

6 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 ODN, 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).

7 INFORMATIVE:

For the avoidance of doubt the approved plans referred to in this planning permission are ones which were received and date stamped by Harrow Council Planning Services on the 19th and 22nd of June 2006.

8 INFORMATIVE:

All work within the public highway is to be carried out by the Council at the expense of the developer.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Character of Area (SD1, D4, D5, D10, SH1)
- 2) Neighbouring Amenity (SD1, D4, D5)
- 3) Traffic, Access and Parking (T6, T13)
- 4) Provision of Housing, Density & Accessibility (H4, H18)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Dwellings
Site Area:	0.26 ha
Habitable Rooms:	43
Density:	165 hrph, 19 dph
Car Parking:	Standard: 9
	Justified: 13
	Provided: 13
Council Interest:	None

b) Site Description

- Occupied by detached house with side and rear garden area
- Trees and greenery along site boundary
- Holly Grove on one side with Northern End of Briants Close on other;
- Moss lane properties to the rear
- St Thomas' Drive properties to the front
- Existing 2 storey residential building (Greentrees) on site;
- Access to tennis club off Briants Close;
- 6 existing houses on Holly Grove.

c) Proposal Details

- Existing house to be demolished and replaced with 5x2 storey houses with parking
- New access off Holly Grove.

d) Relevant History

WEST/247/00/FUL	Demolition of existing building and provision of 3x2 storey detached houses with integral and attached garage	NON – DETERMINED APPLICATION 21-JUL-00 APPEAL DISMISSED 24-NOV-00
WEST/517/00/FUL	Demolition of existing building and provision of 3x2 storey detached houses with integral and attached garage	REFUSED 24-JUL-00

Reasons for Refusal:

1 The proposed development, involving the loss of an existing house which makes an outstanding contribution to the character of Briants Close, would be detrimental to the character of the area in that it would replace that house with houses orientated in the same direction as 11-19 Briants Close, but which would project forward of the established building line and be out of character with those existing houses.

2 The proposed development would have an unacceptable impact on the amenity of the occupants of 19 Briants Close.

P/626/03/CFU	Demolition of existing building and provision of 3x2 storey detached houses with integral and attached garage	WITHDRAWN 09-JUL-03
P/871/04/CFU	Redevelopment to provide 3 x 2 storey detached houses with garages	GRANTED 30-JUL-04

e) Applicant Statement

- The scheme strikes a reasonable balance between the need to raise housing densities to ensure efficient use of urban housing land, the importance of reflecting the character of the area, and the need to protect the amenities of neighbours.
- The layout of the development, the scale of the buildings, and the space standards sufficiently reflect those of the surrounding properties, while the design detail provides some individuality in the appearance of the dwellings but with adequate recognition of the character and style of suburban housing in the locality.
- The proposed access arrangements are appropriate and reasonable, and the development provides adequate opportunity for planting and other detailing in accordance with the usual conditions.

f) Consultations:

- **Engineering Services** : requested that storm water run off be attenuated
- **Thames Water** : similar comment
- **Environment Agency** : no response

Notifications:

Sent:	Replies:	Expiry:
34	13	13-FEB-06

Summary of Response:

5 houses would create extreme overcrowding, spoils the character of the neighbourhood, exacerbation of parking problems on St Thomas's Drive; add to problems of refuse and emergency vehicles entering Holly Grove; loss of existing house undesirable.

APPRAISAL

1) Standard of Design & Character of Area

The character of the area is dominated by detached 2 storey single-family dwelling houses with large garden areas. It is considered the proposal reflects this existing make up and character.

Concern was expressed with the loss of Greentrees by some objectors, however the building itself is not listed nor is the area a designated conservation area. Therefore its loss is not sufficient reason to refuse any planning application of this nature.

The footprints of the proposed houses appear to maintain the general pattern, consistency and spacing as that of those on Briants Close and Holly Grove.

Roof height, pitch and overall style are considered to be conducive with neighbouring properties.

2) Neighbouring Amenity

The proposed development is not considered to have an adverse effect on neighbouring amenity.

The proposed houses would be positioned over 33m away from habitable room windows on St Thomas Drive and an even greater distance away from properties to the rear of the site on Moss Lane. Loss of outlook is not considered to be an issue with the proposal.

Windows to 1st floor side elevations of all 5 houses are to non-habitable rooms. The only exception is for plot 1, which has 1 side bedroom window approximately 9m from the boundary with number 10 Briants Close. However the window would not directly overlook any neighbouring habitable room windows and in fact only overlooks the hard surfaced parking area to the front of this property.

Therefore it is not considered that there would be any issues with overlooking or loss of privacy. Furthermore a condition is placed on this report to require the window to be glazed in obscure glass.

The effect of noise activity associated from vehicle movements with 5 new houses being established is a legitimate concern, however given the positioning of the entrance way at the start of Holly Grove before any houses and the hard surfacing being located away from neighbouring rear garden spaces or amenity areas it is not considered that there would be any significant impact on noise levels to warrant a refusal of planning permission in this instance.

The proposed development complies with Council's 45° Code.

3) Traffic, Access and Parking

The proposed access of Holly Grove is considered undesirable from a Highways perspective as the road itself is a curved shape and relatively narrow. However, the width of Holly Grove (4.1m wide) is similar to that of Briants Close 4.4m wide (excluding footpath). Planning permission for 3 houses was granted in 2004, which had access off Briants Close. It is considered that neither is more suitable than the other as Briants Close has existing problems with on street parking making the road difficult to drive a vehicle down and even harder for a refuse vehicle to drive down.

Concerns were raised by some objectors that because of the nature of Holly Grove that refuse and emergency vehicles already have difficulties negotiating Holly Grove due to its curved and narrow nature would struggle to service the proposed development. It is considered that with the new entrance to the 5 houses will allow vehicles, in particular refuse vehicles to turn easier or perform a 3 point turn with the access providing additional space for refuse vehicles to manoeuvre.

The proposed development would provide 13 car parking spaces for future occupants. Given the proximity of the sit to public transport links and the nature of the housing it is considered that the parking provision is warranted.

4) Provision of Housing, Density and Accessibility

The creation of 5 large single-family dwellings is considered to be a welcome change from the more common single bedroom units, and conversions to flats that are proposed in the borough. It is considered that this housing stock is in relative short supply and the proposal is therefore desirable in principle.

Density levels of the proposed development would be 165 habitable rooms per hectare, which is just above the minimum recommended in policy H4 of the HUDP 2004. The proposed density is similar to that of the majority of the surrounding properties on Holly Grove and off Briants Close. Concerns raised by objectors that the development would result in overcrowding are considered to be unfounded.

Harrow Council Supplementary Planning Document on Accessible Homes in conjunction with policy H18 of the HUDP requires all new build residential developments to be built to the Lifetime Homes Standards. For this reason a condition is placed on this recommendation for planning permission for further details to be submitted to and approved by the LPA to ensure the development fully complies with the Lifetimes Homes Standards.

5) Consultation Responses

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

- Holly Grove in Private Ownership. It is considered that this is not relevant under the context of 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.

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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Extensions in the Green Belt (SEP6, EP34)
- 2) Impact on Character and Appearance of Area and Conservation Area (SEP6, SD1, SD2, D4, D5, D18, EP31)
- 3) Residential Amenity (SD1, D4, D5)
- 4) Consultation Responses

INFORMATION

At the meeting of the Committee on 19th September 2006 consideration of this application was deferred to enable a Members' site visit. This took place on 7th October 2006.

a) Summary

Statutory Return Type: Householder
Green Belt
Site Area 12.5ha
Council Interest: None

b) Site Description

- detached two storey dwellinghouse with accommodation in roof space set within large grounds, the property itself being approximately 200m from The Common and 80m from the nearest adjacent property.
- the property is hidden from view from The Common due to the fall in land levels from the north to the south of the site and heavily wooded areas.
- at the southern end of the site are large deer parks which lie within the boundaries of a Site of Nature Conservation Importance and a Historic Park and Garden (covering Bentley Priory Estate) which cut across the site, the dwellinghouse being no closer than 65m to these areas of the site.
- the site is adjacent to Little Common Conservation Area, which lies to the east, and a Site of Special Scientific Interest to the west.
- the majority of the dwellinghouse is as original, the only significant addition being the pool house on the western side of the site.
- site within Green Belt and Harrow Weald Ridge Area of Special Character

c) Proposal Details

- the erection of a single storey and two storey front extension to form a new main entrance to the property.
- roof alterations to the front of the existing garage and a small single storey extension adjacent to this garage.

- replacement of the existing pool house with a new pool house at rear of the property on its western side, with a new external pond at the rear of this feature
- a single storey extension to link the existing property and new pool house.
- a small two-storey extension on the western side of the main property.
- two-storey extension on the eastern side of the property at the rear of the existing building.
- new canopy roof over an entrance in the eastern flank of the property

d) Relevant History

LBH/13659	Erection of single storey extension to rear of leisure wing to provide indoor swimming pool and ancillary facilities.	GRANTED 17-AUG-78
-----------	---	----------------------

e) Applicant Statement

- None

f) Consultations:

- **CAAC:** No objection as the site is not within a Conservation Area
- **Garden History Society :** Awaited.

Advertisement:	Character of Conservation Area	Expiry: 10-AUG-06
-----------------------	--------------------------------	-------------------

Notifications:

Sent: 10	Replies: 0	Expiry: 27-JUL-06
-------------	---------------	----------------------

APPRAISAL

1) Extensions in the Green Belt

The additions proposed to the property in terms of area are as follows:

m ²	Original	Existing	% Increase over original	Proposed	% Increase over original
Footprint	602	789	31%	916	52%
Floor Area	1171	1358	16%	1579	35%
Volume	Not known				

An increase of the property's footprint by 52%, although seemingly large, would be almost insignificant on this of site some 12.5ha, particularly given that these increases would be spread around the existing building as opposed to being concentrated in one particular area. In this way the proposed extensions would not be considered disproportionate or inappropriate development in the Green Belt.

The maximum height of the proposed extensions would not exceed the existing ridge height of the main house and the bulk of the proposed extensions is felt to be sympathetic to the design of the existing property, ensuring the wing containing the garage on the west of the site remains a subordinate feature. In view of these considerations, the character of the Green Belt would not be harmed by the proposals.

2) Impact on Character and Appearance of Area and Conservation Area

The proposed design of the extensions and alterations would not detract from the original design of the property and in this way would sympathetically enhance its key features. The proposed extensions and alterations are sufficiently far from the areas of the site classed to be of Nature Conservation Importance and the Historic Park and Garden to not have any detrimental impact on these features. There would also be no impact on the adjacent Conservation Area and Site of Special Scientific Interest which are adjacent to the site, nor to any structural features within the Area of Special Character.

3) Residential Amenity

The proposed extensions and alterations to the existing house are shielded from all adjacent properties, which are set at least 80m away, by means of their siting and the wooded setting of the site. In this way the proposed extensions and alterations would have no detrimental impacts on the residential or visual amenities of neighbouring occupiers.

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.

140 WEMBOROUGH RD, STANMORE

Item: 2/20

P/1093/06/DFU/PDB

Ward BELMONT

RESITING OF FOUR AIR-CONDITIONING UNITS FROM SIDE TO REAR ELEVATION

Applicant: MR PRAVIN PATEL

RECOMMENDATION

Plan Nos: 1132-2/2 Rev. A; M-Series Technical Data & Specifications; Environmental Noise Assessment received 21st September 2006

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

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

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

2 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration, and odour/fume into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents.

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

EP25 Noise

D4 Standard of Design and Layout

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) Noise (EP25)
- 2) Visual Amenity (SD1, D4)
- 3) Character of Area (SD1, D4)
- 4) Other Matters
- 5) Consultation Responses

INFORMATION

Details of this application are reported to the Committee at the discretion of the Chief Planning Officer.

a) Summary

Statutory Return Type: Householder
Site Area: 0.0390ha
Council Interest: None

b) Site Description

- two storey detached dwelling on north side of Wemborough Road, Stanmore; dwelling extended on single and two storeys to both sides and at rear
- neighbouring dwelling to east, no. 138 Wemborough Road, occupied by unextended detached dwelling
- site bounded to west and at rear by gardens of nos. 1-9 (odds) Honister Gardens
- site levels fall from east to west

c) Proposal Details

- installation of four air conditioning units centrally on ground-floor wall of two storey rear extension (resiting unauthorised units from first floor scale elevation)
- each unit to have dimensions 0.75m (w) x 0.75m (h) x 0.25m (d)
- applicant's submitted technical information states that:
 - one unit would serve a bedroom with an operating noise of 49dB (condition cool) and 51dB (condition heat)
 - two units would serve ground floor front rooms with an operating noise of 48dB each
 - one unit would serve a back room with an operating noise of 46dB

d) Relevant History

EAST/474/02/FUL	Two Storey and Single Storey Front, Side and Rear Extensions	REFUSED 04-JUL-02
-----------------	---	----------------------

Reason for Refusal:

1. The proposed extensions, by reason of unsatisfactory design, excessive size and unneighbourly siting, would be detrimental to the residential amenities of neighbouring occupiers and the appearance and character of the area.

EAST/890/02/FUL	Two Storey and Single Storey Front, Side and Rear Extensions (Revised)	GRANTED 22-JAN-03
-----------------	---	----------------------

P/2903/05/DFU Retention of Two Storey and Single REFUSED
Storey front, Side and Rear Extensions; 09-FEB-06
Rooflight and External Alterations

Reasons for Refusal:

1. The single storey east side and rear extension, by reason of its height and siting, unduly curtails light to the facing kitchen window at no. 138 Wemborough Road and appears unduly bulky and overbearing, to the detriment of the residential amenity of the neighbouring occupiers.

2. The single storey side extension, by reason of its height and siting, appears unduly bulky and overbearing when viewed from adjacent property in Honister Gardens, to the detriment of the visual amenity of the neighbouring occupiers.

This is now the subject of enforcement action and an appeal.

e) Applicant Statement

- None

f) Consultations:

- **Environmental Health (Noise Section):** awaited

1st Notifications:

Sent:	Replies:	Expiry:
11	3	12-JUL-06

2nd Notifications:

Sent:	Replies:	Expiry:
11	To follow	16-OCT-06

Summary of Response:

Awaited.

APPRAISAL

1) Noise

HUDP Policy EP25 undertakes to take into account the noise and vibration impacts of a proposal, requiring noise, vibration and disturbance to be minimised through (a) design and layout, (b) planting and landscaping, (c) use of noise screens, (d) insulation, (e) enclosure or screening of plant/equipment, (f) controlling time of operation, (g) vibration suppression and (h) other appropriate measures. It goes on to conform that development proposals leading to unacceptable levels of noise, vibration and disturbance will be refused.

Details of the measures have been received and are with the Council's environmental health department for comment.

2) Visual Amenity

The units would be installed on the rear elevation between door and window openings to the to the family room and the kitchen. Two of the units would be sited 0.2m above ground level with the remaining two at distances of 1m and 2m respectively above ground level. The units would project 0.25m from the rear wall

of the extended dwelling. From the point of installation the nearest units would be sited 5.3m from the common flank boundary with no. 138 Wemborough Road and 4.5m from the rear garden boundaries of adjacent property in Honister Gardens.

In general views from surrounding gardens it is likely that the highest of the units would be visible and, when viewed from some surrounding dwellings' first floor windows, it is probable that all of the units would be visible. The nature of air conditioning units is such that they do appear as alien features when installed on residential buildings, particularly as their appearance rarely compliments the design and materials of traditional dwellings. The proposal would not compliment the design and materials of the dwelling in this case; however it is recognised that the units have been sited to minimise their visual impact. They would not be visible from the streetscene of Wemborough Road or any other public vantage point and they would be installed as low and far away as practicable from neighbouring property. Whilst the units would undoubtedly be visible from surrounding property, it is not considered that the degree of visual impact would be so significant as to be of demonstrable harm to the amenity of neighbouring occupiers.

3) Character of the Area

By siting the units at the rear and at ground floor level, it is considered that the proposal would minimise the impact of the development upon the character of the locality and would be acceptable.

- 4)** The proposed units would be installed to the rear elevation of an unauthorised extension. However the units would not inhibit the requirements of an Enforcement Notice to reduce the height of the single storey side and rear extensions.

5) Consultation Responses

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

- 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.

15 GORDON AVENUE, STANMORE

Item: 2/21

P/1658/06/DDP/MRE

Ward STANMORE PARK

DETAILS PURSUANT TO CONDITION 2 (DESIGN & APPEARANCE OF BUILDING) OF OUTLINE PLANNING PERMISSION P/584/04/COU ALLOWED ON APPEAL FOR A DETACHED 3-STOREY BUILDING TO PROVIDE 8 FLATS WITH ASSOCIATED PARKING DATED 5 JANUARY 2006

Applicant: COSWAY HOMES LTD

Agent: ROBIN BRETHERICK ASSOCIATES

RECOMMENDATION

Plan Nos: 01A, 02B, 03C, 04A, 05A, 06A, 07C, 08C, 09A, 10A, 11B & Site Plan

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- T13 Parking Standards
- T15 Servicing of New Developments

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Appearance and character of area (SD1, SH1, D4, D5)
- 2) Residential amenity (SD1, D4, D5)
- 3) Parking and Access (T13, T15)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Development	
Site Area	0.15ha	
Habitable Rooms	24	
No of Residential Units	8	
Density	53 dph	160 hrph
Car Parking:	Standard:	12
	Justified:	12
	Provided:	11
Council Interest:	None	

b) Site Description

- Detached house with garage on eastern side of Gordon Avenue with a gated access
- Extensive planting on boundaries, including oak and yew trees at rear and dense laurel hedge at far rear
- 3 storey block of flats 'Oaklawn Court' to north, 2 storey houses to immediate rear (11 and 11a)
- Access road to 5 properties to immediate south
- Large oak tree in rear garden of Oaklawn Court with crown spread extending over site

c) Proposal Details

- Submission of details pursuant to outline planning permission relating to:- planning permission P/584/04/COU for redevelopment to provide 8 x 2 bedroom flats
- Condition 2: Design and External Appearance of the building - modern design incorporating two shallow mono-pitched roofs rising to the centre of the building

- Contemporary mixture of materials proposed such as timber cladding, off-white render and extensive glazing and use of balconies to the front
- Layout includes single vehicle entrance point, 3 parking spaces including 1 disabled persons parking bay at front, 4 parking spaces in undercroft area with 4 spaces to rear
- 3 storey building including front, side and rear balconies with integral bin store and bicycle store
- Communal rear garden of approximately 630m²

d) Relevant History

HAR/11568/J	Erect detached house and garage	GRANTED 12-AUG-60
P/584/04/COU	Outline: Redevelopment, detached 3 storey building to provide 8 flats with parking.	REFUSED 15-MAR-05 APPEAL ALLOWED 05-JAN-06 SITING AND ACCESS DETERMINED
P/3300/04/COU	Outline: Redevelopment, detached 3 storey building to provide 8 flats with parking.	REFUSED 15-MAR-05

e) Applicant Statement

- Planning & Design Statement

The Design Approach:

- Contemporary design proposed to reflect organic nature of development in road, with each new building displaying its own character and being of their time
- Building to be finished in a white render to provide clean lines and an individual identity with the entrance and stair central element being extensively glazed, introducing a visual break to the front elevation
- Roof design based on two shallow mono pitches as proposed within outline permission

Conclusions:

- The building scale is appropriate to the location; well spaced in relation to neighbours; coherent and contemporary design solution providing an individual but distinguished building which will add richness to the townscape

f) Consultations:

- **Highways Engineers** – No objection

Notifications:

Sent:
15

Replies:
0

Expiry:
13-JUL-06

Summary of Response:

- None

APPRAISAL

1) Appearance and Character of Area

The application has outline permission with matters of siting and access having been determined. Illustrative floor plans and elevations were submitted with the outline application as well as a further illustrative elevation being produced as part of the appeal submissions to assist the Inspector in assessing the proposal. It should be noted that the Inspector made no adverse comments regarding the principle of providing a contemporary style building on the site.

Both adjacent buildings at No.7 Gordon Avenue (12 flats) and Oakham Court (8 flats) are 3 storey and are of a modern style with facing brickwork and tiled pitched roofs. Beyond these buildings and across the road are houses of a diversity of styles, size and materials including brick and render.

In the streetscene the new building would be viewed in the context of the 2 adjacent 3 storey blocks. The proposed building would be situated in a 3-building row with substantial breaks either side - to the north of No.7 and to the south of the application site, being sited broadly along the same building line, and being of similar visual bulk as viewed from the streetscene. Though not of the same type, the proposed style would share the simple, un-fussy and modern character of the adjacent blocks. It is considered that the proposed contemporary architecture of the proposal would be in keeping with the contemporary styles of their day which were employed in the designs of the adjacent blocks. The proposed building design would seem progressive as viewed in the context of the adjacent blocks but overall the 3 buildings would appear as a coherent group of more modern development.

On the other side the building would be adjacent to a substantial visual break in the form of an access road and wooded area, thereby separating it from the 2-storey houses in Water Gardens.

This would allow for the architectural style to be read separately. Though contemporary architecture can be inherently more striking it is considered that provisions have been taken to soften the impact. The broken-up, staggered façade together with matching of complementary surface materials such as the off-white render, timber cladding and extensive glazing serve to soften the visual impact as well as reducing the perceived mass.

While it is acknowledged that the proposed surface materials are not predominant of the locality they are appropriate to the design concept of the building. The proposed off-white render, timber cladding and glazing are considered to mix coherently in the front elevation. It is considered that the introduction of brickwork (a typical material in the locality) would compromise the design concept of the building.

To conclude, it is considered, such is the architectural range in the area, that the proposal would make an appropriate contribution to the mix.

2) Residential Amenity

With siting already being determined it is the bulk of the building and fenestration that fundamentally require consideration in terms of amenity. It is considered, as acknowledged by the Inspector, that the mono-pitch roof design, pitching away from the shared boundary with Oaklawn Court serves to reduce the visual bulk of the building as viewed from Oaklawn Court, and also from the neighbouring houses at the rear.

The nearest flank elevation facing Oaklawn Court would have minimal glazing comprising 2 bathroom windows on first and second floors. The recessed facing flank elevation would have a window of opaque glass at each level serving bedrooms. The windows would be spaced 13m from the shared boundary with Oaklawn Court and being of opaque glass would not cause an unreasonable loss of privacy at the rear of Oaklawn Court. Balconies are proposed at first and second floor that would be spaced 9m from the shared boundary with Oaklawn Court. The balconies would be enclosed with a flank wall and obscured glazing on the side facing Oaklawn Court. This screening is considered to sufficiently reduce the outlook to the rear of Oaklawn Court.

There would be a minimum of 23m between the closest aspects of the rear of the new building and the front of No.11 Gordon Avenue situated to the rear of the application site.

Glazing in the main facing rear elevation to No.11 would comprise 3 windows serving bedrooms at each level and a small window serving a kitchen at each level. It is considered that the spacing from the frontage of No.11 is sufficient in avoiding any issue of overlooking and in addition there is substantial planting along the site's rear boundary including a 5m high evergreen hedge, which would serve to screen much of the structure from view.

Details of the proposal have been revised in order to reduce opportunities for crime to take place. These include the removal of ground floor balconies and the removal of the recessed front main entrance.

3) Parking and Highway Issues

There would be a parking deficiency of 1 space for the proposal. It is acknowledged that Gordon Avenue can at times be heavily parked within the vicinity of the site, there is however spare capacity in the evening and at weekends. In such circumstances it is considered that a parking reason for refusal could not reasonably be substantiated.

Whilst vehicular access was determined in the outline application, it has been shifted approximately 2m northerly in this proposal. The Highway Engineer has raised no objection to this minor revision which is considered to not have any highway safety or neighbouring amenity implications.

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.

LAND REAR OF 123-135 WHITCHURCH LANE, EDGWARE P/1017/06/COU/MRE

Ward CANONS

OUTLINE: 6 RETIREMENT FLATS IN 2X2 STOREY BLOCKS; ACCESS FROM STRATTON CLOSE; PARKING

Applicant: MR F STEINBERG

Agent: D PEDDAR

RECOMMENDATION

Plan Nos: 060115/01

1) INFORM the applicant that:

The proposal is acceptable subject to the completion of a legal agreement within one year (or such period as the Council may determine) of the date of the Committee decision on this application relating to:

i) Not to use nor to cause or permit the units of accommodation situated upon the land comprised in the development for any purpose other than as a private residence for the occupation of the following persons:-

(a) men of 60 years of age or more and/or

(b) women of 60 years of age or more and/or

(c) spouses of persons in either of the above categories (whether or not they have reached the minimum age requirements referred to in sub-paragraphs (a) and (b) above) and/or

(d) widows or widowers or persons in categories (a) and (b) (whether or not they have reached the minimum age requirements referred to in sub-paragraphs (a) and (b) above) having commenced their occupation of the unit of accommodation as spouses of such persons and who have not remarried since the death of such persons or who have remarried to a person who satisfies the age limits in sub-paragraphs (a) and (b) above or have themselves during the occupancy of the unit of accommodation reached the accepted age and subsequently remarry a younger spouse

ii) That the leases licences or conveyances (as the case may be) of all the units of accommodation comprised in the Development shall contain (inter alia) a covenant to ensure compliance with the above conditions.

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 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.

2 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.

3 No demolition or site works in connection with the development hereby permitted shall commence before:-
(a) 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 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.

5 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.

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. The works shall thereafter be retained.

REASON: To prevent the increased risk of flooding.

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 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:

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

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.

9 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.

10 The development hereby permitted shall not be occupied until the car parking, turning and loading area(s) shown on the approved plan 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.

11 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:

- SD1 Quality of Design
- SH1 Housing Provision and Housing Need
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- T13 Parking Standards
- T15 Servicing of New Developments

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

4 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Appearance and Character of area (SD1, SH1, D4, D5)
- 2) Residential Amenity (SD1, D4, D5)
- 3) Parking and Access (T13, T15)
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type:	Minor Development
Site Area	0.213ha
Density	28 dph
Car Parking:	Standard: 7
	Justified: See report
	Provided: 7
Council Interest:	None

b) Site Description

- Site comprises cleared backland area to the rear of nos.123 – 135 Whitchurch Lane
- Dudley House and Kent House, which comprise 3 storey blocks of flats, to the north and east respectively
- Access to site from Whitchurch Lane via garage court containing 26 lock-up garages to south of Kent House within Stratton Close with access along flank boundary of no.123 Whitchurch Lane

c) Proposal Details

- Outline application - details relating to the access and siting of the proposed development have been submitted for determination
- Development of 6 retirement flats in 2 x 2 storey blocks

Item 2/22 : P/1017/06/CFU continued/...

- Block A comprising 4 flats situated beyond rear boundaries of nos.129-131 Whitchurch Lane
- Smaller Block B block comprising 2 flats situated to east of site adjacent to Kent House
- Access enters site behind no.123 with 7 designated parking spaces
- Access to be widened at narrowest point from 3.75m to 4.8m

d) Relevant History

Land r/o 123/135 Whitchurch Lane

P/2928/03/DFU	Detached bungalow with parking space and access	GRANTED 06-FEB-04
---------------	---	----------------------

Nos. 131/133 and land at rear

P/2918/03/DFU	Outline: Redevelopment to provide 8 flats in two storey blocks with access and parking	REFUSED 13-FEB-04 APPEAL DISMISSED 14-DEC-04
---------------	--	--

Application Site

P/2723/04/COU	Outline: Redevelopment: 2 x 2 storey blocks to provide 8 flats and chalet bungalow with access and parking	REFUSED 11-FEB-05 APPEAL DISMISSED 27-JUL-05
---------------	--	--

P/653/05/COU	Construction of 4 chalet bungalows with access from Stratton Close and car parking	REFUSED 19-MAY-05
--------------	--	----------------------

Reasons for Refusal:

1. The access road will give rise to a loss of residential amenity to 123 Whitchurch Lane by reason of the additional vehicular activity generated by the development
2. The access into Whitchurch Lane is sited at a point where the road bends and will be detrimental to the safety and free flow of traffic.

e) Applicant Statement

- Highway Statement provided by Traffic Consultants acting for the applicant
 - Introduction and description of site and surrounding road network
 - Survey of existing traffic conditions:
Survey carried out 10-MAR-2005 between 07.00 – 19.00 hours:
10 vehicles emerging from Stratton Close onto Whitchurch Lane
9 vehicles entering from Stratton Close from Whitchurch Lane
All vehicles associated with 26 garage court in Stratton Close
 - Proposed access arrangements
Stratton Close to be widened at narrowest point from 3.75m to 4.8m to permit 2 cars to pass at any point

- Traffic projections for proposal / previously approved scheme
Obtained from latest available version of TRICS database
Average daily 24 hrs trip rate of 8.44 per dwelling, relating to previously approved single residential dwelling on this site.
Average daily 24 hrs trip rate for 8 retirement flats of 8 vehicle movements per day, relating to proposed scheme.
- Conclude that vehicular movement would be no greater for the proposed development than the current approval for a single residential dwelling on the site.

f) Consultations:

- **Highways Engineers** - No objection
- **Thames Water** - No objection
- **Environment Agency** – Unable to respond

Notifications:

Sent:	Replies:	Expiry:
166	49	03-AUG-06

Summary of Response:

Loss of privacy, loss of light, loss of outlook, detrimental to the environment, increase in noise and disturbance, increase in pollution, smell from proximity of refuge, increased congestion on Whitchurch Lane, Stratton Close already used for other purposes, pedestrian safety.

APPRAISAL

1) Appearance and Character of Area

The application site is located within an area of mixed housing types comprising 2/3 storey flats and 2-storey houses.

The proposed 2 storey blocks would relate to the 3 storey blocks of Kent House, Dover House and Dudley House, which surround the site to the north. It is hence considered that the proposed blocks would not appear out of character in the locality.

The proposed siting of the blocks is considered to provide sufficient space around the buildings to provide a satisfactory setting and adequate areas of amenity space would serve the development.

2) Residential Amenity (including associated traffic and highway issues)

The smaller block B would be spaced 17m from the rear of Kent House, 22m from the rear of Dudley House and 35m from the rear of dwellings on Whitchurch Lane. The larger block A would be spaced 20m from the rear of Dudley House and 21m from the rear of nos.129/131 Whitchurch Lane.

Whilst the proposed buildings would undoubtedly change the outlook from the nearest of the surrounding residential units it is considered that they would be sufficiently distant to prevent the effects being overbearing or visually obtrusive.

The proposed siting and spacing from surrounding buildings is also deemed to negate any loss of light or over shadowing issues for amenity areas and windows of surrounding buildings. The southerly flank wall of block A would have the closest proximity to the boundary of neighbouring residential properties being spaced 4m from the rear boundary of Nos.131 & 129 Whitchurch Lane. The proposed 2-storey building would be sited directly north of the rear gardens of these properties and hence would not cause any loss of sunlight to them. It is therefore considered that the relationship of the proposed blocks with surrounding buildings would not be unduly detrimental to neighbouring amenity.

It should be noted that these relationships were not of concern to the Inspector in considered the 2 previous appeal schemes.

The site has an approved scheme for a detached bungalow with access from Whitchurch Lane via the garage court, as proposed in this application. Higher density development has previously been refused on the site, and an appeal dismissed, due to the reason that traffic generated by a higher density development would clearly be significantly above that generated by a single dwelling and the associated noise and disturbance from increased traffic would be detrimental to the living conditions for occupants of nos.123-129 Whitchurch Lane due to the proximity of the rear gardens to the backland site.

The available data from the submitted highway statement and obtained from the TRICS database, indicate that, on a daily basis, the 6 retirement flats could be expected to generate 8 vehicle movements per day (4 arrivals / 4 departures). Relating to the previously approved single dwelling on the site, the data indicates that an overall daily 24-hour trip rate for a privately owned dwelling is 8.44 vehicle movements per dwelling. It can therefore be concluded that on the basis of this highways information, the predicted number of vehicular movements for 6 retirement flats would be no greater than the predicted number for the previously approved single residential dwelling. The Councils Highways & Transportation Division have been consulted and are satisfied with submitted data.

The implications of this information are that there would be no increase in noise and disturbance from this scheme as a result of traffic entering, leaving and manoeuvring within the site, above that which would be envisaged for the approved single residential dwelling. In comparison with the previously approved scheme it is therefore considered that the impact on the living conditions for occupants of Nos.123-129 Whitchurch Lane would not be unreasonable.

In order to ensure that occupation of the proposed flats would be restricted to retired persons, as this is the key to reduced traffic movements, it is suggested that a legal agreement accompanies the planning permission.

3) Parking and Access

The provision of 7 designated spaces is considered to be sufficient given the close proximity of the site to public transport facilities both in Whitchurch Lane and at Edgware and Canons Park stations.

Regarding highway safety, the view has previously been taken by an Inspector that the proposed access into Whitchurch Lane is substandard and cannot support new development which would generate additional vehicle movements over and above those from the permitted bungalow. However, in light of the previously discussed highways data regarding comparable projected vehicle trip rates for a single dwelling and 6 retirement flats it is considered that the proposed scheme would not be any more detrimental to the safety and free flow of traffic on Whitchurch Lane than the approved scheme for a single dwelling.

It is therefore concluded that the proposals are acceptable in traffic terms.

4) Consultation Responses

Issues of loss of privacy, loss of light, loss of outlook, increase in noise and disturbance all addressed in the appraisal.

- smell from proximity of refuge – Refuge would not be unreasonably close to neighbouring properties
- increased congestion on Whitchurch Lane – Would not be significant
- Stratton Close already used for other purposes / pedestrian safety – Sufficient provisions to improve access such as widening would negate this issue

CONCLUSION

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

125 EASTCOTE ROAD, PINNER

Item: 2/23

P/2490/06/DFU/SB5

Ward PINNER SOUTH

SINGLE AND TWO STOREY SIDE EXTENSION (REVISED)

Applicant: MR & MRS IAN SLANEY

Agent: G M SIMISTER FRICS

RECOMMENDATION

Plan Nos: EAS-125 REV C

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

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

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

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no window(s)/door(s), other than those shown on the approved plan no EAS-125 REV C shall be installed in the flank wall(s) of the development hereby permitted without the prior permission in writing of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design D4 Standard of Design and Layout

D5 New Residential Development - Amenity Space and Privacy

Supplementary Planning Guidance: Extensions: A Householders Guide

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.

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Quality of Design and Layout (SD1, D4)
- 2) Amenity Space and Privacy (D5)
- 3) Consultation Responses

INFORMATION

This application is being reported to the Minor Development Control Committee as the applicant is a Council employee.

a) Summary

Statutory Return Type: Householder
Council Interest: None

b) Site Description

- Two-storey, semi detached dwelling located on a prominent corner junction of Eastcote Lane and East Towers.
- The dwelling house has no extensions or alterations.
- Detached garage located at the rear of garden and accessed from East Towers.
- Good size front garden and a small but adequate size rear garden.
- Boundary fronting East Towers is of timber construction set upon a dwarf brick wall.
- Attached neighbouring dwelling no.127, to the west, has a single storey side extension.
- Land to the south-west slopes away
- Eastcote Road is predominately characterised by two-storey semi detached dwellings, set back from the main highway, and following the contour of the highway.

c) Proposal Details

- Two storey side extension which would measure of 4m x 8.6m at ground floor level and of 3m x 7.7m at first floor level.
- The proposed extension would be set back by 0.2m from the main front wall of the dwelling house at ground floor and 1.15m at first floor level.
- The proposed rear elevation would be continuation of the main dwelling house.
- A distance of 2.2m would be maintained at ground level between the proposed flank elevation and the side boundary fronting East Towers.
- Subordinate hipped roof detail.

Revisions to Previous Application:

Following the previous decision (P/620/06/DFU) the following amendments have been made:

- Reduction of width of extension to limit the first storey element to 3m in order to increase the distance to the side boundary

d) Relevant History

P/620/06/DFU	Two storey side extension	REFUSED 15-MAY-06
--------------	---------------------------	----------------------

Reason for Refusal:

The proposed side extension, by reason of its excessive bulk and prominent siting, would be unduly obtrusive and overbearing, result in a discordant feature and loss of space around the building and in the streetscene, to the detriment of the visual amenity and character of the locality.

e) Applicant Statement

- None

f) Consultations:

- None

Notifications:

Sent:
3

Replies:
0

Expiry:
25-SEP-06

Summary of Response:

- None

APPRAISAL

1) Quality of Design and Conservation Area

The façade and general appearance of dwelling houses vary along Eastcote Lane, the corner plots tend to be wide and irregular in shape. The Council's SPG recognise the particular importance of corner sites that provide significant space and open character. The proposed site, by reason of its openness on the corner, is considered to make a positive contribution to the visual amenity of the streetscene and the suburban character of this locality.

The previous scheme proposed a two-storey side extension with a width of 4.9m with 1m set in from the side boundary and no set back at first floor level and therefore considered to form an unduly obtrusive development in the streetscene. The revised scheme defers to that previously refused, in that the proposed width to the extension has been reduced to 4m, and 3m at first floor level, and maintaining the 1.15m set back of the first floor front wall and the subordinate hipped roof detail. The proposed revised scheme would maintain a distance of 2.2m to the site boundary fronting East Towers and would be in accordance to the Council's SPG policies on the minimum distances required for corner sites. By reducing the overall width/bulk of the extension and by introducing a step in the east facing flank elevation would improve the visual appearance of the scheme in particular the outlook from the northern approach of East Towers and the southwestern approach up Eastcote Road. The proposed extension would blend well in the streetscene and would form a subordinate element against the original dwelling house. It is considered that the proposed development would not appear unduly obtrusive or bulky and would have no material affect on the visual amenity of the streetscene and to that of the locality and therefore considered to be acceptable.

2) Amenity Space and Privacy

The proposed two-storey side extension would be obscured from view of no.127 and therefore would negate any impact upon the occupiers of this dwelling house. In relation to no.6 East Towers, which is located directly opposite, the adjacent highway would separate the proposed development and the dwelling house to no.6 and would therefore mitigate any perceived impact upon the occupiers of this dwelling house; accordingly the proposed flank windows would not amount to any unacceptable level of overlooking; nor would the extension appear as an unduly imposing feature in the outlook of the facing dwelling.

3) Consultation Responses

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

- 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: 2/24

454 ALEXANDRA AVE SOUTH, HARROW P/764/06/DFU/RM2

Ward RAYNERS LANE

CHANGE OF USE: GROUND FLOOR AND BASEMENT FROM RETAIL (CLASS A1) TO RESTAURANT AND HOT FOOD TAKEAWAY (CLASS A3 & A5); EXTRACT FLUE AT REAR

Applicant: STAMPDILE LTD

Agent: JEREMY PETERS ASSOCIATES

RECOMMENDATION

Plan Nos: 1, 2, 3, 4, 5A & 6

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

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

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

2 The use hereby permitted shall not be open to customers outside the following times:- 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

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 use shall not be commenced 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 music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

Item 2/24 : P/764/06/DFU continued/...

5 Any plant and machinery, including that for fume extraction, ventilation, refrigeration and air conditioning, which may be used by reason of granting this permission, shall be so installed, used and thereafter retained as to prevent the transmission of noise, vibration, and odour/fume into any neighbouring premises.

REASON: To ensure that the proposed development does not give rise to noise and odour/fume nuisance to neighbouring residents.

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

REASON: To safeguard the amenity of neighbouring residents.

7 Before the use commences, the building(s) shall be insulated in accordance with a scheme agreed with the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: To ensure that adequate precautions are taken to avoid noise nuisance and to safeguard the amenity of residents.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1	Quality of Design
SD2	Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
D4	Standard of Design and Layout
D14	Conservation Areas
D15	Extensions and Alterations in Conservation Areas
EM17	Change of Use of Shops - Secondary Shopping Frontages
EM25	Food, Drink and Late Night Uses
EP25	Noise
T13	Transport

2 INFORMATIVE:

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

3 INFORMATIVE:

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

4 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

5 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Change of Use of Shops – Secondary Shopping Frontages (EM17)
- 2) Conservation Area (D14)
- 3) Consultation Responses

INFORMATION

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

The application was deferred at the Development Control Committee on 19th September for a Member's Site visit to the adjoining place of worship.

a) Summary

Statutory Return Type: Minor Development
Conservation Area: Rayners Lane
Council Interest: None

b) Site Description

- three storey building on east side of Alexandra Avenue with Rayners Lane to rear; ground floor used as retail (Class A1) with residential above
- existing single storey extensions out to rear boundary with Rayners Lane
- within Rayners Lane District Centre; former Rayners Lane Cinema adjoins to south and is listed grade II*
- within Rayners Lane secondary shopping frontage nos. 420-472 (evens); uses as follows: 420: take-away (A5), 422: Florist's Shop (A1) 424 & 426: Public House (A4), 428: Dry Cleaners (A1), 430: Restaurant (was A3) 432: Travel Agent (A1), 434: Butcher (A1), 436: Restaurant (A3) 438: Take Away (A5), [Zorastrian Centre], 454: Stamp Shop (A1) (application site), 456: Hairdressers and Takeaway (A1), 458: Internet Café (A1), 460: Hairdressers (A1) 462: Grocers (A1) 464: Internet shop (A1) 466: Private Club (D2), 468: (D2), 470: Taxi Office (Sui-Generis) 472: Driving School (Sui-Generis)
- other units in this parade and elsewhere in the district centre have extract ducts at the rear

c) Proposal Details

- Change of use of A1 shop to A3 restaurant and A5 takeaway
- Extraction flue at the rear

Revisions to Previous Application:

Following the refusal of a previous application the following amendments to the plans have been made:

- Details of the location and appearance of the fume extraction equipment
- Details of the arrangements for the collection and disposal of refuse/ waste arising from the development

d) Relevant History

P/3183/05/DFU	Change of Use: Ground Floor and Basement from Retail (Class A1) to Restaurant and Takeaway (A3 and A5)	REFUSED 24-FEB-06
---------------	--	----------------------

Reasons for Refusal:

1. The submitted plans do not include details of the location and appearance of fume extraction equipment. In the absence of such details it is considered that the proposal poses an unacceptable risk to the character and appearance of the Conservation Area which includes a Grade II* Listed Building.
2. The submitted plans do not include details of the arrangements for the collection and disposal of refuse/waste arising from the proposed development.

e) Applicant Statement

- This application satisfies the requirements of EM17
- Details of the location and appearance of the fume extraction equipment have been included to satisfy the previous reasons for refusal
- Details of the arrangements for the collection and disposal of refuse/ waste arising from the development have been included to satisfy the previous reasons for refusal

f) Consultations:

CAAC: There are no objections to the principle of the change of use. A hot food takeaway in this location will maintain the atmosphere of the area provided it fits within policy guidance for Rayners Lane relating to restaurants of this sort. A high quality shop front design is important in preserving and enhancing the character of the conservation area.

Advertisement:	Character of Conservation Area	Expiry: 07-JUN-06
-----------------------	--------------------------------	-------------------

Notifications:

Sent:	Replies:	Expiry:
11	2 + 1 petition with 25 signatures	07-JUN-06

Summary of Responses:

Too many changes to Rayners Lane; smell, noise and vibrations; loss of amenity to neighbouring residents; anti social opening hours; impact on Listed building; increase in litter; detrimental impact of flue on Conservation Area; already too many hot food takeaway and restaurants in Rayners Lane; many neighbours not notified of planning application

APPRAISAL

It is considered that this proposed conversion has overcome the previous reasons for refusal.

1) Change of Use of Shops – Secondary Shopping Frontages

This proposal is for a change of use from A1 Retail uses to a mixed use of A3 (Restaurant) and A5 (Takeaway). There is a presumption against change of use of A1 to non-retail uses in the UDP, unless particular criteria are met. These criteria are explored below.

The proposed use is not considered to improve the range of services available to local residents, as currently the number of A3, A4 and A5 uses in the Rayners Lane Secondary Frontage 42.25% of units and 36.76% overall. A3 Restaurant Use is the predominant use of those with 28.17% of units in the Secondary Frontage. This is within the 50% specified in the UDP for secondary frontages.

It is important that the amenity of neighbouring occupiers of residential properties is not unacceptably impacted by any change of use to A3, A4 or A5. The application does not outline how arrangements will be made with regard to noise and the provision of soundproofing and hours of operation. With this insufficient information, it is suggested that conditions should be imposed to limit any adverse impacts on the upstairs neighbour as well as the occupiers of other adjacent properties.

Details of the arrangements for the collection and disposal of refuse/ waste arising from the development have been submitted as part of the application. The refuse would be stored behind a garage style door and collected from Rayners Lane, which runs along the rear of the shop.

2) Conservation Area

454 Alexandra Ave is currently A1 retail shop. In changing the use, from retail to hot food take away; it is not considered that the overall vitality of the Rayners Lane conservation area would be lost.

With regard to the extraction flue at the rear, flues are visually cluttering. However, there are a number of other flues in the rear of the buildings adjacent to the site and as such the proposed flue is considered acceptable. The siting of the flue is considered to be the most appropriate as it's obtrusiveness will be somewhat mitigated by a single storey rear extension.

It is not considered that there would be an unacceptable level of impact on the Conservation Area from the change of use or the extraction flue. Sufficient information has been received by the council with regard to this application to overcome the previous reasons for refusal.

3) Consultation Responses

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

- Immediate neighbours were notified of the planning application under the Code of Practice, Publicity for Planning Applications

CONCLUSION

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

WEALD COTTAGE, BROOKSHILL P/1797/06/CFU/KMS
DRIVE, HARROW

Item: 2/25

Ward HARROW WEALD
CONVERSION OF CAR PORT TO HABITABLE ROOM

Applicant: MR & MRS C BENNETT

RECOMMENDATION

Plan Nos: CB/05/01, CB/05/02, CB/05/05A, CB/05/06, 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 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

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

EP32 Green Belt-Acceptable Land Uses

EP33 Development in the Green Belt

EP34 Extension to Buildings 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 The development hereby permitted shall only be used as part of the existing single family dwelling house.

REASON : To accord with the terms of the application.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SD1, SEP6, EP32, EP33, EP34)
- 2) Visual and residential amenity (SD1, D4, D5)
- 3) Parking (T13)
- 4) Consultation Responses

INFORMATION

This application was deferred at the Development Control Committee of 19th September for a Member's Site visit that took place on 7th October 2006.

a) Summary

Statutory Return Type: Householder

	Original	Existing (% inc.)	Proposed (% inc.)
Footprint (m2):	54.67	173.87 (218)	173.87 (218)
Floorspace (m2):	105.87	225 (112.5)	225 (112.5)
Volume (m3)	295.81	621.01 (109.9)	621.01 (109.9)

Green Belt Green Belt and Area of Special Character

Car Parking: Standard: 1.8 maximum
Justified: see report
Provided: 4

Council Interest: None

b) Site Description

- 2-storey detached dwelling situated in Brookshill Drive
- Existing extensions/alterations to property include single storey double car port with bedroom and living room to rear, bay windows on ground and first floor at rear, new porch and kitchen extension at front
- Hedge to front of property with arch forming access from Brookshill Drive
- Adjacent property 'Newlands' sited at a lower ground level (0.7m) than 'Weald Cottage'
- 'Newlands' has lounge and bedroom windows on front elevation near common boundary, those rooms are dual aspect with rear south facing windows looking over open farmland

c) Proposal Details

- Erection of new wall on front elevation to enclose existing car port and convert to habitable rooms

Revisions to Previous Application:

Following the previous decision (P/115/06/CFU) the following amendments have been made:

- lean-to greenhouse abutting west elevation of original dwelling and party boundary with 'Newlands' deleted

d) Relevant History

HAR/16371	Alterations and additions and drainage	GRANTED 15-FEB-60
HAR/16371/A	Extension to hall to form cloakroom	GRANTED 08-JUL-60
LBH/5114	Single storey extension to provide car port, living room and additional bedroom and formation of parking area	GRANTED 27-APR-70
P/1352/05/CFU	1 st floor side to front extension, front porch	REFUSED 30-AUG-05

Reasons for Refusal:

1. The proposal would give rise to disproportionate additions over and above the size of the original dwelling, which would reduce the openness of the site and detract from the character of the Green Belt and the Area of Special Character and constitute inappropriate development contrary to Planning Policy Guidance Note 2: Green Belts and relevant policies of the Harrow Unitary Development Plan
2. The proposed development, by reason of excessive size and bulk and forward projection, would be unduly obtrusive and overbearing and would result in loss of outlook, to the detriment of the amenity of the occupiers of the neighbouring dwelling.

P/115/06/CFU	Single storey side extension and conversion of car port to habitable rooms	REFUSED 15-MAY-06
--------------	--	----------------------

Reasons for Refusal:

1. The proposed side extension, would, in combination with the existing extensions to the property, represent disproportionate additions over and above the size of the original dwelling, detriment to the character and appearance of the dwelling and the surrounding Green Belt

e) Applicant Statement

- None

f) Consultations:

Notifications:

Sent:	Replies:	Expiry:
4	1	20-JUL-06

Summary of Response:

- loss of light, overshadowing and overlooking arising from previous extensions, previous application refused on grounds of extensions representing disproportionate additions and impact on character and appearance of dwelling and surrounding Green Belt, parking, being enclosed by Weald Cottage

APPRAISAL

1) Green Belt Land and Area of Special Character

Policies within the adopted UDP seek to restrict extensions to houses within the Green Belt in order that they should not represent disproportionate additions.

The property has been significantly extended in the past, from what was once a modest cottage to form a relatively substantial 3-bedroom house. The single storey carport and side to rear extension projects deep into the garden on the eastern side of the dwelling, which is surrounded by open farmland. The main part of the house has also been extended by the addition of bay windows to the rear, and a new entrance and porch to the west adjacent to the boundary with 'Newlands'. These existing extensions have increased the footprint of the dwelling by 218% and it is therefore considered that any further extension would constitute disproportionate additions over and above the size of the original dwelling, contrary to policy EP34 of the UDP.

The proposed conversion of the carport to form additional habitable accommodation would not increase the footprint of the property over and above the existing extensions. It would not require an extended area of forecourt parking, as the existing hard surfaced area to the front of the dwelling is sufficient to accommodate 4 family size cars. As this area is largely screened from the public domain by the existing c.3.5m high front boundary hedge, it is not considered that the parking of domestic vehicles on the forecourt rather than in the carport would have an adverse impact on the character of the Green Belt.

2) Visual and residential amenity

The existing carport is situated to the east of the original dwelling and abuts the boundary with open fields. Consequently, it is considered that its conversion would not contribute to any enclosing effect on 'Newlands' or have any other adverse impact on the amenities of the occupiers of that property.

3) Parking

Under current maximum parking standards, a residential dwelling containing 5 or more habitable rooms generates a maximum requirement for 1.8 off-street spaces. As the existing dwelling already comprises 6 habitable rooms, the creation of an additional habitable room through the proposed carport conversion would not increase the parking requirement. The carport conversion would not reduce the level of off-street parking provision to less than the maximum standard as the existing hard surfaced area to the front of the dwelling can accommodate 4 family size cars. It is therefore considered acceptable.

4) Consultation Responses

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

- previous application refused on grounds of extensions representing disproportionate additions and impact on character and appearance of dwelling and surrounding Green Belt: current application considered on its own merits against current development plan policy and considered acceptable
- other matters raised: dealt with 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.

THE JOHN LYON SCHOOL, PLAYING FIELDS, SUDBURY HILL

Ward HARROW-ON-THE-HILL

2 METRE HIGH FENCING TO SOUTH VALE AND SUDBURY HILL BOUNDARIES; 2 METRE HIGH METAL GATES ACROSS SITE ACCESSES FROM SOUTH VALE AND SUDBURY HILL AND ALTERATIONS TO HARDSURFACED AREA FROM SUDBURY HILL; 2 METRE HIGH FENCING TO WEST SIDE OF PLAYING FIELD AND CONCRETE DEMARCATION POSTS TO GREEN LANE BOUNDARY AND SUDBURY HILL ACCESS

Applicant: THE JOHN LYON SCHOOL

Agent: KENNETH W REED & ASSOCIATES

RECOMMENDATION

Plan Nos: 1451-1, 2B, 3B, 4C

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 approved shall not commence until a detailed metric scale drawing identifying trees to be retained, trees to be removed and trees to be planted have first been submitted to, and approved in writing by, the local planning authority. The drawing shall identify species, include a schedule of planting densities where appropriate, shall include details of underground works and measures for the protection of existing trees and shrubs during construction. The development shall be carried out in accordance with the details and protection measures so agreed.

REASON: To safeguard the character and appearance of the conservation areas and the visual amenity residents and of the locality.

3 The development hereby approved shall not commence until details of the colour to be applied to the fencing and gates have first been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details so agreed.

REASON: To safeguard the character and appearance of the conservation areas and the visual amenity residents and 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:

SEP5 Structural Features

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

SD1 Quality of Design

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

EP25 Noise

EP29 Tree Masses and Spines

EP31 Areas of Special Character

EP44 Metropolitan Open Land

EP45 Additional Building on Metropolitan Open Land

D4 Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

D16 Conservation Area Priority

C7 New Education Facilities

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Impact upon Metropolitan Open Land, Character and Appearance of Conservation Areas and Area of Special Character
- 2)** Residential Amenity
- 3)** Trees
- 4)** Highway Safety
- 5)** Consultation Responses

INFORMATION

This application was deferred from the Development Control Committee on 19th September 2006 for a Member's Site visit which took place on 7th October 2006.

a) Summary

Statutory Return Type: Minor Development

Site Area: 9.8ha

Council Interest: None

b) Site Description

- Irregularly shaped 9.8 hectare site used as school playing field and designated Metropolitan Open Land

- existing accesses from South Vale and Sudbury Hill; site bounded to north-east and south-west by South Vale and Sudbury Hill, to north-west by Green Lane (footway between South Hill Avenue & South Vale), to north by Harrow Field Gardens and to south-east by rear boundaries of property in Greenford Road
- existing boundary treatment comprises derelict timber fence to Sudbury Hill & South Vale, concrete demarcation posts to Green Lane, chainlink fence to Harrow Field Gardens and mature trees and shrubs provide significant screening to some parts of the site
- Tree Preservation Orders protect trees on adjoining sites in Greenford Road, Buchanan Court and Harrow Field Gardens; South Hill Avenue Conservation Area covers land to west (but excluding Runnelfield) beyond Green Lane, Sudbury Hill Conservation Area covers land to north including part of application site
- Harrow-on-the-Hill Area of Special Character designation covers land to north and east of the site

c) Proposal Details

- 2 metre high green palisade railings to boundaries with South Vale (and return to Greville Court garages) (total 260 metres length) and Sudbury Hill (total 260 metres length)
- 2 metre high green palisade railings to run between 12 metres and 15 metres 'inside' the boundary with Green Lane (total 210 metres length), with the actual boundary identified by concrete demarcation posts at 25 metre centres
- 1.8 metre high close boarded fence to north-west of Sudbury Hill access point and set below embankment (approximately 35 metres length), with the actual boundary identified by concrete demarcation posts at 15 metre centres
- 2 metre high green gates and associated enclosure railings to Sudbury Hill and South Vale access points with associated resurfacing and hardsurfacing alterations to South Vale access

d) Relevant History

- None

e) Applicant Statement

- There are three aspects to the scheme:
 - **South Vale frontage:** this frontage has dense vegetation such that a timber fence would not survive. There have been breaches of security and vandalism from this side of the site. Due to its colour and siting within dense vegetation to proposal will be discreet yet provide suitable security and robustness.

- **Green Lane:** The school wish to define the boundary with posts but allow public access to the woodland area adjacent to Green Lane. However security is required as there are gaps that which allow access to the playing fields for dog walkers and vandals and the railings, set inside the boundary, may not even need planning permission.
- **Sudbury Hill:** The timber fence would shield the groundsman's yard and equipment at the base of a wooded steep bank. The gates will provide a solid, robust but aesthetically pleasing appearance and the rest of the boundary at the bottom of the bank to the east will be palisade railings until it meets the fence which defines the eastern boundary.
- The boundary to Harrow Field Gardens does not require any further fencing or demarcation at this time.
- At the request of officers the following additional information has been received:
- We wish to retain and replace the Hawthorn and mixed hedge on both sides of the fencing. The fence will not necessarily be located on the boundary and will be positioned to miss any tree or hedge expanse. Where there is no vegetation or where the vegetation is lost this will be heavily planted with new or translocated hedging. It would be difficult to provide a scheme at this stage and we hope you will settle for a sensible condition. The hardsurfacing at South Vale entrance has been amended and is needed to allow a war to pull completely off the road before opening the gates. We would be happy to provide a gravel topping to the surface and again hope this can be covered by condition.
- (From the Grounds Manager, John Lyon School): In 2002 and again in 2004 I was assaulted with a knife and on the latter occasion three men threatened to break into my property, burn down my house and kill my family. Staff have been threatened and verbally abused when asking large groups of men to leave. Some pitches have been ruined by unauthorised misuse. In 2005 site screens were vandalised at a replacement cost of £4000.00. General vandalism of goalposts, their sockets and turf also occurs. More recently the woodland area has been used for lewd acts and as camping area. In 2004 the pavilion was broken into and over £1000.00 worth of damage to building and vending machines occurred. In 2005 machines in the yard were stolen and damaged. Men also had to be asked to leave when found taking pictures of the boys. Vandalism to and graffiti on the lower pavilion at South Vale has taken place; broken glass bottles have to be cleared regularly. Nursery staff were abused and vandalism threatened when they asked a man to clear up his dog's mess. I believe that a secure fence would stop this anti-social behaviour. (9 crime numbers, a witness statement and a Metropolitan Police report have also been submitted).

f) Consultations:

CAAC : The fence requires softening from planting to maintain the rural character. The concrete posts should be wooden, preferably 6inch square with chamfered top.

Advertisement:	Character of Conservation Area	Expiry: 27-JUL-06
-----------------------	--------------------------------	-------------------

Notifications:

Sent:	Replies:	Expiry:
67	2	13-JUL-06

Summary of Response:

spoil view into playing fields and natural beauty of South Vale, will lower tone of neighbourhood and encourage graffiti, adverse effect on property prices, unclear why a fence is now necessary, disruption and traffic problems during construction, access to the playgroup would not be facilitated and children may be injured running their hands along the fence, part of area to be fenced is conservation area, ecology provided by wooded area would be damaged during construction, precedent.

Harrow Hill Trust: girdle of green the Hill appears almost rural with boundaries lightly fenced and vegetated. The usual mode of fencing is wire with green showing through and dominant. 2 metre high palisades with spikes would constitute an unfortunate precedent, changing from 'girdle of green' to 'ring of steel'. This would apply both aesthetically as an area of special character and psychologically in perceptions of the Hill and its social character. If fencing is thought to be needed it should be screened from view from outside the site. We doubt this would be possible with 2m high palisades.

LBH Highways: No objections in principle however the South Vale frontage should be setback a minimum of 6 metres from the edge of the carriageway to ensure that vehicles can clear the highway. It is assumed that the proposed fence runs along the boundary line with the highway and the playing fields.

APPRAISAL

1) Impact upon Metropolitan Open Land, Character and Appearance of Conservation Areas and Area of Special Character

The John Lyon Playing Field undoubtedly makes a positive contribution to the character and appearance of this part of the Hill, by reason of its openness and its greenness. However the maintenance of the open land depends upon the continuation of appropriate, supporting uses such as school playing fields. In light of the evidence supplied by the applicant's agent the need to secure the site and, therefore, ensure that the appropriate use of the open land can be sustained is recognised. However it is also acknowledged that the provision of effective boundary treatment will have some detrimental impact upon the visual amenity and character of the land and surroundings. Ultimately a balance has to be struck between the degree of harm, taking into account any mitigation

measures, and the desirability of site security having regard to the safety of the users of the playing fields and the continued use of the open land for this purpose.

UDP Policies SEP5 and SEP6 seek the protection and enhancement of Areas of Special Character (ASC) and Metropolitan Open Land (MOL) from inappropriate uses and developments. In respect of ASC, Policy EP31 goes on to resist damage to features that contribute to the area and to protect views/skylines from intrusive development. In respect of MOL, Policy EP45 requires that development be limited to that essential for the permitted use of the land and that such development should not have an adverse impact on the character of the area.

The stretch of palisade fencing to be sited behind the woodland area adjacent to Green Lane would, it is considered, have minimal visual impact. By reason of the dense vegetation forming the woodland area the fence would be screened from view at Green Lane, and in views to this direction from within the site the same vegetation would provide a green backdrop.

Similarly the proposed timber fencing to the northwest of the Sudbury Hill access would be sited below a steep embankment and, again in conjunction with existing planting, would have an acceptable visual impact.

The stretch fencing and gates to Sudbury Hill and South Vale would, of course, be more readily visible from the public vantage point of the streetscene and would introduce a visually more formal, urban boundary treatment. Whilst this would not per se undermine the openness of the land it would detract from the positive contribution of that the land makes to the character and appearance of this part of the Hill.

However, it is considered that the degree of impact could be reduced by the retention of existing vegetation, wherever possible, and the provision supplemental planting where existing thin areas exist and where construction works result in thinning. Together with the application of an appropriate colour, it is considered that this could be adequately addressed by a suitably worded condition. Whilst these measures would be unlikely to completely mitigate the visual presence of the fencing it would, on balance of the security benefit that would ensure the continued use of the site as playing fields, reduce the impact to a level which is considered to be acceptable.

The part of the proposal to provide a timber fence and concrete demarcation posts to the northwest of the Sudbury Hill access point would be sited within the Sudbury Hill Conservation Area. Part of the palisade fencing and gates to this frontage would face the conservation area boundary on the opposite side of the road and to this extent could affect its setting. In relation to the South Hill Avenue Conservation Area to the west of the site, whilst the impact is more limited due to the alignment and proximity of the site and conservation area boundaries. Nevertheless the fence adjacent to South Vale would be apparent in views out of the Conservation Area from Orley Farm Road.

As above, with retained and supplemental planting, together with the application of a suitable colour, it is considered that the degree of impact would be limited to that justified by the benefit to security that the fence would provide. Details of the appearance and size of the concrete posts have not been supplied but could be agreed by condition in consultation with conservation area officers. It is considered that the timber fence and posts, by reason of their siting and subject to detailed controls, would preserve the character and appearance of the Sudbury Hill Conservation Area. Again subject to detailed controls the degree of visual impact of the proposal to the Sudbury Hill, South Vale and Green Lane frontages would not be so significant as to be detrimental to the setting of the adjacent conservation areas.

It is not considered that the impact of the proposal in terms of social perceptions of the Hill would be so significant as to warrant withholding planning permission. As each application has to be judged on its own merits neither is it considered to be justified to refuse permission on the basis of precedent.

2) Residential Amenity

When viewed from property in Runnelfield the fence would be largely screened by the existing woodland, and the proposed demarcation posts would be of limited impact. No residential property faces the proposed palisade fencing in Sudbury Hill and there would be limited impact from the timber fencing and concrete posts when viewed from the adjacent property to the northwest of the site including Harrow Fields Gardens. There would be some return palisade fencing to the car park access at Greville Court on Greenford Road, but again the significance of this is considered to be limited. A number of properties in South Vale would face the proposed palisade fencing and gates to this frontage of the site. However, as described above, the visual impact would be to some extent mitigated by matters that can be controlled by condition. Subject to these it is not considered that the visual impact upon the occupiers of facing property in South Vale would be so great as to be detrimental to their amenity. Neither is it anticipated that there would there be any material impact upon residential amenity, including the noise that may arise from the opening and closing of the gates.

3) Trees

As noted above, trees can be retained, safeguarded and supplemented by condition. It is not considered that neighbouring tree preservation areas would be affected by the proposed development.

4) Highway Safety

The proposed gates would be sited back from the highway sufficient to allow a car to turn in from Sudbury Hill and South Vale without any residual overhang of the highway. In these circumstances it is considered unlikely that the proposal would be detrimental to the free flow and safety of vehicles and pedestrians using the adjacent highways.

5) Consultation Responses

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

- will lower tone of neighbourhood and encourage graffiti: it is not considered that the proposed palisade fencing would encourage graffiti
- adverse effect on property prices: not a planning consideration
- unclear why a fence is now necessary: set out above
- disruption and traffic problems during construction: not considered to be so significant to warrant withholding planning permission
- access to the playgroup would not be facilitated: no change to nursery access arrangements
- children may be injured running their hands along the fence: considered unlikely to be a frequent or significant danger
- ecology provided by wooded area would be damaged during construction: area not identified for ecology protection purposes but see tree conditions above
- All other matters as set out in the main report 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.

49 HIGH STREET, HARROW-ON-THE-HILL **Item: 2/27**
P/1584/06/DFU/SB5

NEW SHOPFRONT Ward HARROW ON THE HILL

Applicant: MR T HARRISS
Agent: DPG DEVELOPMENT CONSULTANTS

49 HIGH STREET, HARROW-ON-THE-HILL **Item: 2/28**
P/1806/06DLB/LC3

LISTED BUILDING CONSENT: INSTALLATION OF NEW SHOPFRONT AND ENTRANCE TO ABOVE PREMISES Ward HARROW ON THE HILL

Applicant: MR T HARRIS
Agent: D P GAMBLIN

P/1584/06/DFU

RECOMMENDATION

Plan Nos: DPG/49SF/TH/001 REV B; SITE PLAN

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

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

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

2 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.

3 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.

P/1806/06/DLB

RECOMMENDATION

Plan Nos: DPG/49SF/TH/001 REV B; SITE PLAN

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

1 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.

2 The tiles within the floor of the existing recess must be retained, and the design of the new door should be agreed by the local planning authority by reason of safeguarding the character and appearance of the listed building.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

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

D11 Statutorily Listed Buildings

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Listed Buildings (SD2, D11)
- 2) Quality of Design, Areas of Special Character and Conservation Area (SEP5, SEP6, SD1, SD2, EP31, D4, D14, D15)
- 3) New Shopfront and Access to Retail Facilities (D25, C17)
- 4) Amenity Space and Privacy (D5)
- 5) Consultation Responses

INFORMATION

This application was deferred at the Development Control Committee at its meeting held on 19th September 2006, for further consideration of access issues.

a) Summary

Statutory Return Type:

Conservation Area: Harrow on the Hill

Council Interest: None

b) Site Description

- Mid-terrace, three-storey listed premises located on the eastern side of the High Street
- Property is Grade II listed with the following list description:
- Nos. 45 and 47 by W Woodman of Reading, built in 1868. No. 49 is a William Woodbridge design, of the same year.
- The group are 3 storeys, in red brick with blue brick diapering and tiled roofs. There are bracketed eaves with attic dormers to nos. 45 and 47 and the gable to no. 49 is half hipped.
- Gothic style windows with delicate tracery bars to nos. 45 and 47.
- Ground floor and basement used as commercial
- First and second floor used as residential
- This part of Harrow does not fall within any designated shopping or business centre
- This stretch of the High Street is characterised by mainly commercial premises with residential uses above.
- Harrow on the Hill Conservation Area falls within area of special character.

c) Proposal Details

- Existing shopfront to be replaced with new shopfront in a traditional design
- Removal of existing recessed entrances to shop and residential units above
- Existing door to residential unit to be sited in line with the new shop front
- New entrance forming part of the shop premises to be sited at the opposite end to the flat entrance and would also be in line with the new shop front.
- The new shopfront would see 3 large rectangular glazed panels set upon a solid panel and a further 5 arch shaped glazed panels set across the full width of the fascia.

d) Relevant History

WEST/413/97/FUL	Removal of shopfront and insertion of brick in fill façade incorporating doorway and two windows	REFUSED 10-SEP-97
-----------------	--	----------------------

Reasons for Refusal:

1. The proposed alterations, by reason of unsatisfactory design and/or appearance, would detract from the character and appearance of the property and this part of the Conservation Area.
2. The proposed loss of the shopfront would be likely to reduce the attractiveness of the unit to any future occupier of the building, and the loss of retail frontage which might then occur would lead to a loss of vitality to the commercial core of Harrow on the Hill, contrary to the provisions of the Unitary Development Plan and be damaging to the character of this part of the Conservation Area.

WEST/414/97/LBC	Listed building consent: Removal of shopfront and insertion of brick in fill façade incorporating doorway and two windows	REFUSED 10-SEP-97
-----------------	---	----------------------

Reason for Refusal:

1. The removal of the shopfront would detract from the special architectural or historical interest of the listed building.

e) Applicant Statement

- None

f) Consultations:

• **CAAC:**

- Objection: The shopfront should relate to design guidance as set out in the
- Harrow on the Hill Conservation Area Appraisal.
 - The proposals show too much fascia and therefore appear top heavy.
 - The fanlights are inappropriate and should be transom.

• **The Harrow Hill Trust**

- The depth of this is greater than that of the upper lights, which it is replacing.
- The use of arched fanlights in place of rectangular is not in keeping with the traditional designs.
- The whole design does not appear to conform to the guidelines set out in the Harrow Hill Village Conservation Area Policy Document.

• **Highways Engineer:**

- No objection, but condition to be applied to require that the doors along the front of the premises be designed so that they cannot swing out over the public footway. The reason for the condition is to ensure compliance with the highways Act 1980.

Advertisement:	Character of Conservation Area Extension of Listed Buildings	Expiry: 10-AUG-06
-----------------------	---	-------------------

Notifications:

Sent: 6	Replies: 0	Expiry: 27-JUL-06
------------	---------------	----------------------

APPRAISAL

1) Character and Appearance of the Listed Building

The existing shopfront is part of a Grade II Listed row of buildings (45 to 49 odd). The shopfront is a modern addition and as such is noticeably different from those within the group, which are historic in character and appearance. No. 49 currently has a recessed doorway and 3 large plate glass windows subdivided with narrow mullions, with 3 transom lights above. The entablature is large and traditional in design, however the stallriser is limited, making the existing design appear awkward and top heavy.

There is opportunity to enhance the shopfront to be more in sympathy with and better related to the listed building. A design guide for the area sets out guidelines for new shopfronts and specifies that these must be traditional in style. It is therefore considered that the revised plans for 49 High Street have appropriately complied with the guidelines as set out in the *Harrow on the Hill Village Conservation Area Design Guide*.

Consequently the revised proposal would be in sympathy with the listed building and the grouping. It is accepted that since the architectural design and detailing of 49 High Street differs slightly to that of 45 and 47 High Street, there is no need to mimic the adjacent shopfronts. It is therefore considered that the traditional design proposed for 49 High Street would sit well both individually and within the group, preserving the character and appearance of the listed grouping.

2) Quality of Design, Areas of Special Character and Conservation Area

The existing recessed doorway provides access to upper floors as well as to ground floor level. It is proposed to bring the door forward to fall in line with the shopfront in order to prevent undesirable acts within the space. In respect of this and in terms of the conservation area, it would appear beneficial to bring the door forward in line with the street. In terms of the overall quality of design the proposed new shopfront has been sympathetically designed in keeping with the original character of this grade 2 listed building and would not, therefore be considered a detriment in terms of the scale, mass and character.

The neighbouring properties do not have recessed passages and as such this alteration would also seem to preserve the character and appearance of the listed building, whilst enhancing the character of the conservation area.

Subject to the use of appropriate materials, which would require prior approval from the local planning authority, the proposed alterations to the shop front in terms of site detailing and architectural design, would not appear to impact upon the area of special character and therefore considered acceptable.

3) New Shopfront and Access to Retail Facilities

The Council's UDP guidelines seek to encourage new and altered shopfronts to be in keeping with the existing buildings and the local townscape. This stretch of the High Street is predominately characterised by commercial premises at ground floor level to which many shopfronts have been constructed of open glazed panels or a combination of part glazed and part solid panels or brickwork. Based on these factors, it is considered that the proposed shopfront would not appear unduly obtrusive to the detriment of the character of the locality or that of the streetscene.

The application in its current form does not show level access provision for the premises, however the Council's Access Officer has suggested in the absence of floor plans, the applicant should liaise with Council's highways department to ascertain the feasibility of pavement regarding, or alternatively with further investigation of the internal floor layout, a suitable and sensitively designed internal ramp should be sought. In view of these comments, a planning permission should be conditioned to ensure access for all is achieved.

4) Amenity Space and Privacy

The residential development directly opposite would be separated by the highway, whereas the residential development directly above the site would not have direct view of the shopfront, it is therefore considered that the proposed development would not impact upon the residential amenity within the locality. It is considered that by bringing the recessed entrance door forward, which as existing shares a common passage with the entrance to the ground floor premises, has improved the privacy for the occupants of the above residential unit.

5) Consultation Responses

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

- The plans have been amended in line with the *Harrow On The Hill Village Conservation Area Design Guide* since the responses from the CAAC and the Harrow on the Hill Trust.

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: 2/29
LAND REAR OF 2 MAPLE AVENUE & 56- P/2223/06/CDP/RP1
58 EASTCOTE LANE, SOUTH HARROW

Ward ROXBOURNE
DISCHARGE OF CONDITIONS 9 (CAR PARKING) AND 12 (REFUSE DISPOSAL)
PURSUANT TO PLANNING PERMISSION P/2035/05/CFU

Applicant: IAN J TAIT LTD
Agent: A LAMBERT

Item: 2/30
LAND REAR OF 2 MAPLE AVENUE & 56- P/2227/06/CDP/RP1
58 EASTCOTE LANE, SOUTH HARROW

Ward ROXBOURNE
DISCHARGE OF CONDITIONS 13 (FOUL DRAINAGE) AND 14 (STORM WATER
DRAINAGE) PURSUANT TO PLANNING PERMISSION P/2035/05/CFU

Applicant: IAN J TAIT LTD
Agent: A LAMBERT

RECOMMENDATION

P/2223/06/CDP

Plan Nos: 0534/04/A, 05/A)

APPROVE the details, subject to the following conditions:

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

D4 Standard of Design and Layout

RECOMMENDATION

P/2227/06/CDP

Plan Nos: TL : 0534 : 04A

APPROVE the details, subject to the following conditions:

1 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.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Standard of Design and Layout (D4)
- 2) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development, Other
Council Interest: None

b) Site Description

- A regular shaped site between Nos 2 and 4 Maple Avenue.

c) Proposal Details

Permission granted in March 2006 for terrace of 4 houses subject to conditions.

- Application P/2223/06/CDP seeks to discharge conditions 9 (car parking) and 12 (storage and disposal of waste)
- Application P/2227/06/CDP seeks to discharge conditions 13 (foul drainage) and 14 (storm water drainage).

d) Relevant History

P/2035/05/CFU	Construction of 2 storey terrace of 4 houses	GRANTED 17-MAR-06
---------------	--	----------------------

e) Applicant Statement

- None.

f) Consultations:

Drainage Engineers : No objections to the details but has requested further details of surface water attenuation (condition imposed).

Notifications:

- None.

APPRAISAL

1) Standard of design and layout

Car Parking : The Highways team finds that the materials and layout for parking is acceptable.

Refuse/Waste : Provision is made for two storage areas to the side of the end properties with a direct path from the storage area, fenced with a 1.8m fence to the back edge of the footway for collection.

Foul Drainage: This is provided with a connection to the existing system.

Storm Water : This is provided and taken to deep soakaways rather than adding flow to the existing storm drain.

2) Consultation Responses

- None.

CONCLUSION

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

19 STANMORE HALL, WOOD LANE, P/1784/06/CFU/LW
STANMORE

Ward STANMORE PARK

EXTENSION AND ALTERATION OF FIRST FLOOR STAIR LANDING

Applicant: MR S GELLER

Agent: MR S C MISTRY

RECOMMENDATION

Plan Nos: 0669/01, Location Plan

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

1 Detailed drawings, specifications, or samples of materials as appropriate in respect of the following shall be agreed in writing by the local planning authority before the relevant part of the work is begun:

a) flooring

b) The works shall be completed in accordance with the approved details and shall thereafter be retained.

REASON: To protect the special architectural or historic interest of the listed building.

2 All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.

REASON: To protect the special architectural or historic interest of the listed building.

3 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:

- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
- EP31 Areas of Special Character
- EP34 Extensions to Buildings in the Greenbelt
- D5 New Residential Development - Amenity Space and Privacy
- D11 Statutorily Listed Buildings
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas

2 INFORMATIVE:

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

3 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

4 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Green Belt Land and Area of Special Character (SD2, EP31, EP34)
- 2) Impact on Listed Building and Conservation Area (D11, D14, D15)
- 3) Impact on Amenity (D5)
- 4) Consultation Responses

INFORMATION

This application was deferred at the last meeting to enable consideration with the associated Listed Building Consent applicant.

a) Summary

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

b) Site Description

- The application site is located on the south side of Wood Lane just north of the corner with Stanmore Hill.
- The site is occupied by an early 19th century two and three storey detached stone mansion, now used as residential flats.
- The property received a Grade II Star listing in 1971.
- The spiral staircase, subject to the application, is located on the south elevation of the building.

c) Proposal Details

- Extending the landing at first floor level of the existing external spiral staircase connected to Flat 19 of Stanmore Hall.
- Existing iron railings to be removed and reused for the landing and replica iron flooring to be used.

d) Relevant History

P/1786/06/CLB	Listed Building Consent: Extension and Alteration of first floor stair landing	PENDING DECISION
---------------	---	---------------------

e) Applicant Statement

- None.

f) Consultations:

CAAC: No objections

Advertisement:	Character of Conservation Area	Expiry: 08-AUG-06
-----------------------	-----------------------------------	-------------------

Notifications:

Sent: 25	Replies: 0	Expiry: 26-JUL-06
-------------	---------------	----------------------

APPRAISAL

1) Green Belt Land and Area of Special Character

The application site is located within the green belt and an area of special character, therefore any alteration to the building needs to ensure the character and appearance of the area is preserved. The proposal is minor extension to an existing landing that is located within a stepped in detail of the building. The proposal is not visible from the street, or from other view points outside the plot and therefore will have no impact on the views in or out of the green belt or area of special character. The alteration to the building does not impact on the character or features that contribute to the area, which is further ensured by the proposed materials. Given this, it is considered that the character and appearance of the area will be preserved.

2) Impact on Listed Building and Conservation Area

The proposal occurs at the top on an existing staircase, and infills an existing iron framework between the landing and the wall of the property, creating an additional 3.5m² of landing. The proposal will not damage and features of special interest and is not obtrusive in terms of siting. The flooring will match the existing and conditions are recommended to ensure this is the case. The railings will be relocated from the existing landing and used to border the new section, further ensuring materials match in with the existing and preserving the character and appearance of the listed building.

The proposal is acceptable by virtue of its design, materials and siting and will preserve the special architectural and historical features and character of the building and surrounding area.

3) Impact on Amenity

The proposal creates additional landing space outside the building at a first floor level. No adjacent residents windows are located in the stairwell and as such the proposal will not have an impact on the neighbouring residents within the building. The site is very large and bordered by significant vegetation, protected by the conservation area, as such it is not expected that the landing will provide an overlooking opportunity to the adjoining plots. Therefore, given the size, location and use of the extension it is not expected that any detrimental impacts on amenity will occur.

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.

**19 STANMORE HALL, WOOD LANE, P/1786/06/DLB/LH
STANMORE**

Ward STANMORE PARK

LISTED BUILDING CONSENT: EXTENSION AND ALTERATION OF FIRST
FLOOR STAIR LANDING

Applicant: MR S GELLER
Agent: MR S C MISTRY

RECOMMENDATION

Plan Nos: 0669/01, PHOTOGRAPHS (STANMORE HALL, WOOD LANE,
STANMORE), SITE PLAN

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

1 The maximum luminance of the sign shall not exceed the values recommended in the Institution of Lighting Engineers' Technical Report No. 5 (Second Edition).
REASON: In the interests of highway safety and amenity.

2 Detailed drawings, specifications, or samples of materials as appropriate in respect of the following shall be agreed in writing by the local planning authority before the relevant part of the work is begun:

- a)
- b)

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

REASON: To protect the special architectural or historic interest of the listed building.

3 All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.

REASON: To protect the special architectural or historic interest of the listed building.

4 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 LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT:

The decision to grant Listed Building or Conservation Area Consent 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:

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

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:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** Listed Buildings (SD2)
- 2)** Listed Buildings (D11)

INFORMATION

a) Summary

Statutory Return Type: Listed Building Consent

Council Interest: None

b) Site Description

- The application site is located on the south side of Wood Lane just north of the corner with Stanmore Hill.
- The application is for the landing at first floor level of an external spiral staircase connected to flat 19 within this early 19th century two and three storey detached large stone mansion, decorated in a picturesque, Tudor Gothic style.
- This property received a grade II star listing in 1971.
- The spiral staircase is located on the south elevation of the property.

c) Proposal Details

- Extending the landing at first floor level of the existing external spiral staircase connected to flat 19 of Stanmore Hall.
- Existing iron railings to be removed and reused for this landing and replica iron flooring to be used.

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- | | | |
|--|--------|-----------|
| • Stanmore and Harrow Historical Society | Expiry | 26-JUL-06 |
| • Stanmore Society | Expiry | 26-JUL-06 |
| • Harrow Times | Expiry | 03-AUG-06 |

Advertisement: | Extension of Listed Building | Expiry: 26-JUL-2006

Notifications:

Sent:	Replies:	Expiry:
25	0	26-JUL-06

Summary of Response:

None

APPRAISAL

1) Siting and size of proposed extended landing

The proposal follows the building line of the existing landing. It neatly fills in the existing iron framework between the landing and the wall of the property (see applicant's photographs provided), covering an area of 3.5metres squared (see plan 0669/01). In doing so it would not damage any features of special interest. The proposal is therefore not obtrusive in terms of siting, and so complies with Harrow UDP policy D11 for listed buildings: 'the council should only permit alterations . . . that preserve the character . . . of the listed building and any features of special architectural or historic interest'.

Design and Materials of proposed extended landing

Plan 0669/01 states that the floor will match the existing in material and design. This should be conditioned. According to plan 0669/01 the new cast iron handrail that is required will be taken from the existing railings that will be removed. Meeting these points, the proposal again complies with the above outlined Harrow UDP policy D11 for listed buildings by preserving its features of special architectural and historic interest and so preserving the character of the building. Similarly, it meets the Harrow UDP policy SD2 by preserving 'the special interest of the listed building'.

To conclude the proposal is acceptable by virtue of its design, materials, siting and size preserving the special architectural and historic features and character of the building, and so meeting the requirements of Harrow UDP policies SD2 and D11.

2) Consultation Responses

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

- 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.

**WEST HOUSE, 50 WEST END LANE, P/2412/06/CFU/PDB
PINNER**

Ward PINNER SOUTH

PARTIAL DEMOLITION AND PART SINGLE AND PART TWO STOREY EXTENSION ON SOUTH SIDE TO PROVIDE CAFE, EXHIBITION AND FUNCTION ROOMS, NEW PITCHED ROOF INCORPORATING DORMERS OVER THE BUILDING TO PROVIDE OFFICE ACCOMMODATION AT LOFT LEVEL AND EXTERNAL ALTERATIONS

Applicant: THE WEST HOUSE & HEATH ROBINSON

Agent: COTTERELL THOMAS & THOMAS LLP

RECOMMENDATION

Plan Nos: TS06-082N\1, 2, 3, 4, 5 & 6; 06/990/01, 02A, 03, 04, 05, 06 & 07;
Design & Access Statement rec'd 5th September 2006

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

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

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

2 The 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 use shall not be commenced until the works have been completed in accordance with the approved details and thereafter retained.

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

3 The development hereby permitted shall not commence until details of any external works required for ventilation and fume extraction have been submitted to, and approved in writing by, the local planning authority. The use shall not commence until those external works have been completed in accordance with the approved plans. The works shall thereafter be retained in that form.

REASON: To safeguard the visual amenity of neighbouring residents and the appearance of the building.

4 The development hereby approved shall not commence until a metric scale drawing detailing window finishes, brick bond and balcony railings have first been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the details so approved unless otherwise agreed in writing by the local planning authority.

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

5 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.

6 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.

7 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

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

REASON: To safeguard the appearance of the locality.

8 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to noise nuisance to neighbouring residents.

9 The use hereby permitted shall not be open to customers outside the following times:-

(a) 08.00 hours to 21.00hours, Monday to Saturday inclusive,

(b) 09.00 hours to 20.00 hours, Sundays or Bank Holidays,

without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

10 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.

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

(a) The storage and disposal of refuse/waste

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.

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:

SEP5 Structural Features

SD1 Quality of Design

SD3 Mixed-Use Development

ST1 Land Uses and the Transport Network

SEM2 Hierarchy of Town Centres.

EP25 Noise

- EP28 Conserving and Enhancing Biodiversity
- EP29 Tree Masses & Spines
- EP47 Open Space
- D4 Standard of Design and Layout
- D10 Trees & New Development
- T13 Parking Standards
- EM8 Enhancing Town Centres
- EM22 Environmental Impact of New Business Development
- R10 Arts, Culture and Entertainment
- C17 Access to Leisure, Recreation, Community and Retail Facilities

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

4 INFORMATIVE:

The applicant's attention is drawn to the Council's policy to encourage developers to provide facilities for the separate storage and collection of different colour bottles for the purpose of recycling. The applicant should also note that such collections are carried out free of charge by the Council. Storage arrangements should be agreed with the Council's Cleansing and Transport Services Manager.

5 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>

6 INFORMATIVE:

The applicant is requested to liaise with the Council's Highways Enforcement Section with regard to the provision of a litter bin, or appropriate alternative, outside the premises. The applicant is asked to ensure that this is emptied at regular intervals and that the Public Highway outside the premises is kept litter-free.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1)** History and Background (R10)
- 2)** Design (SD1 & D4)
- 3)** Access (C17)
- 4)** Open Space (SEP5 & EP47)

- 5) Nature Conservation (SEP5 & EP28)
- 6) Trees & Landscaping (SEP5, EP29 & D10)
- 7) Parking & Highways (ST1 & T13)
- 8) Residential Amenity (SD1, EP25, D4 & EM22)
- 9) Impact on other Park users (SD1, EP25, D4 & EM22)
- 10) Impact on Pinner District Centre (SD3, SEM2 & EM8)
- 11) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Development
Site Area: 9.8ha
Council Interest: None

b) Site Description

- single and two storey unlisted detached building within Pinner Memorial Park, Pinner
- two storey element formed from remainder of 19th century dwelling 'West House' finished in brick with mostly flat roof and parapet; three original chimneys survive
- single storey element is dwelling's former harness room also finished in brick with crown pitched roof
- vehicular accesses from West End Lane leads to surface car park areas on north, south and west sides of the building; West End Lodge forms a separate dwelling 22m to north of subject building
- Pinner Memorial Park designated as Open Space and Site of Nature Conservation Importance by Harrow UDP
- Pinner District Centre is located approx. 300m to north-west of site; surrounding areas to north of Chapel Lane, to west of West End Lane and to south of Memorial Park are residential; within the Memorial Park there is a bowling green and Pinner Bowling Clubhouse to south-east of the site

c) Proposal Details

- principal works and extensions as follows:
 - demolition of existing harness room and single/two storey 'link' element of main building on south side
 - single and two storey replacement extension to south side: 8m wide, 13m deep at ground floor level and 10.5m deep at first floor level (creating first floor balcony/terrace to east-facing elevation)
 - harness room replaced and enlarged by single storey extension with replica crown-pitched roof (containing rooflights); extension to follow irregular alignment of existing room but with new rectangular element turned perpendicular at southern end
 - alterations to remaining original building's roof & parapets to form crown pitched roof over this and the two storey extension; ridge height of 9.2m falling to 6.5m at eaves

- new roof to include three dormers: dormers to east & west elevations to be 3.5m wide and 1.4m high, sited 1.1m upslope of the eaves and below the ridge; dormer to north elevation to be 4m wide and 2m high, sited 0.5m upslope of the eaves and below the ridge; rooflights also proposed to east, west and south roofslopes
- new entrance covered canopy to north elevation: 2m wide with 'veranda' style enclosure supporting pitched roof over
- other detailed alterations and external finishes as follows:
 - north elevation: one chimney stack and parapet walls removed/wall part built-up to common eaves height; new opening at ground floor (to form entrance to education/function rooms and offices); flank wall to be mainly rendered with remaining brickwork painted
 - east elevation: parapet walls removed/wall part built-up to common eaves height; existing brickwork to be cleaned/new brickwork to match; new metal balustrade with timber handrail to original first floor terrace; replacement timber sash windows/French doors within original openings; extension to have sliding patio doors at ground floor (full width of extension) and French doors to new first floor terrace; replacement/enlarged harness room to be glazed within recessed link element and remainder timber clad with feature doors
 - south elevation: main two storey extension finished in matching brickwork with ground and first floor window openings; replacement harness room blank wall timber clad
 - west elevation: one chimney stack removed/walls built-up to common eaves height; replacement harness room blank walls timber clad; main building and extension mostly painted brick to ground floor with timber cladding to first floor; existing door opening closed up with timber cladding and high-level window; existing large stair window retained; existing first floor window opening altered/two new window openings formed; brick enclosed service yard/bin store with timber access gates
 - new roof: finished with clay tiles or slates; roof to overhang existing first floor balcony/terrace and recessed north-west corner; east and west dormers to have lead roof and cheeks; north dormer lead roof and timber cladding
 - various internal alterations to close up openings/form new openings; remove chimney breasts; remove old partitions/form new partitions; installation of platform lift; general repairs/make good
- proposed uses as follows
 - main building ground floor: Heath Robinson Gallery; kitchen, café, conveniences
 - harness room extension: entrance foyer and exhibition space
 - main building second floor: further kitchen, 2 education/function rooms (with access to balcony/terrace), office, further conveniences
 - new roofspace: further offices and a meeting room, kitchenette and conveniences; these offices (approx. 110m²) and ancillary facilities to be sublet as offices (Class B1) to generate future income stream for the Museum Trust and building maintenance

- associated curtilage works as follows:
 - new paved external seating area to east side with lighting bollards
 - existing parking areas formally laid out with 23 parking bays (2 staff, 2 disabled) and 2 cycle storage areas; existing entrance/exit points retained

d) Relevant History

WEST/429/00/LA3	Part single, part two storey side and rear extensions and external alterations including the provision of new windows and use as museum with ancillary facilities	GRANT 24-JUL-00
-----------------	---	--------------------

e) Applicant Statement

- Design Considerations
 - There has been a house on this site since 1390; early illustrations from about 1780 show a pitched roof on the property. The house was remodelled after 1886. The core of the house was demolished in the 1950s leaving only the southern end of the house, probably the servant's quarters. The remaining staircase and the 'period room' are of the most architectural merit within the surviving structure. The harness room was built between the early 19th century and 1865. West House is not listed but is of local historic value. The building has deteriorated in the last 20 years; it remains empty & unused and attracts vandalism & anti-social behaviour.
 - West House nevertheless remains a mansion set in its own gardens with open and enclosed spaces, a lake, walks and special views. It reflects the history of Pinner from medieval to modern times and is the sole survivor of this type of estate in Pinner.
 - Between 1873 and 1883 the property was let to Nelson Ward and from 1833 to 1851 was let to Francis West. The last known occupiers were John & Francis Hogg, between 1903 and 1934. The property was acquired as a Memorial after World War Two.
 - The outline scheme approved in 2000 was ambitious and found to be too costly for the West House & Heath Robinson Museum Trust. The new proposals reflect more attainable cost parameters. The principle activities are now to be located within the remainder of original building or its footprint. The trust have been raising funds for many years and Harrow Council is to contribute £250,000. The ethos of the scheme is to return a restored West House for the use of the people of Pinner for community activities, and to compliment the park setting.
 - The community use objectives are to house the Remembrance shrine, host local artists' exhibitions including space for the Heath Robinson collection, and the provision of a new café/bistro to be enjoyed by park users and attract people from Pinner centre. The first floor function rooms will be available for hire and for use by local groups or schools.

- A complete demolition was considered but it was decided to retain core spaces. The provision of a pitched roof behind the parapet walls was considered to be a difficult design solution and require visually unsightly alterations/solutions. A coherent design solution was considered in terms of aesthetics, maintenance and build costs. The proposed removal of the parapet walls and provision of a new pitched roof improves long term maintenance issues and ties the building together visually under a single element. The roof space is utilised by creating office space.
- The proposal will support Harrow Council corporate priorities relating to safety, environmental protection, youth empowerment and leisure/amenity choice. The main benefits will arise from the Council and the Trust partnership working, reduced vandalism/anti-social behaviour, a safer family-friendly environment, reduced maintenance liability, local employment opportunity, the restoration of books of remembrance to Pinner and a home for the Heath Robinson collection.
- The installation of CCTV cameras and monitoring from the Civic Centre is felt to be an important part of the success of the scheme.
- The parking arrangements and number of spaces remain as per the previously approved scheme. No changes to hard and soft landscaping, other than the café's external seating area and to create a safe lit route to the car park, are proposed.
- In terms of sustainability as much of the existing building as possible is retained and re-used. Heating, lighting and water will be considered in relation to environmental impact. Consideration will be given to the use of solar panels, low energy light fittings, low flush w.c. installations and collection of rainwater to top-up the lake.
- Access Considerations
 - Two disabled persons' parking bays are proposed; dropped kerbs, level or ramped paved approach and guarding cane rail will be provided where necessary
 - Entrance doors will have a clear width of 800mm and a level threshold
 - Non-slip floor surfaces will be provided in appropriate areas
 - Induction loop pad and signs will be fitted to appropriate areas
 - Full access toilets will be provided at ground and first floor levels with 1.5m wide corridor approaches and grab rails etc. Fittings will be Part M compliant
 - Colour contrast schemes will be designed
 - A large print menu will be provided in line with RNIB guidance and staff will be trained to provide appropriate assistance
 - Visual and sound fire alarms to be fitted
 - A platform lift will be provided to each floor.

- f) **Consultations:**
Highways Engineer: to follow
Access Officer: to follow
Pinner Association: to follow

Notifications:

Sent:	Replies:	Expiry:
To follow	To follow	To follow

Summary of Response:

Awaited.

APPRAISAL

1) **History, Background & Provision of Art/Cultural Facilities**

Located towards the western extremities of the old Village of Pinner, what now remains of West House is the southern third (approx) of a larger, Victorian mansion that occupied the area between the existing building and West House Lodge. A 1940s photograph of the east-facing elevation shows the existing first floor balcony and return projection mirrored, giving an almost symmetrical appearance, and what appears to have been a later addition projecting into the garden beyond that. The footprint is still decipherable on-plan by the north-side car park, aviary and adjacent area. The photograph shows the building characterised by its predominantly flat roof and parapets, though a hipped roof towards the west-side is apparent. The mature gardens and pond that now form the Pinner Memorial Park provided West House with its grounds.

The artist and illustrator William Heath Robinson lived from 1872 to 1944 and moved from Holloway to Moss Lane, Pinner in 1908. The West House and Heath Robinson Museum Trust, set up in 2001 and a registered charity, seeks to secure the restoration of West House as a museum gallery, as a permanent home for the William Heath Robinson Trust collection, as a community facility and as a café/restaurant for the visitors to the museum and park. It also seeks to restore the Pinner Books of Remembrance to their home in West House.

Policy R10 of the Harrow UDP encourages the provision of facilities to sustain and enhance entertainment, arts and cultural facilities. The reasoned justification to the Policy recognises the need for the Council to work with community, voluntary and other sectors to improve access to such facilities; it is considered that the subject proposal represents an opportunity to secure a new cultural attraction within the Borough and is worthy of support.

2) **Design**

UDP Policy SD1 seeks an appropriate standard of design with the aims of improving the quality of the built environment, facilitating access and enhancing the character & appearance of the Borough. Policy D4 goes on to require a high standard of design having regard to a list of considerations.

By bringing West House back into use, with some demolition and facilitating extensions, it is considered that the proposal represents an opportunity to improve this part of Pinner Memorial Park. Access issues are considered separately below and are found to be acceptable. Subject to the following detailed considerations and suggested conditions the proposal would enhance the appearance of this important building within Pinner Memorial Park and the character of the locality:

Site and Setting: The building is sited within the Pinner Memorial Park open space and the Park provides the building with a spacious and historical setting, particularly the east elevation. In these contexts it is noted that the single and two storey side extensions would be largely contained within the existing building envelope and consequently there would be limited impact in terms of openness and setting. The roof extension is considered to be a more dominant addition to the building and would add a further storey; however the building stands in its right within the open setting of the park, sufficiently distant from West House Lodge, and in these circumstances it is not considered that the additional height and extra floor need be unacceptable on this building.

Context, Scale and Character: The proposed extensions would compliment what would remain of the original building, particularly the important east elevation where the two storey element and replacement harness room extension would appear as subordinate elements. As noted above the roof extension would appear as a more dominant addition to the building and would be a contrast to the character of the original building as it currently exists. However it is recognised that, in visual terms, the roof would 'tie together' the existing and new two storey elements and, moreover, that in accommodating office floorspace that will provide the Trust with a revenue stream to maintain the project and its building; on balance of impact and the long-term contribution of the roof addition to the maintenance of the building no objection to the roof is therefore raised. Accepting the roof extension and its dormers as a new chapter in the development history of the building, it is considered that the dormers to the east and west elevations would be visually contained within the roofslope and would break-up the expanse of roofplane to these facades. The side dormer, which enables disabled persons' access to be provided internally with limited intervention to the historic building fabric, would be less well contained but would be set sufficiently back from the important east elevation as to be of reduced impact when viewed from the Park; whilst some undesirable visual impact would nevertheless remain this is considered to be offset by access interests. Other aspects of the scheme, in terms of materials/detailing, the north entrance canopy, alterations to elevations and the rear bin store, are considered to acceptable subject to conditions.

Public Realm: The public realm around the building would remain largely as existing, albeit that an area on the south side would be regarded/resurfaced and used as an outdoor seating area for the café/restaurant. By introducing activity to and around the building, and improving the building's appearance, it is considered that the proposal would enhance the public realm.

Energy Efficiency, Renewable Energy, Sustainable Design and Construction: The proposal represents an opportunity to re-use part of an existing building with adaptations to meet current requirements. To this extent and subject to detailed matters covered by the Buildings Regulations it is considered that the proposal would contribute positively to these interests.

Layout, Access & Movement: Access to the site would remain largely as existing, i.e. from Pinner by foot through the Park or by car with parking and vehicular access to the rear of the site. Movement around the building would be retained with alternative points of access/egress to the east and north elevations. Disabled persons' access and internal circulation are addressed separately below.

Safety: By introducing use and activity to the site the proposal represents an opportunity to secure natural surveillance of the area around the building and the car park, which is currently lacking. It is understood that the introduction of the roof extension and metal railings to the first floor balconies were also designed with security in mind.

Landscape and Open Space: Landscaping details can be controlled by condition. As noted above the site is located within Pinner Memorial Park which will remain as open space.

Refuse Storage: As already noted this would be contained within a walled enclosure to the rear of the ground floor kitchen and is considered acceptable. It is anticipated that this enclosure would also be made available for the refuse storage requirements of second floor office users.

3) Access

The proposal would achieve access at a level threshold to the east elevation, by resurfacing and regarding the adjacent hardsurfaced area. Subject to the agreement and implementation of details that can be controlled by condition, in the interests of disabled persons' access and the survival of a nearby mature tree, this is considered to be acceptable. The provision of a covered access ramp to the north elevation entrance is also considered to be acceptable.

Internally the door widths and circulation arrangements are considered to be satisfactory in terms of accessibility. The provision of a platform lift to the upper floors is commendable.

It is therefore considered that the proposal would comply with Policy C17.

4) Open Space

Policy EP47 gives effect to SEP5 by protecting designated open spaces from development, other than small-scale ancillary facilities needed to support or enhance the proper functioning of the space.

The proposal would lead to development within a designated open space. Although the extension replacing the harness room would result in some modest increased footprint and the two storey/roof extensions would increase the volume of those they replace, overall the development would be quite tightly contained around and upon the extent of existing development with insignificant loss of open space. By bringing the building back into use with limited additions, securing its future maintenance and survival, and by providing facilities that park users could be expected to enjoy, it is considered that the proposal would support and enhance the proper functioning of Pinner Memorial Park in compliance with Policies SEP5 and EP47.

5) Nature Conservation

As noted above the proposal would largely confine development to parts of the site already occupied by buildings and hardsurfacing. It is not anticipated that the development would have any material affect on wildlife or ecology within the Pinner Memorial Park Site of Nature Conservation Importance.

6) Trees & Landscaping

To follow.

7) Parking and Highways

The UDP parking standards make no provision for assembly and leisure uses but do provide for a maximum of 1 space per 200-300m² net site area in respect of Class B1 offices. This would equate to a maximum of between 10 and 15 spaces for the proposed second floor offices.

In view of the proximity of the site to Pinner District Centre and the undesirability of increasing the amount of parking provision within this designated open space and nature conservation site, the provision of 23 parking spaces is considered to be acceptable. Access to and from the car park would remain as per the existing arrangements via West End Lane and it is not anticipated that the proposal would pose an unacceptable risk to the free flow and safety of highway users on West End Lane.

It is noted that the pay and display car park from Church Lane can be easily accessed on foot through the Pinner Memorial Park. On occasions when an event at the premises may generate larger than usual parking demand it is considered that the 'overflow' could be adequately absorbed by the Church Lane car park.

8) Residential Amenity

The building is sited approximately 22m south of West House Lodge and in the region of 60m north of the boundary with West House cottages (located in Dickson Fold). In West End Lane the application site is faced by predominantly educational premises; the nearest residential property no. 77 is sited 40m to the north-west from the corner of the existing building.

In the above circumstances it is not considered that the proposed extensions and alterations to the building would adversely affect the privacy or amenity to the occupiers of surrounding property. As any significant, active use of the subject property has long since lapsed the proposal does pose the potential to increase beyond existing noise and disturbance arising both in terms of activity/events within the building and from general comings and goings associated with the site.

In terms of internally generated disturbance, it is noted that openings from the exhibition spaces/function rooms, the café and the main entrance foyer are located towards the park on the east-facing elevation. Noise from amplified music/sound can be controlled by condition. It is not considered that noise from the proposed second floor B1 offices need cause any detriment to amenity.

In terms of externally generated disturbance, the principal perceptible impact is likely to be that associated with vehicular movement and access/egress including that of office users. This impact would be most closely felt by the occupiers of West House Lodge, whose access is shared with that of the application property. Taking into account the other merits of the scheme and subject to control of the hours of use, that could be achieved by condition, it is not considered that the degree of harm to residential amenity would be so significant as to justify withholding planning permission.

9) Impact upon Other park users

It is not considered that the proposal would have any significant, adverse affect on any other users of Pinner Memorial Park including users of the nearby bowling green to the south-east of the application site.

10) Impact upon Pinner District Centre

Although strictly outside Pinner District Centre, it is considered that the proposal – if successful - would compliment the vitality of the centre by bringing visitors to the area and by adding to local employment.

11) Consultation Responses

None

CONCLUSION

For all the reasons considered above, and weighing up the development plan polices 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

12 VILLAGEWAY EAST, HARROW

Item: 3/01

P/1656/06/DVA/OH

Ward RAYNERS LANE

VARIATION OF CONDITION 6 ON PLANNING PERMISSION WEST/745/98/FUL TO PERMIT OPENING TO CUSTOMERS FROM 10:30HRS UNTIL 02:00HRS OF THE FOLLOWING DAY

Applicant: MAHMOUD KHATIBI-FARD

RECOMMENDATION

Plan Nos: No.1 and site plan

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

1 The proposal would result in an increased disturbance and general activity at unsocial hours to the detriment of the amenities of neighbouring residents, contrary to policies EM25 and EP25 of the Harrow Unitary Development Plan.

INFORMATIVES

1 INFORMATIVE:

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

EM24 Town Centre Environment

EM25 Food, Drink and Late Night Uses

EP25 Noise

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity (EM24, EM25)
- 2) Licensing Act 2003
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other

Town Centre Rayners Lane – Secondary Parade

Council Interest: None

b) Site Description

- The site is located on the northern side of Village Way East in the Rayners Lane District Centre, within designated secondary retail frontage
- Site occupied by a mid terrace two storey building

- Ground floor is in use as a takeaway (A5) and the upper floor is occupied by a residential unit
- The northern and southern sides of Village Way East are characterised by two storey terraces, with the ground floors occupied by commercial uses and the first floors occupied by residential flats
- Service road to the rear

c) Proposal Details

- Condition 6 of planning permission WEST/745/98/FUL allows opening to customers during the following times:
 - 10.30 hours to 23.00 hours Monday to Saturday inclusive
 - 10.30 hours to 22.30 hours Sundays
- It is proposed to vary this condition to allow opening to customers during the following times:
 - 10.30 hours to 02.00 hours the following day (Monday to Sunday inclusive)
 - The current licence for the premises does not match the hours sought in this planning application.

d) Relevant History

WEST/745/98/FUL	Change of use: retail to restaurant (class A1 to A3) on ground floor and single storey rear extension	GRANTED 13-JAN-99
-----------------	---	----------------------

Condition 6 of the approval states:

The use hereby permitted shall not be open to customers outside the following times: - 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

e) Applicant Statement

- None

f) Consultations:

Highways Engineer: no objection

Environmental Health: no response

Notifications:

Sent:
18

Replies:
0

Expiry:
27-JUL-06

Summary of Response:

- None

APPRAISAL

1) Residential Amenity

The premises are located in Rayners Lane District Centre. In such a location the degree of ambient noise and general disturbance may be expected to be greater than surrounding residential areas both during the daytime and, albeit to a lesser degree, also during evenings and weekends. Consideration must also be given to the living conditions of the occupiers of flats/maisonettes above ground floor level in this parade and that opposite.

HUDP Policy EP25 undertakes to minimise noise and disturbance through, *inter alia*, controlling times of operation. Policy EM25 seeks to ensure that proposals for food & drink and late night uses do not have a harmful effect on residential amenity and in assessing applications regard will be had, *inter alia*, to the location of the premises, the proximity of residential property, the type of use proposed, soundproofing, parking/servicing and fume extraction.

It is considered that extending the opening hours of the takeaway would be likely to cause unreasonable disturbance to the nearby residents, especially the occupiers of the residential flats above and opposite at an unsocial hour. This view is supported by policy EM25 whereby it states "Applications will be assessed on their merits, but where premises are close to residential properties... they will be particularly scrutinised... Where it is probable that unreasonable residential disturbance will occur from pedestrian or vehicular activity as a result of the use, either inside or outside the building, permission is unlikely to be granted." There are no other examples of restaurants/takeaways within the vicinity of the site with late opening hours to the extent proposed.

2) Licensing Act 2003

According to the licence granted on the 21st December 2005, this premises cannot open to the public outside the following times:

- 11.00 hours – 00.00 hours Sunday to Thursday inclusive
- 11.00 hours – 02.00 hours Friday and Saturday

The remit of the licensing panel is restricted to the four licensing objectives defined by the Licensing Act, namely preventing crime and disorder, public safety, preventing public nuisance, and protecting children. Significantly, they do not include the affect of increased noise and disturbance on private amenity, for example of neighbouring residents.

This premises does not have a license to open to the public during the hours sought in this planning application.

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 comments received in response to notification and consultation as set out above this application is recommended for refusal.

Item: 3/02

**THE LAST POST, ALEXANDRA AVENUE,
RAYNERS LANE**

Ward RAYNERS LANE

VARIATION OF CONDITION 3 OF PLANNING PERMISSION WEST/48/96/FUL
(ALLOWED ON APPEAL: APP/M5450/A/96/266675) TO PERMIT HOURS OF USE
09:00 HOURS TO 02:00 HOURS OF THE FOLLOWING DAY

Applicant: LONDON & EDINBURGH INNS

RECOMMENDATION

Plan Nos: GM/1070/01, site plan

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

1 The proposal would result in an increased disturbance and general activity at unsocial hours to the detriment of the amenities of neighbouring residents contrary to policies EM25 and EP25 of the Harrow Unitary Development Plan.

INFORMATIVES

1 INFORMATIVE:

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

EM24 Town Centre Environment

EM25 Food, Drink and Late Night Uses

EP25 Noise

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

D4 The Standard of Design and Layout

D14 Conservation Areas

D15 Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity (EM24, EM25, EP25)
- 2) Character of Conservation Area (SD2, D4, D14, D16)
- 3) Licensing Act 2003
- 4) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other

Conservation Area: Rayners Lane

Town Centre: Rayners Lane – Secondary Parade
Council Interest: None

b) Site Description

- The site is located on the eastern side of Alexandra Avenue within the Rayners Lane District Centre, within designated secondary retail frontage
- Site occupied by a mid terrace, double fronted three storey building
- Ground floor is in use as a public house (A4) and the upper floors are occupied by two residential units
- Surrounding properties are characterised by two and three storey terraces, with the ground floors occupied by commercial uses and the upper floors occupied by residential flats
- Service road to the rear

c) Proposal Details

- Condition 3 of planning permission WEST/48/96/FUL (ALLOWED ON APPEAL: APP/M5450/A/96/266675) allows opening to customers during the following times:
 - 10.30 hours to 23.00 hours Monday to Saturday inclusive
 - 10.30 hours to 22.30 hours Sundays
- It is proposed to vary this condition to allow opening to customers during the following times:
 - 10.30 hours to 02.00 hours the following day (Monday to Sunday inclusive)
- No application has been submitted to the Licensing Panel for these extended hours

d) Relevant History

WEST/48/96/FUL	Change of use: post-office to public house (class A1 to A3) on ground floor, single storey side extension, new shopfront	REFUSED 12-MAR-96
----------------	--	----------------------

Reason for Refusal:

“The proposed use as a Public House by reason of increased noise, disturbance and general activity, particularly at unusual hours, would be detrimental to the residential amenities of adjoining residential occupiers and the character of the area generally”.

Planning permission ALLOWED on appeal. Condition 2 of the approval states:

The use hereby permitted shall not be open to customers outside the following times: - 10.30 hours to 23.00 hours, Monday to Saturday inclusive, and 10.30 hours to 22.30 hours on Sundays, without the prior written permission of the local planning authority.

REASON: To safeguard the amenity of neighbouring residents.

e) Applicant Statement

- None

f) Consultations:

- **Highways Engineer:** no objection
- **Environmental Health:** no issues with the extension of hours per se, but would have issues if the increased hours were to include an extension of entertainment in terms of music and amplified sound. Therefore suggested to impose the following conditions;
 - Doors and windows to be kept closed when regulate entertainment is in progress;
 - No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises, either attached to, or in the vicinity of the premises to which this permission relates; and
 - No regulated entertainment to take place after 23.00 due to poor sound insulation between the commercial premise and the residential premises above, likely to lead to noise nuisance

Notifications:

Sent:
16

Replies:
1

Expiry:
24-AUG-06

Summary of Responses: prevention of crime and disorder, public safety, public nuisance, noise, smashing of empty bottles in the early hours, unreasonable to extend this nuisance more

APPRAISAL

1) Residential Amenity

The premises are located in Rayners Lane District Centre. In such a location the degree of ambient noise and general disturbance may be expected to be greater than surrounding residential areas both during the daytime and, albeit to a lesser degree, also during evenings and weekends. Consideration must also be given to the living conditions of the occupiers of flats/maisonettes above ground floor level in this parade and that opposite.

HUDP Policy EP25 undertakes to minimise noise and disturbance through, *inter alia*, controlling times of operation. Policy EM25 seeks to ensure that proposals for food & drink and late night uses do not have a harmful effect on residential amenity and in assessing applications regard will be had, *inter alia*, to the location of the premises, the proximity of residential property, the type of use proposed, soundproofing, parking/servicing and fume extraction.

Circular 03/05 provides a guide to the Use Classes Order as amended by Statutory Instrument 2005/85. The segregation of the former A3: Food and Drink Use Class gives the Local Planning Authority a greater degree of precision in making development control decisions with a clearer view of the likely and continuing impact of those uses, in particular it gives greater clarity in determining the effects on amenity of particular uses.

It is considered that extending the opening hours of the premises as proposed would be likely to cause unreasonable disturbance to the nearby residents, especially the occupiers of the residential flats above and opposite at unsocial hours. This view is supported by policy EM25 whereby it states "Applications will be assessed on their merits, but where premises are close to residential properties... they will be particularly scrutinised... Where it is probable that unreasonable residential disturbance will occur from pedestrian or vehicular activity as a result of the use, either inside or outside the building, permission is unlikely to be granted." Although Environmental Health have not objected to the variation on the hours of use per se, they do raise objections to regulated entertainment within the property, which would be harmful to the residential amenities of the flats above as there appears to be an inadequate standard of sound insulation. Regulated entertainment within the property is outside of the remit of the LPA, however by restricting the hours of use of the property, the LPA does have control on hours of operation and therefore protection of the amenities of neighbouring residential occupiers. In this regard, it is considered that the proposal to open the premises to the hours proposed (until 2am each day) would be detrimental to the amenities of neighbouring residential occupiers by reason of additional activity at unsocial hours and should therefore be refused.

Whilst it is acknowledged that internal noise within the premises could be mitigated to an extent by appropriate conditions, there would be no control over the noise and disturbance cause by visitors outside the premises in early mornings when nearby occupiers are expected to enjoy quiet and peaceful time.

2) Character of Conservation Area

It is considered that the proposal would not materially affect the character or appearance of the Rayners Lane Conservation Area.

3) Licensing Act 2003

According to the licence granted on the 21st December 2005, these premises cannot open to the public outside the following times:

- 10.30 hours – 23.20 hours Monday to Saturday inclusive
- 10.30 hours – 22.50 hours Sundays

The remit of the licensing panel is restricted to the four licensing objectives defined by the Licensing Act, namely preventing crime and disorder, public safety, preventing public nuisance, and protecting children. Significantly, they do not include the affect of increased noise and disturbance on private amenity, for example of neighbouring residents.

This premises does not have a licence to open to the public during the hours sought in this planning application.

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 refusal.

Item: 3/03

**THE SHAWL PUBLIC HOUSE, 320 P/2195/06/DVA/OH
NORTHOLT ROAD, SOUTH HARROW**

Ward ROXETH

VARIATION OF CONDITION 6 OF PLANNING PERMISSION WEST/719/94/FUL (ALLOWED ON APPEAL T/APP/M5450/A/95/250478/P2) TO ALLOW OPENING TO CUSTOMERS (EXCLUDING DRINKING-UP TIME). FROM 10:00 HOURS TO MIDNIGHT MONDAYS; 10:00 HOURS TO 23:00 HOURS TUES-THURS; 10:00 HOURS TO 01:00 HOURS THE FOLLOWING DAY ON FRIDAYS AND SATURDAYS AND 11:00 HOURS TO MIDNIGHT ON SUNDAYS

Applicant: MR AMBROSE GORDON

Agent: P D S LICENSING

RECOMMENDATION

Plan Nos: 06/05/JK/01, schedule of proposed opening hours and site plan

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

1 The proposal would result in an increased disturbance and general activity at unsocial hours to the detriment of the amenities of neighbouring residents contrary to policies EM25 and EP25 of the Harrow Unitary Development Plan.

INFORMATIVES

1 INFORMATIVE:

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

EM24 Town Centre Environment

EM25 Food, Drink and Late Night Uses

EP25 Noise

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Amenity (EM24, EM25, EP25)
- 2) Licensing Act 2003
- 3) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other

Town Centre South Harrow – Primary Parade

Council Interest: None

b) Site Description

- The site is located on the western side of Northolt Road within the South Harrow District centre, within designated primary retail frontage
- Site occupied by an end terrace, three storey building located on the corner of Valentine Road
- Ground floor is in use as a public house (A4) and the upper floors are occupied by residential
- Surrounding properties are characterised by two and three storey terraces, with the ground floors occupied by commercial uses and the upper floors occupied by either residential flats or offices
- Valentine Road to the rear is a residential cul-de-sac, characterised by two storey period cottages
- Service road to the rear of the premises which is accessed via Valentine Road

c) Proposal Details

- Condition 6 of planning permission WEST/719/94/FUL (ALLOWED ON APPEAL: T/APP/M5450/A/95/2504878/P2) states:

“Subject only to any statutory allowance of time for drinking up, the premises shall not be open to the public between 23.00 hours and 09.00 hours the following day”

- It is proposed to vary this condition to allow opening to customers during the following times:
 - 10.00 hours to midnight Mondays
 - 10.00 hours to 23.00 hours Tuesdays to Thursdays
 - 10.00 hours to 01.00 hours the following day Fridays and Saturdays
 - 11.00 hours to midnight on Sundays
- No application has been submitted to the Licensing Panel for these extended hours

d) Relevant History

WEST/719/94/FUL	Change of Use : Class A1 to A3 (retail to public house) on ground floor, single storey rear extension raised planter and new shop front	REFUSED 07-MAR-95
-----------------	---	----------------------

Application was refused for the following reason: -

“The proposed use as a Public House by reason of increased noise, disturbance and general activity, particularly at unusual hours, would be detrimental to the residential amenities of adjoining residential occupiers and the character of the area generally”.

Planning permission ALLOWED on appeal. Condition 6 of the approval states:

“Subject only to any statutory allowance of time for drinking up, the premises shall not be open to the public between 23.00 hours and 09.00 hours the following day”

REASON: To safeguard the amenity of neighbouring residents

e) Applicant Statement

- Under the Licensing Act 2003 , the premises are currently licensed to trade as follows: Monday to Saturday 10.00 to 23.00 hours with 20 minutes drinking up time and on Sundays between 12.00 hours and 22.30 hours plus the same 20 minutes drinking up time
- Since the implementation of the new licensing act, these hours are now not commercially competitive in the market place and it now follows that this variation is now sought

f) Consultations:

- **Highways Engineer:** no objection
- **Environmental Health:** no noise must be audible beyond the boundary of the premises

Notifications:

Sent:
37

Replies:
3

Expiry:
09-OCT-06

Summary of Response:

peace and quiet would be disturbed during hours when residents expect to sleep; Licensee also has picnic tables on Highways Land without permission, this brings patrons outside; this pub has a number of residential properties located within metres; on Sundays bands regularly play music and it is impossible to sleep until the band has finished; recent application for St Gabriel's social club to extend opening hours was refused on residential amenity grounds; Inspector allowed appeal with a condition restricting the hours of use to ensure residential amenity was protected; anti-social behaviour

APPRAISAL

1) Residential Amenity

The premises are located in South Harrow District Centre. In such a location the degree of ambient noise and general disturbance may be expected to be greater than surrounding residential areas both during the daytime and, albeit to a lesser degree, also during evenings and weekends. Consideration must also be given to the living conditions of the occupiers of flats/maisonettes above ground floor level in this parade and that opposite and also the residential occupiers of the houses located behind the premises on Valentine Road.

HUDP Policy EP25 undertakes to minimise noise and disturbance through, *inter alia*, controlling times of operation. Policy EM25 seeks to ensure that proposals for food & drink and late night uses do not have a harmful effect on residential amenity and in assessing applications regard will be had, *inter alia*, to the location of the premises, the proximity of residential property, the type of use proposed, soundproofing, parking/servicing and fume extraction.

Circular 03/05 provides a guide to the Use Classes Order as amended by Statutory Instrument 2005/85. The segregation of the former A3: Food and Drink Use Class gives the Local Planning Authority a greater degree of precision in making development control decisions with a clearer view of the likely and continuing impact of those uses, in particular it gives greater clarity in determining the effects on amenity of particular uses.

When allowing the change of use of the premises from A1 to A3, the Inspector stated, "You [*the appellant*] question the need for a control on the hours of opening on the grounds that licensing laws in any event curtail the time the premises would be required to close. Whilst correct insofar as it goes, I nevertheless consider this to be of only limited value in residential amenity terms, as licences for the extension of permitted hours are in my experience fairly readily granted, and if obtained in this case, could, I believe lead to comings and goings well after local residents could reasonably expect their late evening peace and quiet not to be disturbed" (paragraph 11).

It is considered that extending the opening hours of the premises as proposed would be likely to cause unreasonable disturbance to the nearby residents, especially the occupiers of the residential flats above and the houses to the rear at unsocial hours. This view was supported by the Planning Inspectorate and is endorsed by policy EM25 whereby it states "Applications will be assessed on their merits, but where premises are close to residential properties... they will be particularly scrutinised... Where it is probable that unreasonable residential disturbance will occur from pedestrian or vehicular activity as a result of the use, either inside or outside the building, permission is unlikely to be granted."

It is considered that the proposal to open the premises to the hours proposed detrimental to the amenities of neighbouring residential occupiers by reason of additional activity at unsocial hours. The proposal is therefore contrary to policies EM25 and EP25 of the UDP.

2) Licensing Act 2003

According to the licence granted on the 5th August 2005, these premises cannot sell alcohol outside the following times:

- 10.00 hours – 23.00 hours Monday to Saturday inclusive
- 12.00 hours – 22.30 hours Sundays

The remit of the licensing panel is restricted to the four licensing objectives defined by the Licensing Act, namely preventing crime and disorder, public safety, preventing public nuisance, and protecting children. Significantly, they do not include the affect of increased noise and disturbance on private amenity, for example of neighbouring residents.

This premises does not have a licence to open to the public during the hours sought in this planning application.

3) Consultation Responses

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

- Matters relating to use of forecourt along highways land – Highways Enforcement have investigated this matter. There seems to be no encroachment on highway land and use is restricted to the strip of land running adjacent to the highway
- All other matters are dealt with in report above

CONCLUSION

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

GREEN COURT, ORLEY FARM ROAD, HARROW P/2037/06/DFU/OH

Ward HARROW ON THE HILL

REDEVELOPMENT TO PROVIDE 2 X SINGLE AND TWO STOREY DETACHED DWELLINGS WITH REAR DORMERS; NEW VEHICULAR ACCESS

Applicant: K & A PROPERTY LTD
Agent: W J MACLEOD ARCHITECT

RECOMMENDATION

Plan Nos: 06/3060/3, 06/3060/4, 06/3060/5, 06/3060/6, E22-06 and site plan

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

1 The proposed development, by reason of excessive site coverage by buildings and hardsurfaced parking areas, excessive bulk and unsatisfactory layout and design, would result in overdevelopment of the site, would be unduly obtrusive, would detract from the established pattern of development in the street scene, and the character and appearance of this part of the Conservation Area and the Harrow on the Hill Area of Special Character and would adversely affect important views and visual amenity, contrary to policies SEP5, SEP6, EP31, SD1, SD2, D4, D5, D14 and D15 of the Harrow Unitary Development Plan 2004 and the South Hill Avenue Conservation Area Policy Statement.

2 The proposed development would result in the loss of trees and greenery of significant amenity and landscape value which would be detrimental to neighbouring amenities and the character and appearance of this part of the Conservation Area contrary to policies SD1, D4, D5, D9, D10, D14, and D15 of the Harrow Unitary Development Plan 2004 and the South Hill Avenue Conservation Area Policy Statement.

INFORMATIVES

1 INFORMATIVE:

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

- SEP5 Structural Features
- SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land
- EP31 Areas of Special Character
- SD1 Quality of Design
- SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
- SH1 Housing Provision and Housing Need
- SH2 Housing Types and Mix

- D4 Standard of Design and Layout
 - D5 Residential Amenity and Privacy
 - D9 Streetside Greenness and Forecourt Greenery
 - D10 Trees and New Development
 - D14 Conservation Areas
 - D15 Extensions and Alterations in Conservation Areas
 - D16 Conservation Area Priority
 - T13 Parking Standards
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of Conservation Area/Impact on Harrow on the Hill Area of Special Character/Visual Amenity (SD1, SD2, D4, D5, D14, D15, SEP5, SEP6, EP31)
- 2) Impact on Greenery and Trees (D9, D10)
- 3) Residential Amenity (SD1, D4, D5)
- 4) Highway Safety/Parking (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Minor Dwellings
Conservation Area: South Hill Avenue
Area of Special Character: Harrow on the Hill
Council Interest: None

b) Site Description

- Site located on the northern side of Orley Farm Road and at the corner junction with Hill Close
- Site is occupied by a two storey detached dwelling with detached garage sited adjacent to the east flank wall, cottage character; mature trees and hedges form the boundary treatment
- Site heavily vegetated
- Site located within South Hill Avenue Conservation Area and Harrow on the Hill Area of Special Character
- Character of the area is largely influenced by the 'Garden Suburb' movement; informal layout of properties within different size plots, many of the houses are 'Arts and Crafts' in character

c) Proposal Details

- Replacement of existing detached dwelling (subject to separate Conservation Area Consent – P/2036/06/DCA) with 2 x single and two storey detached houses with rear dormer windows; each proposed house has an integral garage
- The existing height of Greencourt is 8 metres at the height of the ridge from ground level, and the roof form over is a hipped roof – the proposed house at plot 1 is to a height of 10.3 metres from ground level and the proposed house at plot 2 is to a height of 9.7 metres. The proposed roof form over each house are barn-end gables
- Details of the proposed house termed 'Plot 1' are as follows: -
 - The front elevation of is double fronted, with two 2 storey projecting front bays with front gables over
 - Main front wall sited 6 metres from the front boundary line
 - Front corner of the 2 storey western flank wall is sited a maximum of 12.6 metres and a minimum of 8.5 metres from the boundary
 - The east flank wall is sited 1 metre from the new boundary line between plots 1 and 2
 - New vehicular access and hardsurfacing of front garden
- Details of the proposed house termed 'Plot 2' are as follows: -
 - The front elevation has a central projecting 2 storey bay with front gable over
 - Main front wall sited 6 metres from the front boundary line
 - 2 storey western flank wall is sited 4.5 metres from the new boundary line between plots 1 and 2
 - East flank wall is sited 2.8 metres from the boundary on the corner
- A rear garden area to a depth of 12 metres would be retained in each plot

d) Relevant History

- None

e) Applicant Statement

- The planning principles surrounding this application have been discussed with both your Planning Department and Conservation Area Department
- Our clients have also carried out discussions and held meetings with Mr Young of South Hill Estates (Harrow Ltd), who have confirmed that this site was originally set out as a double plot
- This application seeks to retain as many of the existing trees on site as possible. Plot 2 utilises the existing crossover. With regard to plot 1, a new driveway and crossover is created in a position to minimise the number of trees to be removed
- In overall design terms, the houses will be of traditional appearance and using very good quality materials, and we feel will be a positive addition to the Conservation Area whilst maintaining the important green edges

f) Consultations:

- **CAAC:** We object to principle of demolition (application ref: P/2036/06/DCA) therefore no further comments to be given here.
- **Harrow on the Hill Trust:** It would require demolition of an interesting house that forms part of the character of the surrounding area. It would be possible to extend the present house. Overdevelopment and loss of green verge and green screen facing Orley Farm Road. New elevation presents nearly continuous line of building, which obscure views and ruin the street scene. It would be contrary to the policies set out in the policy document. Proposed houses do not respect the garden suburb style. We support the local residents in their implacable opposition to the application.
- **English Heritage:** This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Notifications:

Sent:
15

Replies:
23

Expiry:
07-SEP-06

Summary of Response:

overdevelopment, over intensification, contrary to conservation area policy statement, would not preserve or enhance the character and appearance of the conservation area and Harrow on the Hill Area of Special Character, would diminish gaps between properties, proposal would ruin views, no good reason why Green Court should not be retained and possibly sympathetically extended, Green Court makes a positive contribution to the conservation area, Green Court typifies the Garden Suburb style of architecture, house contributes highly to the street scene on an important corner, replacement houses unsympathetic to the character of the area – particularly Hill Close façade at the rear which is unattractive, would form an almost unbroken building line, surprised application is being dealt with under delegated powers and not the Committee, no mention of building materials to be used, no house on this road has ever been demolished, if permitted development would urbanise the area

APPRAISAL

1) Character and Appearance of Conservation Area/Area of Special Character

South Hill Avenue Conservation Area is situated on the lower southern slope of Harrow on the Hill. The influence of the 'Garden Suburb' is clearly seen in the layout of Orley Farm Road, with its leafy quality and grass verges. The visual quality of the street scene is created by a combination of factors including the often dense planting found in gardens and boundary treatments and the wide grass verges.

Greencourt is a large detached house of an Arts and Crafts 'Garden Suburb' style, with tall chimneys, elegant shutters, original doors and windows, with rectangular timber and leaded hood featured over the doorway. Built in red brick with a clay-tiled roof, it is symmetrical in design. The house relates well to other properties within the conservation area, many of which share its cottage character.

The South Hill Avenue Conservation Area Policy Statement declares that both infilling and subdivision of plots is a negative trend that cannot be allowed to continue, as it would only erode the areas character. Policy 10 (a) of the Policy Statement states "proposals for development should respect existing properties, the historical layout of the area and areas of open space in terms of bulk, scale and siting." As the character of the area is partly derived from the informal layout of properties within different sized plots, it is considered that the character and appearance of the conservation area would be damaged should the proposed smaller, more uniform plots be allowed.

The design of the proposed development does not respect the cottage character that is a well-established feature of this conservation area. Concern is also raised about the size of the proposed houses and the amount of associated hard standing. It is considered that the proposed houses are large single units that would create a mass and bulk on the site, which is considered to be overdevelopment. Likewise, the overall ridge heights are approximately 2.5 metres higher than the existing building and it is considered that the barn end gables exacerbate this impact, which in turn emphasises the issue of building bulk.

Policy D15 of the HUDP states that development should not adversely affect the streetscape, roofscape, skyline and setting of the conservation area, or significant views in or out of the area; and the development should not adversely affect open spaces or gaps in the townscape which contribute to the character or appearance of the conservation area. Policy EP31 of the HUDP aims to protect skylines and views from intrusive development.

Map F of the South Hill Avenue Policy Statement identifies important views of trees and the skyline within the conservation area and importantly there is an important view into Greencourt. It is considered the proposed development would intrude on this view. Therefore it is considered that the proposal would adversely affect important views, to be resisted in accordance with Policy (10b) of the South Hill Avenue Conservation Area Policy Statement and Policies D15 and EP31 of the HUDP.

2) Impact on Greenery and Trees

The influence of the Garden Suburb is clearly seen in the layout of Orley Farm Road with its leafy quality and wide grass verges. The visual quality of the street scene is created by a combination of factors including often dense planting found in gardens and boundary treatments and wide grass verges. In addition to the surrounding rich landscape of the southern slopes of the hill and large areas of open green space this gives an almost semi-rural character to much of the conservation area.

Greencourt is set amongst mature trees and lush greenery and there is a strong relationship between the house and its grounds, which has been strengthened over time.

Policy 8 of the Policy statement states “the Council will resist development that adversely affects trees, hedgerows and verges” and to supplement this policy map G of the Policy Statement identifies important tree masses. Greencourt is a site that has identified tree masses that contribute to the character and appearance of the conservation area. It is clear that numbers of trees and strands of vegetation will be removed. However the site layout plan is not entirely clear on nominating all trees and significant vegetation that would be removed and/or replaced. It is also considered that the proposal could cause tree conflict issues (for example light shading, dominance and dropping of tree debris). It is considered that the loss of trees on this site would be detrimental to the character and appearance of the conservation area. Likewise, it is considered that the erosion of the green verge for a new vehicle access would also be contrary to policy 8 of the policy statement.

3) Residential Amenity

The total area of the rear garden space would equal approximately 300 m² for each proposed house and the depth of the rear garden areas would be approximately 14.5 metres. The amenity spaces for the proposed development would be comparable to the character of the surrounding area and the layout of the proposed amenity space would be sufficient as a usable amenity area for future occupiers of the proposed development, in accordance with policy D5.

Whilst it is accepted that the proposed development would be likely to introduce concerns related to overlooking, particularly from the windows on the rear elevation, it is considered that the proposed development is sited a sufficient distance from neighbouring boundaries to mitigate any harm in this regard.

4) Highways Safety and Parking

The proposed development makes the provision for at least two off street car parking spaces for each proposed house. This amount of parking is in accordance with the current UDP parking standards; therefore it is considered that a parking reason for refusal cannot be justified in this situation.

5) Consultation Responses

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

- With regard to the objections received in response to the public notification of the application, the points have been addressed both in this report and the parallel report for P/ 2036/06/DCA.

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.

**GREEN COURT, ORLEY FARM ROAD,
HARROW**

**Item: 3/05
P/2036/06/DCA/OH**

Ward HARROW ON THE HILL
CONSERVATION AREA CONSENT: DEMOLITION OF DWELLING HOUSE AND
OUTBUILDINGS

Applicant: K & A LTD
Agent: W J MACLEOD ARCHITECT

RECOMMENDATION

Plan Nos: GRCOURT/EP/1, 06/3060/4, E22-06 and site plan

REFUSE conservation area consent for the development described in the application and submitted plans for the following reasons:

1 The proposed demolition would result in the loss of buildings that make a positive contribution to the character and appearance of the Conservation Area and the Harrow on the Hill Area of Special Character, contrary to policies SEP5, SEP6, EP31, SD2 and D14 of the Harrow Unitary Development Plan 2004 and the South Hill Avenue Conservation Area Policy Statement.

INFORMATIVES

1 INFORMATIVE:

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

- SEP5 Structural Features
 - SEP6 Areas of Special Character, Greenbelt and Metropolitan Open Land
 - EP31 Areas of Special Character
 - SD2 Conservation Areas, Listed Buildings, Sites of Archaeological Importance, and Historic Parks and Gardens
 - D4 Standard of Design and Layout
 - D14 Conservation Areas
 - D15 Extensions and Alterations in Conservation Areas
 - D16 Conservation Area Priority
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Character and Appearance of Conservation Area/Area of Special Character (SEP5, SEP6, EP31, SD2, D4, D14, D15, D16)
- 2) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Conservation Area Consents
Conservation Area: South Hill Avenue
Area of Special Character: Harrow on the Hill
Council Interest: None

b) Site Description

- Site located on the northern side of Orley Farm Road and at the corner junction with Hill Close
- Site is occupied by a two storey detached dwelling with detached garage sited adjacent to the east flank wall, cottage character; mature trees and hedges form the boundary treatment
- Site heavily vegetated
- Site located within South Hill Avenue Conservation Area and Harrow on the Hill Area of Special Character
- Character of the area is largely influenced by the 'Garden Suburb' movement; informal layout of properties within different size plots, many of the houses are 'Arts and Crafts' in character

c) Proposal Details

- Demolition of the building and associated outbuildings known as Greencourt

d) Relevant History

- None

e) Applicant Statement

- None

f) Consultations:

- **CAAC** : Object to principle of demolition. This is a garden suburb type house of the 1920s that is a good feature of the area. It is one of a type and should be kept. Replacement would result in the loss of green rural streetscape with an overdevelopment. The space around it on Orley Farm Road and Hill Close is nice and this would fill it right in. Replacing with a massive development would negatively impact on the conservation area and the landscape. It would conflict with the policy statement by causing some of the noted views here to be lost. We request that this goes to committee.

- **Harrow on the Hill Trust:** This house is an attractive building; its demolition would be harmful to the conservation area and would diminish the rural aspect of the street scene; the Trust in any case would not accept demolition until they had been shown an acceptable replacement scheme. The current proposal P/2037/06/DFU is completely unacceptable as detailed in our related letter
- **English Heritage:** This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Notifications:

Sent:
15

Replies:
23

Expiry:
07-SEP-06

Summary of Response:

overdevelopment, over intensification, contrary to conservation area policy statement, would not preserve or enhance the character and appearance of the conservation area and Harrow on the Hill Area of Special Character, would diminish gaps between properties, proposal would ruin views, no good reason why Green Court should not be retained and possibly sympathetically extended, Green Court makes a positive contribution to the conservation area, Green Court typifies the Garden Suburb style of architecture, house contributes highly to the street scene on an important corner, replacement houses unsympathetic to the character of the area – particularly Hill Close façade at the rear which is unattractive, would form an almost unbroken building line, surprised application is being dealt with under delegated powers and not the Committee, no mention of building materials to be used, no house on this road has ever been demolished, if permitted development would urbanise the area.

APPRAISAL

1) Character and Appearance of Conservation Area/Area of Special Character

South Hill Avenue Conservation Area is situated on the lower southern slope of Harrow on the Hill. The influence of the 'Garden Suburb' is clearly seen in the layout of Orley Farm Road, with its leafy quality and grass verges. The visual quality of the street scene is created by a combination of factors including the often dense planting found in gardens and boundary treatments and the wide grass verges.

When considering proposals for the demolition of buildings within conservation areas, there are several key policy objectives that should be applied.

In the national context, PPG15 states that there is a general presumption against demolition of buildings within conservation areas that make a positive contribution to the character of conservation areas. Any proposals to demolish such buildings should be assessed against the same criteria used for the judgement on the merits of demolishing listed buildings. These are: -

- The condition of the building and the cost of repairing it and maintaining it in relation to its importance and the value derived from its continued use;
- Adequacy of the efforts made to continue the use of the building;
- Merits of alternative proposals for the site

In the local context, Policy D14 of the Harrow Unitary Development Plan 2004 states that *“There will be a presumption against the demolition of buildings which make a positive contribution to the character or appearance of a conservation area. If a building makes a neutral contribution, its value will be assessed against any proposed redevelopment.”*

In assessment of the proposed demolition, Green Court is a large detached house of an Arts and Crafts ‘Garden Suburb’ style, with tall chimneys, elegant shutters, original doors and windows, with rectangular timber and leaded hood featured over the doorway. Built in red brick with a clay-tiled roof, it is symmetrical in design. The house relates well to other properties within the conservation area, many of which share its cottage character.

Set within a large mature garden, Green Court is undoubtedly an attractive feature of the street scene, and as such makes a positive contribution to the character and appearance of the conservation area. For this principal reason, demolition would be considered disrespectful, unnecessary and therefore highly unacceptable in this location. Even if demolition were to be considered acceptable, conservation area consent could not be granted unless a suitable replacement scheme is available. In this regard, the parallel application for the redevelopment of Green Court to provide two replacement dwellings, under planning application P/2037/06/DFU is considered unacceptable and is not being supported for a number of reasons.

Policy EP31 of the Harrow Unitary Development Plan 2004 states “Within Areas of Special Character, as shown on the proposals map, the Council will (A) Resist the loss of, or damage to, features which contribute to the area of special character; and (B) Preserve architectural and historic features which contribute to the character of the area”. As noted above, it is considered that the existing building makes a positive contribution to the streetscape, through its siting and architecture. The proposed demolition of this building would be detrimental to the value of the landscape and therefore the character and appearance of the Harrow on the Hill Area of Special Character.

2) Consultation Responses

With regard to the objections received in response to the public notification of the application, the points have been addressed both in this report and the parallel report for P/ 2037/06/DFU.

CONCLUSION

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

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

None.

SECTION 5 - PRIOR APPROVAL APPLICATIONS

None.