

SECTION 1 – MAJOR APPLICATIONS

Item: 1/01

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

Ward EDGWARE

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

Applicant: LUKKA CARE HOMES LIMITED

Agent: DWA ARCHITECTS LIMITED

RECOMMENDATION

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

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

1 The number of bedspaces available shall not exceed 53.

REASON:

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

(b) In the interests of highway safety.

2 The development hereby permitted shall not commence until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

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

REASON: To ensure that the development will be accessible for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

4 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

c: in accordance with a timetable agreed in writing with the local planning authority
The development shall be completed in accordance with the approved details and shall thereafter be retained.

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

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

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

6 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

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

7 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement.

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

(a) appearance of the building(s)

(b) landscaping of the site

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

9 The premises shall be used for the purpose specified on the application and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

REASON:

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

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

(c) In the interests of highway safety.

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

- (a) The storage and disposal of refuse/waste
- (b) and vehicular access thereto

has been submitted to, and approved in writing by, the local planning authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

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

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

- S1 Form of Development and Pattern of land use
- SD1 Quality of Design
- H7 Housing Mix
- EP20 Use of Previously-Developed Land
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- T13 Car parking

2 INFORMATIVE:

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

3 INFORMATIVE:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency Thames Region is required for any discharge of sewage or trade effluent into controlled waters (eg, watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact the Water Consents Team on 01707 632300 for further details.

4 INFORMATIVE:

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

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

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

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

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

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: odpm@twoten.press.net

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

5 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

Members visited the site on 30th September 2006.

a) Summary

Statutory Return Type: Major Dwellings

Site Area: 0.16ha

Habitable Rooms: 53

Car Parking: Standard: Assess on merits with restraint based approach

Justified: 7

Provided: 7

Council Interest: None

b) Site Description

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

c) Proposal Details

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

Revisions to Previous Application:

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

d) Relevant History

P/3196/05/COU Residential care home with 75 rooms REFUSED
15-MAR-2006

Reasons for Refusal:

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

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

e) Applicant Statement

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

f) Consultations:

Thames Water: No objection

Environment Agency: No response

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

Notifications:

Sent:
55

Replies:
4

Expiry:
27-JUL-06

Summary of Response:

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

APPRAISAL

1) Form of Development and Land use

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

2) Quality of Design

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

reduced mass and height of the proposal which now matches the surrounding buildings.

3) Housing Mix

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

4) Use of Previously Used Land

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

5) Consultation Responses

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

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

CONCLUSION

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

31 WARREN LANE, STANMORE

Item: 1/02

P/803/06/CFU/DT2

Ward CANONS

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

Applicant: CREST NICHOLSON (CHILTERN) LTD

RECOMMENDATION

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

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

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

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

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

(a) the extension/building(s)

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

REASON: To safeguard the appearance of the locality.

INFORMATIVES

1 INFORMATIVE:

SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION:

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

Harrow Unitary Development Plan:

SD1 Quality of Design

D4 Standard of Design and Layout

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

EP34 Extensions To Buildings In The Green Belt

EP35 Major developed Sites In The Green Belt

2 INFORMATIVE:

The applicant's attention is drawn to the requirements in the attached Considerate

Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

3 INFORMATIVE:

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

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

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

The proposal was deferred from the 6th September meeting of the Development Control Committee so that a wider neighbour notification could take place.

a) **Summary**

| | |
|----------------------------|---------------------------------------|
| Statutory Return Type: | Major Dwellings |
| Area of Special Character: | Green Belt |
| Site Area: | 11.45ha total, 4.4ha developable area |
| Existing Gross Footprint | 10,394 sqm |
| Proposed gross footprint | 10,606 sqm (proposed 212.5 sqm) |
| Council Interest: | None |

b) **Site Description**

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

east

- Site originally formed grounds of The Grove, a manor house demolished in 1980s
- Site used for research and light industrial uses since 1940s by Marconi and most recently BAE Systems Ltd, who have demolished industrial buildings on site
- Grade II Listed Grotto located to south of existing security fence, suspected bat occupation
- Tree Preservation Order
- Ecology: evidence of bats, birds and possibly reptiles on site
- Currently 198 houses under construction

c) **Proposal Details**

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

d) **Relevant History**

| | | |
|---------------|---|---|
| P/2527/03/COU | Outline: Use of site for residential purposes (duplicate application) | NON- DETERMINATI ON 11-FEB-04 |
| P/1650/05/CDP | Details pursuant to outline permission (P/2527/03/COU) 90 x 2/2.5 storey houses, 108 flats in 3 x 4 storey blocks with underground parking, access roads and open space (Revised) | APPEAL ALLOWED 31-MAR-05 Subject to Unilateral Undertaking GRANTED 11-NOV-05 |

e) **Applicant Statement**

- None.

f) **Consultations:**

(No responses)

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

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

Notifications:

Sent: 2 Replies: 0 Expiry: 24-APR-06

2nd Notifications:

Sent: 186 Replies: 0 Expiry: 17-OCT-06

APPRAISAL

1) Standard of Design and Layout

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

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

2) New Residential Development - Amenity Space and Privacy

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

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

properties.

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

3) Effect On The Greenbelt

The increase in the footprint of the buildings as a result of the proposal would be only 212.5 sqm, an increase in the overall footprint of the 198 approved residential units from 10,394 sqm to 10,606.5 sqm. This is not significant and complies with the advice in Policy EP34, which advises that extensions to residential units should minimise the environmental impact on the character of the Green Belt and be appropriate in terms of bulk, height and site coverage in relation to the total site area.

4) Consultation Responses

- Several consultees have telephoned to establish why they had been notified but none made objection to the development.

CONCLUSION

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

62/64 STATION ROAD, HARROW

**Item: 1/03
P/2363/06/CFU/RP1**

Ward GREENHILL

CONVERSION FROM 4 TO 11 FLATS WITH PART SINGLE PART TWO STOREY REAR EXTENSION, LOFT CONVERSION & REAR DORMER WINDOW (RESIDENT PERMIT RESTRICTED)

Applicant: BALBIR DEOL
Agent: MICHAEL SESTON

RECOMMENDATION

Plan Nos: 0647/01, 02, 05,05OS, 06, 07, 08,09, 10, 11, 12(photos), 13, 14(photos) and 15

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

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 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.

3 The development hereby permitted shall not commence until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

4 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.

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 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.

8 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

D4 Standard of Design and Layout

H9 Conversions of Houses and Other Buildings to Flats

T13 Parking Standards

2 INFORMATIVE:

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

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

3 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.

4 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) Quality of Design (SD1)
- 2) The Standard of Design and Layout (D4)
- 3) Conversion of Houses and other buildings into flats (H9)
- 4) Parking standards (T13)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Major Dwellings
Site Area: 0.06ha
Council Interest: None

b) Site Description

- This site comprises a pair of Edwardian semidetached houses currently divided into 2 flats per house.
- The properties have large rear gardens and the front garden is currently used for unauthorised parking and refuse bin storage.

c) Proposal Details

- The properties are to be enlarged with a part single storey part two storey rear extension, changing the roof by removing the hips and building gable ends and inserting dormers to the rear elevation and using the enlarged

- roof space to accommodate additional flats. The existing external fire escapes are to be removed.
- The number of flats is to be increased from 4 to 11.

Revisions compared to previous application

- Bin storage and cycle storage indicated
- New windows deleted from side elevations
- Security gates now provided

d) Relevant History

P/1130/O6/COU Conversion to 11 flats

WITHDRAWN
SEPT 2006

e) Applicant Statement

- Rear extension is comparable to that permitted at 44 Station Road and complies with 45 degree angle to protect nearby windows. No 54, a similar property has been converted recently into 5 flats.
- This is a mixed use area as shown on plan 0647/15 and listed in the schedule ref 0647/14.
- Bin storage housing is provided for 2 wheelie bins for all units and storage within each home for waste boxes. The front garden is to be landscaped leaving sufficient paved area for bins to stand on collection day.
- Secure cycle parking is provided in the rear garden which is separated by security gates .

f) Consultations:

- **Highways:** No objection provided no vehicular access from Station Road and development defined as resident permit restricted.
- **Access officer:** No response

Notifications:

Sent:
30

Replies:
3

Expiry:
21-SEP-06

Summary of Response:

Overcrowding, car parking, bin storage, lack of privacy, exterior security lights, contractors traffic and overlooking of gardens

APPRAISAL

1) Design and Layout

The houses either side of the application have gable ends as opposed to hipped ends as do other houses on this section of Station Road. The rear extension is set in by approx 3.5m and 4m from the side boundaries of the site. Consequently no part of the extension interrupts a 45 degree splay line drawn from adjoining houses. Since Highways will not permit another crossover on this section of the A409, it is not possible to provide any Lifetime homes. The

flats proposed do comply with minimum standards for amenities and facilities including space standards for homes in multi occupation made under the Housing Act there being no minimum standards in the UDP or supplementary planning guidance.

2) Conversions

Policy H9 addresses this and advises that the standard of accommodation should be comparable to environmental health standards. The architect has shown that the standards of the Housing Act have been met. There is a considerable amount of space both to the front and rear of the houses, sufficient to provide standing areas for refuse bins and boxes whilst providing a shared rear amenity area of 372 sq m (4,000 sq ft).

3) Parking

Station Road is a classified road and the formation of any crossover to enable parking in the front garden would require permission. This has not been sought and the conditions attached to the permission will ensure that parking here ceases. The area is the subject of restricted resident parking permit control which will prevent the development causing congestion on Station Road.

4) Consultation Responses

The development represents the maximum use of the building once enlarged and as noted complies with Housing Act and subject to occupation is not overcrowding. The rear gardens are already overlooked as are the side of the houses by their neighbours. The installation of domestic security lights cannot be effectively controlled by planning powers but depending on the facts could be subject to action as a nuisance. The noise made by the contractor is not a planning consideration but an informative has been added regarding the contractor's scheme. Parking and bin storage is addressed 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.

**THE OLD COACH WORKS, R/O 1 - 7 P/2459/06/CFU/DC3
WHITEFRIARS DRIVE, HARROW WEALD**

Ward WEALDSTONE

CONSTRUCTION OF BLOCK OF 10 FLATS WITH PARKING AND LANDSCAPING

Applicant: APPLE FOUR LTD
Agent: OMAR SHAHZADAH

RECOMMENDATION

Plan Nos: GUG/2006/589/01, GUG/2006/589/02, GUG/2006/589/03, Landscape Plan Aug' 06 J Rawlings MLI, Urban Design Statement, Details of Green and Friendly Roof, Access Statement August 2006

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

- 1 The proposed development, by reason of excessive height, poorly positioned rear balconies and windows, would create overlooking of neighbouring amenity area and result in a loss of privacy for neighbouring residents, contrary to policy D5 of the Harrow Unitary Development Plan 2004.
 - 2 The proposed development, by way of poor layout and design, would not meet the principals of secure by design, contrary to polices SD1 and D4 of the Harrow Unitary Development Plan 2004.
 - 3 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 and the Supplementary Planning Document.
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Provision of housing and density (H3, H4)
- 2) Standard of Design and Layout (SD1, D4)
- 3) New Residential Development - Amenity Space and Privacy (D5)
- 4) Accessible Homes (H18)
- 5) Parking Standards (T13)
- 6) Consultation Responses

INFORMATION

a) Summary

| | |
|------------------------|------------------------|
| Statutory Return Type: | Major Dwellings |
| Site Area: | 0.15ha |
| Habitable Rooms: | 30 |
| Density: | 200 hrph 67 dph |
| Car Parking: | Standard: 15 (maximum) |
| | Justified: 15 |
| | Provided: 15 |
| Council Interest: | None |

b) Site Description

- Irregular-shaped site behind Whitefriars Drive and High Street;
- Existing derelict brown-field site, formally old coach works;
- Surrounded by residential uses with habitable rooms and rear garden areas facing the site;
- Commercial/retail uses on High Street;
- Access is via substandard service road off Whitefriars Drive.

c) Proposal Details

- Redevelopment to provide 10 self-contained 2 bedroom flats;
- 3-storey contemporary building with balconies to the front and rear;
- Accessed via service road of Whitefriars Drive;
- 13 new grass crete parking spaces in addition to existing 2 spaces;
- Cycle parking to southern side elevation;
- Development site to include half of the existing rear garden area of number 7 Whitefriars Drive;
- Children's garden area to southern side,

d) Relevant History

| | | |
|-----------------|--|--------------------------------|
| LBH/5719 | Erection of single storey building. | GRANTED 10-NOV-70 |
| EAST/111/97/FUL | Demolition of Existing Buildings & Construction of 6 2-storey Houses Including Rooms in Roof, Alterations to Access and Parking. S106 Agreement not executed | DEEMED REFUSAL |
| EAST/945/99/TEM | Construction of 6 - 2-storey Houses Including Rooms in Roof, Alterations to Access and Parking. S106 Agreement not executed. | DEEMED REFUSAL 03-JUL-03 |
| P/23/06/CFU | Demolition of Works and Erection of 6 Dwellings and Associated Parking | WITHDRAWN 08-MAY-06 |

e) Applicant Statement

- Revised scheme in accordance with comments received from Harrow

Council's Planning Advice Team;

- All the adjoining owners are desperate for the site to be developed, as they are experiencing increased anti-social behaviour as a result of this derelict site.

f) Consultations:

Advertisement: | General Notification | Expiry: 03-OCT-06

Notifications:

Sent:
48

Replies:
7

Expiry:
02-OCT-06

Summary of Response:

support proposal, development will improve the surrounding area, currently used for fly tipping, drug use & is overgrown, object to loss of parking area, Whitefriars Drive already overcrowded with too much parking, development would be bad for business.

APPRAISAL

1) Provision of Housing and Density

This proposal meets the minimum density standards of 150 habitable rooms per hectare for new build developments as recommended by Government Guidance in PPG3. The overall density of the immediate residential properties, with the exception of Durrant Court, is relatively low and characterised by 2-storey pairs of semi-detached houses.

The provision of 10 x 2-bedroom flats goes some way in achieving housing targets within the borough. Further the proposal to utilise this dilapidated disused site is supported in principle. It is therefore considered that the proposal is in accordance with Harrow Unitary Development Plan 2004 housing policies H3 and H4.

2) Standard of Design and Layout

The proposal represents a contemporary style that is considerably different to the surrounding buildings. It is acknowledged that the appearance of the existing derelict site would be improved with the proposed development, however it is considered that several design aspects of the proposal could be significantly improved.

The urban design statement submitted with the application is considered to be mediocre at best and fails to identify the reasoning behind the scale, massing, cohesion and design of the building in the context of the surrounding area. It is considered that the building line facing the service road could be brought forward by 3.5m - 4m. By doing this the building would be clearly visible from the access road and discourage criminals from entering the premises and also create an

active frontage. Altering the position of the building this way would also create a greater amount of rear yard amenity space.

The main entrance is recessed from the main building line by .5m. This is undesirable from a secure by design perspective and it creates potential opportunities for criminals to hide. The two proposed car parking spaces at the end of the service road also fail to comply with basic secure by design principles as they would both be hidden from view of residents of the proposed development, negating any natural surveillance.

The proposed building has balconies at ground, first and second floor levels all stacked onto top of each other in a vertical line. By doing this there is the potential for criminals to climb up the balconies at ground floor level up the building, gaining access to the upper floors. Once again the secure by design principles are not incorporated into the overall design. It is therefore considered that the proposed development fails to comply with policies SD1 and D4 of the Harrow Unitary Development Plan 2004.

3) New Residential Development - Amenity Space and Privacy

It is considered that the proposal represents adequate amenity space for future residents, although it is still considerably smaller than the majority of rear garden areas, most notably on Whitefriars Drive, Enderley Close and Enderley Road.

There is concern with the rear elevation, in particular the height of the building, the proposed balconies and the proximity of the building to the boundary with number 9 Whitefriars Drive.

The distance between the rear garden area of number 9 Whitefriars Drive and the rear elevation of the proposed building is approximately 13m. This separation distance is considered to be inadequate, particularly given the fact that the proposed building would be 3-stories high and have habitable room windows and balconies allowing unrestricted views onto this garden area. It is considered that this would result in an unacceptable loss of privacy for the occupants of number 9 Whitefriars Drive, contrary to policy D5 of the HUDP 2004.

4) Accessible Homes

The proposed development fails to identify how it meets the Lifetimes Homes Standards. No access statement was submitted with the application that demonstrates how the proposed development would cater for people with disabilities. Council's access officer has expressed concerns in particular with the absence of a lift, which is (as of the 1st August 2006) required for all new build developments greater than single storey in height. Further the bathroom layout and configuration fails to meet the lifetime homes standards contrary to policy H18 of the Harrow Unitary Development Plan and the adopted Supplementary Planning Document on Accessible Homes.

5) Parking Standards and Access

It is proposed to provide 13 additional car parking spaces to the two existing

spaces on site. This would meet the guidelines in Schedule 5 of the Harrow Unitary Development Plan 2004 and given the sites proximity to public Transport links is considered appropriate for a development of this size.

6) Consultation Responses

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

The applicants claim that the proposal is in line with comments given by Harrow Council's Planning Advice Team. This is an incorrect statement as the following comments were not taken on board:

"Concerns were expressed however with the height of the building and the 2nd floor balcony allowing unrestricted overlooking of neighbouring amenity areas."

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.

186-194 PINNER ROAD, HARROW

Item: 1/05

P/2414/06/CFU/DT2

Ward HEADSTONE SOUTH

CONSTRUCTION OF 14 FLATS AND A2 UNIT

Applicant: DAVID SAMSON

Agent: WAYNE GLAZE: HAWKINSBROWN ARCHITECTS

RECOMMENDATION

Plan Nos: 2 0(01) OS 2 0(02)00 2 1(12)01D 2 1(12)02E 2 1(12)03C 2
1(14)01F 2 1(14)02E 2 1(14)03F 2 1(14)04E

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

1 Prior to the commencement of works on the site, a detailed investigation of the site should be carried out to assess the effect of any residual contamination on the proposed development. The method and extent of this investigation shall be agreed in writing with the local planning authority in consultation with the Environment Agency prior to the commencement of the investigation.

REASON: To safeguard the site workers, local residents, future residents and the general environment, and prevent pollution to the water environment.

2 The development hereby permitted shall not commence until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

3 The development hereby permitted shall not commence until details of a scheme to provide (insert number) car parking spaces have been submitted to and approved in writing by the Local Planning Authority. Such spaces shall be provided and designed to BS 8300 specifications to enable it / them to be used by people with mobility impairments, and the space(s) shall be marked out accordingly. The development shall not be occupied or used until the spaces have been completed in accordance with the approved details and thereafter retained.

REASON: To ensure suitable parking provision for people with disabilities in accordance with the policies of the Harrow Unitary Development Plan.

4 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.

5 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority.

The boundary treatment shall be completed:

a: before the use hereby permitted is commenced

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

c: in accordance with a timetable agreed in writing with the local planning authority

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

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

6 No demolition or site works in connection with the development hereby permitted shall commence before:-

(a) the frontage.

(b) the boundary.

of the site is enclosed by a close boarded fence to a minimum height of 2 metres. Such fencing shall remain until works and clearance have been completed, and the development is ready for occupation.

REASON: In the interests of amenity and highway safety.

7 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.

8 Details Of Revised Fenestration - The development hereby permitted shall not commence until details of revised fenestrational treatment of the Pinner Road elevation of the building shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter.

REASON: To maintain the visual amenity of the building and in the interests of the character and appearance of the area.

9 Details of Cycle Parking - Before the first taxable occupation of the development hereby approved, details of secured cycle parking shall be submitted and approved in writing by the Local Planning Authority and shall be retained as such thereafter.

REASON: In the interests of green travel, the safety and security of future occupiers and to prevent obstructions on the footpath.

10 Before the first taxable occupation of the development hereby approved, details of an open roller grille for the shopfront of the ground floor A2 premises shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter.

REASON: In the interest of the safety and security of the building and the visual amenity of the area.

11 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.

12 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.

13 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.

14 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.

15 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.

16 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
- SEP5 Structural Features
- SH1 Housing Provision and Housing Need
- EP20 Use of Previously-Developed Land
- D4 Standard of Design and Layout
- D5 New Residential Development - Amenity Space and Privacy
- SD1 Quality Of Design
- SD3 Mixed Use Development
- EP20 Use of Previously Developed Land
- EP22 Contaminated Land
- D9 Streetside Greenness and Forecourt Greenery
- D10 Trees and New Development
- H4 Residential Density
- 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>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Residential Character (EP20, D4)
- 2) Residential Amenity (SD1, EP22, D4, D5, H4)
- 3) Parking & Highway Considerations (T13)
- 4) Consultation Responses

INFORMATION

a) Summary

| | |
|------------------------|------------------------|
| Statutory Return Type: | Major Dwellings |
| Site Area: | 0.1120 ha |
| Habitable Rooms: | 39 |
| Density: | 357 hrph, 125dph |
| Car Parking: | Standard: 14 (maximum) |
| | Justified: 13 |
| | Provided: 13 |
| Council Interest: | None |

b) Site Description

- Site is a vacant area of land of 1120 sqm that was previously in use as a petrol filling station with a convenience shop at the rear.
- Site is on the north side of Pinner Road (A404) and is surrounded by terraced and semi detached housing. A terrace of shops extends east of the site from the corner of Bedford Road. Immediately to the west of the site on the corner of Pinner View is a detached house that is in use as a doctor's surgery.
- Site has frontage on three sides, Pinner Road, Bedford Road and Pinner View.

c) Proposal Details

- Redevelopment to provide 14 self contained flats and an A2 unit (Financial

and Professional Services Use Class) at ground level with frontage on Pinner Road, occupying 236 sqm gross floor area

- Three storey building being higher facing Pinner Road.
- Provision of 13 off street parking spaces at the rear of the building.
- Provision of nine secure cycle spaces
- Provision of communal garden space
- Pedestrian entrance on Bedford Road, vehicular access at Pinner View

d) Relevant History

| | | |
|-----------|--|------------------------|
| P/1929/05 | Part two part three storey building to provide 14 flats, one retail unit, access and parking | WITHDRAWN 16-JUN-06 |
|-----------|--|------------------------|

e) Applicant Statement

- Policy analysis shows addresses relevant planning policy considerations and shows compliance with them.
- Existing building lines have been respected in the form of the development
- Bulk, massing and palette of materials has had regard to the character of the area and the development has a human scale
- Design has taken account of the 'urban grain' of the locality, as advised by Policy D4 terminating Bedford road and Pinner View to Pinner Road, creating a 'book end' to the street pattern and giving the development a strong visual reference.
- Building is designed to provide plenty of natural light, good space standards and an open courtyard layout, in which parking is at the rear of the site and plays a subsidiary role.
- Design has had regard to the quality of the environment for neighbours and avoids overlooking and visual intrusion.

f) Consultations:

Environment Agency : no response

Advertisement: | General Notification | Expiry: 02-NOV-06

Notifications:

| | | |
|-------|----------|-----------|
| Sent: | Replies: | Expiry: |
| 78 | 0 | 24-OCT-06 |

Summary of Response:

- None

APPRAISAL

1) Residential Character

The design and appearance of the proposed development is more in keeping with the architectural vernacular of the locality than the previous proposal, that was withdrawn, The form of the building responds to the townscape of the

surrounding area, which is one of London Stock brick terraces with pitched slate tiled roofs, whereas the previous proposal had a more contemporary, lightweight appearance, having a flat roof and employing lavish use of render and glazing.

Amenity space and soft landscaping has been introduced with this proposal, lending a softer appearance to the site and a less cramped, more proportionate relationship between buildings and spaces that is also more typical of the local townscape.

Finally, the proposal provides good natural surveillance of the car park at the rear of the site, because there are active frontages on the western elevation of the building along with the staircase to the flats. In these respects the proposal accords with the advice in Policy D4 with regard to the siting and setting of development.

2) Residential Amenity

In its siting and design, the proposal would not cause overlooking and loss of privacy to neighbours. The footprint of the building would be within 20m of the houses on the southern side of Pinner Road, but it is considered that, as the relationship between living rooms in the proposed development and those houses would be the same as that of existing houses on either side of the road, then no loss of privacy would result.

Moreover, concerns relating to the effect that the previous proposal would have on the nearest house to the site boundary, the end terrace house on the west side of Bedford Road (2 Bedford Road) have now been overcome. Whereas in the previous proposal the flat roof would have had an overbearing effect on that house and an incongruous effect on the streetscene, in the proposed plans the roof has a Mansard pitch on the main, southern elevation and a parapet along the remainder of the roof line, so that it steps in from the eaves line and has a less overbearing effect on the neighbouring house. Again, this is consistent with the advice in Policy D5.

3) Highways and Parking Considerations

The parking layout and the provision of car parking spaces are considered to be acceptable. The proposed development will generate much less traffic movement and thereby much less traffic congestion than the previous use of the site as a petrol filling station and general store. As such, the proposal complies with Policy T13, as it will result in less car borne travel in the locality.

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

**CLEMENTINE CHURCHILL HOSPITAL, P/1995/06/CFU/ADK
SUDBURY HILL**

Ward HARROW ON THE HILL

ALTERATIONS TO UNDERCROFT, CHANGE OF USE FROM CAR PARK TO HOSPITAL, CONSTRUCTION OF MULTI-DECKED CAR PARK, ALTERATIONS TO ACCESS ROUTES AND LANDSCAPING

Applicant: BMI HEALTHCARE
Agent: NAI FULLER PEISER

RECOMMENDATION

Plan Nos: 01; 533.05/PL/01, 533.05/PL/02, 533.05/PL/03, 533.05/PL04, 33.05/PL/05, 533.05/PL/06, 533.05/PL/07, 533.05/PL/08, 533.05/PL/09, 533.05/PL10, 533.05/PL/11, LA01, LA02

INFORM the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within one year (or such as the Council may determine) of the date of the Committee decision on this application relating to:
 - a) the definition of a building envelope around the existing and proposed development on the site beyond which no further development will be permitted;
 - b) implementation of a Travel Plan, including a minibus service.
2. A formal Decision Notice, subject to the planning conditions noted below, will be issued only upon 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 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 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.

3 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.

4 The number of bedspaces available shall not exceed 167.

REASON: In the interest of highway safety.

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 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.

8 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.

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

SEM3 Proposals for New Employment Generating Development

SEP5 Structural Features

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

EP7 Renewable Energy

EP8 Energy Conservation and Efficiency

EP20 Use of Previously-Developed Land

EP21 Vacant and Disused Land and Buildings

EP26 Habitat Creation and Enhancement

EP28 Conserving and Enhancing Biodiversity

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

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>

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Development on Metropolitan Open Land, Area of Special Character and Conservation Areas (SEP5, SEP6, SD1, SD2, EP31, EP44, EP45)
- 2) Standard of Design and Layout (D4, D5, SD1, EP34)
- 3) Parking Standards (T13)
- 4) Consultation Responses

INFORMATION

The site was visited by Members on 7th October 2006. Question arising from the visit are addressed in the appraisal section.

a) Summary

| | | |
|----------------------------|--------------------|-------------------------|
| Statutory Return Type: | Major Development | Other |
| Site Area: | 10.7 ha gross | |
| Area of Special Character: | Harrow on the Hill | |
| Conservation Area: | Sudbury Hill | |
| Car Parking: | Standard: | 1 space per 10 bedrooms |
| | Justified: | 316 |
| | Provided: | 304 |
| Council Interest: | None | |

b) Site Description

- Large site extending to approximately 10.7 ha located on the northern side of Sudbury Hill.
- Site is located within Metropolitan Open Land, Sudbury Hill Conservation Area and Harrow on the Hill Area of Special Character.
- To the west the site is bounded by the grounds of Chasewood Park, which is a substantial flatted development.
- To the southeast the site is bounded by the grounds of St Georges First and Middle School and detached dwellings in Grantchester Close and Heritage View.
- To the north the site is bounded by open land and field associated with Harrow School Farm.
- The site comprises of the main hospital building and two separate buildings, Twin Willows and Farm Cottage which provide additional hospital accommodation.

c) Proposal Details

- Alterations to existing undercroft to provide In Vitro Fertilisation (IVF) service, Endoscopy suite, Pathology Laboratory, consulting rooms, patient bedrooms, support facilities, storage area and administration room;
- Erection of new entrance lobby
- Erection of multi-decked car parking facility
- Vacuum Insulated Evaporate compound.
- Alterations to existing access routes and associated landscaping works

d) Relevant History

| | | |
|---------------|---|----------------------|
| P/2481/03/CFU | Conversion of undercroft car park to provide additional medical facilities with revised parking arrangements. | REFUSED 19-MAR-04 |
|---------------|---|----------------------|

Reasons for Refusal:

1 Car parking cannot be satisfactorily provided within the curtilage of the site to meet the demand generated by the proposal. The likely increase in parking on the neighbouring highway(s) would be detrimental to the free flow and safety of traffic on the neighbouring highway(s)

2 The proposal by virtue of the amount of hardsurfacing, would have a prejudicial impact on the character of the Metropolitan Open Land.

| | | |
|-----------------|---|---|
| WEST/747/02/CON | Retention of three temporary buildings in internal courtyards of existing hospital | GRANT 14-OCT-02 |
| WEST/124/01/FUL | Three single storey temp buildings for 2 years as replacement endoscopy suite, marketing/training/conference room and bulk store. | GRANT 05-JUL-01 |
| WEST/125/01/FUL | Provision of 69 space temporary car park with access for 2-year period. | GRANT 05-JUL-01 |
| WEST/71/00/FUL | Part 1/2/3 storey extension with undercroft parking to provide additional consulting rooms, patient bedrooms, theatre rooms, support facilities and admin accommodation, with plant at roof level, alterations to access and additional parking with landscaping. | GRANTED 03-JAN-01 Subject to S106 Agreement |
| WEST/454/96/REN | Renewal of planning permission LBH/40321 for extensions, access road, parking and landscaping works. | GRANT 18-DEC-96 |
| LBH//40321 | Part 2/3 storey extension to hospital to provide out-patient & admin facilities & additional patient bedrooms at 1 st and 2 nd floors with parking and plant rooms at ground level, provision of access road with additional surface parking & landscaping works, part single & part 2 storey extension to farm house cottage | GRANT 26-JUL-91 |

e) **Applicant Statement**

- None

f) **Consultations:**

- **Engineering Services** : requested that storm water run off be attenuated
- **CAAC** : Development should be underground, proposal is overdevelopment, unattractive and does not enhance or conserve the area. Would be loss of

visual effect as trees are covered by the building, proposed car park is in a different style of architecture.

- **The Harrow Hill Trust:** Construction of multi-storey car park in MOL should not be permitted. The effects of the proposal could be mitigated by sinking part of building into ground and if building has 'green' roof.

| | | |
|-----------------------|--------------------------------|-------------------|
| Advertisement: | Character of Conservation Area | Expiry: 16-AUG-06 |
|-----------------------|--------------------------------|-------------------|

Notifications:

| | | |
|-------|----------|-----------|
| Sent: | Replies: | Expiry: |
| 51 | 0 | 16-AUG-06 |

Summary of Responses:

existing traffic problems will be made worse; increased traffic flows; loss of privacy; density too high; building out of scale; services cannot cope; overdevelopment of site; risk of flooding

APPRAISAL

1) Development on Metropolitan Open Land, Area of Special Character and Conservation Areas

Metropolitan Open Land

The application site lies within Metropolitan Open Land, Sudbury Hill Conservation Area and Harrow on the Hill Area of Special Character. UDP policies EP44 and EP45 contain a presumption against inappropriate development which is harmful to Metropolitan Open Land. These policies require that development is controlled within Metropolitan Open Land to ensure that the land remains primarily open and free from building development and the existing environmental character is maintained or enhanced. Additional building will only be permitted where it can be demonstrated that it is essential for the proper functioning of the permitted land use and would not have an adverse impact on the character of the area.

The proposed development entails alterations to the undercroft of the existing building and the erection of a multi-deck car park (3 storeys).

UDP Policy EP45 requires that the applicants need to demonstrate the need for the proposed development in the MOL. The applicants submitted information indicating the deficiency in IVF services in the borough. At present there is no full service IVF clinic in the public or private sectors and the majority of referrals are directed to central London clinics. The proposed IVF clinic would offer a full range of treatments to both private and NHS patients and would be within the 30 minutes drive time band. It is considered that the submitted information contains sufficient evidence to justify the proposed development.

With regard to the impact on the openness of the MOL it is not considered that the alterations to the undercroft area would have any impact. This would

however lead to the displacement of 50 existing car parking spaces. In order to retain and return some of MOL, a multi deck car park is being proposed and the re-organisation of existing car parking facilities. It is proposed to remove the car park to the north west of the site, the crescent shaped car park close to the hospital entrance, the car park to the north east and the exit road to the east of the hospital. The proposed multi deck car park would be situated near the southeast boundary of the site and would be located on an area largely used for parking. The proposed multi deck car park and more efficient access layout would result in the return of 334 square metres of MOL compared to the existing situation.

Conservation Area and Area of Special Character

The application site lies within Sudbury Hill Conservation Area and Harrow on the Hill Area of Special Character. The area is characterised by open landscapes with limited housing that helps to protect the sense of openness.

The application site comprises of the main hospital building which was built in 1980 and extended in 1986/7. There are also two separate buildings, Twin Willows and Farm Cottage on the site which provide additional hospital accommodation.

It is not considered that the proposed development would have an adverse effect on the character and appearance of the Conservation Area or the Area of Special Character. The proposed multi deck car park involves the erection of another building on the site but the location in the southeast corner of the site means that much of the structure is screened from view or set against the backdrop of trees and the existing building. Furthermore its location takes advantage of the sloping nature of the sloping nature of the land to ensure that it would not be detrimental to visual amenity.

2) Standard of Design and Layout

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

Undercroft and Entrance Lobby

The proposal entails the conversion of the undercroft to provide an IVF clinic, Endoscopy suite, Pathology Laboratory, consulting rooms, patient bedrooms, support facilities, storage area and administration room. Externally the proposed fenestration would follow the main grid of the upper floors and it is considered that the appearance of the converted undercroft respects the main building in terms of design and appearance.

A single storey entrance lobby is proposed to the eastern elevation of the building. Externally the extension would be finished in brickwork to match the

existing building and would be constructed with a flat roof. The lobby extension is considered to be in keeping with the appearance of the main building.

Multi-deck Car Park

The proposed multi-deck car park would be located in the southeastern corner of the site and would be located in such a way as to minimise visual impact. The proposed building would measure approximately 5.87m above the lowest ground level and approximately 4.37 metres above the highest adjacent ground level. The structure has been designed to be in keeping with the rectilinear lines of the main hospital building. Although the building is of a more recent design, it would be complementary to the character and appearance of the main hospital building.

3) Amenity

Residential properties are located to the east and west of the application site. The properties located to the east of the site are very well screened by mature and extensive landscaping and therefore it is not considered that there would be any impact on their amenity.

The properties to the west would have views of the multi-deck car park but it is considered that the sloping nature of the land means that the car park will appear set down in the landscape and would therefore not appear prominent. Any visual impact from this perspective need to be offset against the benefits gained from the removal of the car park to the west of the site and the central crescent car park that would be returned to MOL. Soft landscaping and new tree planting would offer further visual improvement.

4) Highway Issues and Parking

Planning permission (Ref: West/71/00/FUL) was granted in 2001 for and extension to enlarge the gross floor area of the hospital building by 4,220 sq metre to 12,455 sq metres (51% increase) and an increase in the number of beds from 111 to 157 (27% increase). This scheme involved the provision of 289 on-site car parking spaces with the planning permission stipulating that this number had to be reduced to 269 during 2006 which means there would be an increase of only 31 (13%) over the previous level of provision.

The proposed development would result in the employment of 19 additional staff members and 23 patients at any time. The gross floor area of the buildings would increase by 2,182 sq metres to 14,637 sq metres. The application entails the reconfiguration of the existing car park layout and the provision of a multi-deck car park with an increase of on-site parking to 304 spaces.

The table below sets out the gross floor area and level of parking provision of the original (pre-2000) hospital, the existing development with the approved 2001 (West/7100/) extension and the proposed development.

| | Original (pre-2001) | Existing with approved extension (2001) | Proposed Extension |
|---|--------------------------------|--|-------------------------------|
| Gross Floor Area (m²) | 8,235 | 12,455 + 4,220 (51%) | 14,637 +2,182 (18%) |
| Parking Spaces | 238 | 269 +31 (13%) | 304 +35 (13%) |
| Gross Floor Area (m²) per space | 34,6 | 46,3 | 48,1 |

The above table illustrates that the ratio of floorspace to parking spaces has increased with each subsequent approval of extensions to the hospital building whilst the level of parking provision relative to the size of the building has effectively decreased.

In the light of the above it is considered that the level of parking provision is acceptable.

5) **Trees**

All trees on site are protected by virtue of the Sudbury Hill Conservation Area designation. The site has been subsequently re-surveyed to create a distinct Tree Preservation Order: TPO No. 828. Due to pending development, TPO 828 was served and will be confirmed – subject to the consideration of objections - after 19th September 2006.

Five existing tpo'd trees will be lost within the footprint of the development. It is intended that under the terms of the order these will be replaced by native species. The remaining 100 tpo'd trees are to remain.

6) **Questions arising from site visit**

- **Visual impact of the multi-decked car park.**
What is the overall height of the multi-decked car park and its height above earth mounds?
The maximum height of the multi-decked car park is approximately 5.875m above ground level at its highest point. See Drawing No's 0511, LA02 & 533.05/PL/10.
Drawing No 0511, LA01 (attached) shows the existing and proposed mound heights.
- **Impact/loss of trees as a result of re-alignment of access road and parking areas**
See Drawing No's 533.05/PL/01; 533.05/PL/04; 533.05/PL/05; 533.05/PL/11.

- **Issues regarding temporary buildings**

No temporary buildings are to be retained and those in situ will be taken down. No temporary buildings are proposed to be constructed.

Vacuum Insulated Evaporate Compound

The VIE equipment will be installed as per Drawing No SK-1. Two oxygen canisters are required which would vary in height from 3.85m to 3.89m and 1.83m and 1.98m in diameter. Please see attached photographs.

7) 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.

50 - 54 NORTHOLT ROAD, SOUTH HARROW P/2654/06/CFU/DT2

Ward HARROW ON THE HILL

REDEVELOPMENT: PART 3 PART 5 STOREY BUILDING AND 6TH STOREY PENTHOUSE TO PROVIDE 25 FLATS, CAR PARKING, CYCLE PARKING AND ASSOCIATED LANDSCAPING

Applicant: Greendev (Harrow) LLP

Agent: Hayley Ellison

RECOMMENDATION

Plan Nos: A9161 D 2099, A9161 D 001, A9161 D 100, 101, 102, 103, 104, 105, 106, 200, 201, 202, 203, 1020-200

INFORM the applicant that:

1. The proposal is acceptable subject to the completion of a legal agreement within three months (or such period as the Council may determine) or the date of the Committee Decision on this allocation relating to:-

i) Prior to the commencement of development, submission to and approved by the Local Planning Authority of a scheme which:-

- a) provides affordable housing in accordance with a scheme to be agreed with the Local Planning Authority (for future management by a RSL);
- b) ensures that the affordable housing units are available for occupation in accordance with a building and occupation programme to be submitted and approved by the Local Planning Authority prior to the commencement of works on the site;

All affordable housing units shall be provided in accordance with the definition of affordable housing set out in the 2004 Harrow Unitary Development Plan

ii) Payment of a planning administration fee of £500 within 14 days of the execution of the agreement.

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 Prior to the commencement of works on the site, a detailed investigation of the site should be carried out to assess the effect of any residual contamination on the proposed development. The method and extent of this investigation shall be agreed in writing with the local planning authority in consultation with the Environment Agency prior to the commencement of the investigation.

REASON: To safeguard the site workers, local residents, future residents and the general environment, and prevent pollution to the water environment.

2 Development on the site shall not commence until a scheme to deal with contamination and prevent pollution of ground water and surface water, including provisions for monitoring, has been submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency Thames Region. The scheme shall include measures to monitor the achievement of a target environmental specification. The scheme shall then proceed in strict accordance with the measures approved and shall be fully implemented and completed before occupation of the development.

As part of the approved scheme, prior to the occupation of the development, a report shall be submitted to, and approved in writing by, the local planning authority identifying the achievement of the environmental specification for the site, making reference to the result of analysed samples. The report shall assess the extent of any remaining site contamination and shall specify follow-up measures and post-remediation analysis.

REASON: To safeguard the site workers, local residents, future residents and the general environment, and prevent pollution to the water environment.

3 The development hereby permitted shall not commence until details that show how the principles and practices of the Secured by Design Award Scheme are to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used until the works have been completed in accordance with the approved details and shall thereafter be retained.

REASON: In the interests of creating safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

4 Prior to the commencement of the development hereby permitted, details that show how the standards set out in the Park Mark Safer Parking Award Scheme Guidelines are to be incorporated into the provision of the underground parking element of the scheme hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction works. Once approved, the development shall be carried out in accordance with the agreed details.

REASON: In the interests of providing a safe parking environment compatible with delivering safer and more sustainable communities and to safeguard residential amenity by reducing the risk of crime and the fear of crime.

5 No 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 The proposed 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.

8 Revised Fenestrational Treatment - Notwithstanding the information provided in the drawings hereby approved, before the first taxable occupation of the dwellings, details of revised fenestrational treatment of the building shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter.

REASON: To enhance the visual amenity of the building and in the interests of the character and appearance of the area.

9 The development hereby permitted shall not commence until details of the means of vehicular access and ramp access including a long section, gradient and vertical curves 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.

10 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

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

11 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.

12 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.

13 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.

14 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.

15 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.

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

17 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.

18 The development hereby permitted shall not be occupied until works for the disposal of sewage have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The works shall thereafter be retained.

REASON: To ensure that adequate drainage facilities are provided.

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

REASON: To prevent the increased risk of flooding.

20 Revised Fenestrational Treatment- Notwithstanding the information provided in the drawings hereby approved, before the first taxable occupation of the dwellings, details of revised fenestrational treatment of the building shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter.

REASON: To enhance the visual amenity of the building and in the interests of the character and appearance of the area.

21 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.

22 The existing access(es) shall be closed when the new access(es) hereby permitted is / are brought into use, and the highway shall be reinstated in accordance with details to be submitted to, and approved by, the local planning authority. The development shall not be used or occupied until the reinstatement works have been completed in accordance with the approved details. The works shall thereafter be retained.

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

23 Details of Cycle Parking – Before the first taxable occupation of the development hereby approved, details of secured cycle parking shall be submitted and approved in writing by the Local Planning Authority and shall be retained as such thereafter.

REASON: In the interests of green travel, the safety and security of future occupiers and to prevent obstructions on the footpath.

24 Prior to the commencement of works on the site, a detailed investigation of the site should be carried out to assess the effect of any residual contamination on the proposed development. The method and extent of this investigation shall be agreed in writing with the local planning authority in consultation with the Environment Agency prior to the commencement of the investigation.

REASON: To safeguard the site workers, local residents, future residents and the general environment, and prevent pollution to the water environment.

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
- 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 Developments
- D10 Trees and New Development
- T13 Parking Standards
- H4 Residential Density
- H5 Affordable Housing
- H7 Dwelling Mix
- EM13 Land and Buildings in Business Use - Designated Areas
- EP22 Contaminated Land
- EP25 Noise

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.

6 INFORMATIVE

The adoption of land for highway purposes shall be made by agreement under Section 38 of The Highways Act 1980

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Loss of Employment (EM13)
- 2) Contaminated Land (EP22)
- 3) Site Layout & Character of the Area (SD1, D4, D5, D8, D10, C16)
- 4) Density and Affordable Housing Provision (SH1, SH2, H4, H5, H7)
- 5) Residential Amenity (SD1, D4, D5, EP25)
- 6) Parking & Highway Considerations (T13)
- 7) Consultation Responses

INFORMATION

a) Summary

| | |
|------------------------------|---|
| Statutory Return Type: | Major Dwellings |
| Site Area: | 719m ² |
| Habitable Rooms: | 71 |
| Floorspace: | 2500m ² |
| No of Residential Units: | 25 |
| Dwellings per Hectare: | 347 |
| Habitable rooms per Hectare: | 857 |
| Car Parking: | Standard: 31 (max) Justified: 19 Provided: 19 |
| Council Interest: | None |

b) Site Description

- Vacant site currently used as car park for adjoining office building at Scanmoor House
- Site previously occupied by Texaco Filling Station
- Located on corner of Northolt Road and Shaftesbury Avenue, South Harrow
- Close proximity to South Harrow District Centre and Underground Station and local bus routes
- High buildings of commercial appearance along Northolt Road to south, with drop to 3 storey building at opposite corner for Roxeth House to northeast
- Permission for extra floor on Scanmoor House (adjacent)
- Two-storey semi-detached and detached buildings (including block of 2 maisonettes at 3/5 Shaftesbury Avenue) on Shaftesbury Avenue to the northwest
- Wide pavement around site, with slip road on Northolt Road to front of Scanmoor House to south
- Access road to the rear to Osmond Close, where ground levels fall away;

c) Proposal Details

- Development of 3/5/6 storey block to provide 25 flats;
- The main façade of the building along Northolt Road would be five stories in scale, with a sixth floor recessed penthouse orientated to the main corner of the site to Northolt Road/ Shaftesbury Ave. A sharp angle would return to Shaftesbury Avenue building line and drop to three storeys to rear adjacent to access road for Osmond Close;
- Elevation to consist of render of brickwork, grey steel windows/ doors/ balconies;
- Brick wall with steel handrails as frontage boundary treatment;
- Dedicated Basement car parking providing 19 spaces (3 for disabled users), 2 motorcycle spaces and 30 bicycle spaces;
- Affordable Housing provision: 8 flats out of total 25 (32%);
- Modern design with small private balconies at upper levels, enclosed private buffer space at ground floor level;

d) Relevant History

The site has a long planning history establishing the petrol station use, however there is only one applications specifically relevant to this large scale expansion of the hotel that is proposed.

| | | |
|---------------|--|--|
| P/2395/05/CFU | Redevelopment: Part 3/5/6 storey building to provide 26 flats, access and parking (Resident Permit Restricted) | REFUSED 08-DEC-06 APPEAL DISMISSED 22-JUN-06 |
|---------------|--|--|

Reasons for Refusal:

1. The proposed development, by reason of excessive size, bulk and site coverage by buildings, would not respect the scale and massing of the neighbouring properties on Shaftesbury Avenue, would amount to an over development of the site, and would be overbearing, to the detriment of the neighbouring residents at 3/5 Shaftesbury Avenue and the character of the locality.

| | | |
|---------------|--|--|
| P/1307/05/CFU | Part 3/4/6 storey building to provide 29 parking | REFUSED 28-JUL-05 APPEAL DISMISSED 22-JUN-06 |
|---------------|--|--|

Reasons For Refusal:

1. The proposed development, by reason of excessive size, bulk and site coverage by buildings, would not respect the scale and massing of the neighbouring properties on Shaftesbury Avenue, would amount to an overdevelopment of the site, and would be overbearing, to the detriment of the neighbouring residents at 3/5 Shaftesbury Avenue and the character of the locality.
2. The proposed development would not provide an acceptable relationship with the highway on Shaftesbury Avenue and would result in an unsocial open space, to the detriment of the amenity of the future occupiers of the proposed development and the character of the locality.
3. The proposed roof amenity area over the second floor adjacent to 3/5 Shaftesbury Avenue and the rear windows of the upper levels would result in unacceptable direct and perceived overlooking to the rear of that building, to the detriment of the privacy and amenity of the neighbouring residents.

e) Applicant's Statement and Revisions to Previous Scheme

The current scheme differs from the prior refused schemes that were also dismissed on appeal in respect of the following:

- Attention has been paid to the Inspector's reasons for refusal of the appeals. The Inspector had no objections to the treatment of the ground floor of the building.
- The treatment of the north east elevation and its appearance when viewed from Shaftesbury Avenue was the main area of concern at the appeals. In particular, the absence of windows or features in the elevational treatment of the flank wall. This would make that part of the building appear awkwardly large and overbearing, when approached from Shaftesbury avenue, to the south of the site.
- Applicants have included windows in the north eastern elevation and have also introduced contrasting building materials such as glazing and render to provide better articulation of facades and more visual interest than was the case with the previous proposals.
- Proposed building is cantilevered over the ground floor level along the Shaftesbury Avenue elevation creating a landmark feature at the junction of Northolt Road and Shaftesbury Avenue.
- Building has been designed to respect building lines and building heights in the locality, e.g. the neighbouring building to the south west of the site (56-58 Northolt Road)
- Decrease in the number of proposed flats from 26 to 25;
- The sixth floor is now limited to a recessed penthouse
- Locations of windows and balconies and roof terraced reoriented to avoid overlooking of the properties to the north.;
- Inclusion of pedestrian and vehicular access within site area to be considered as part of overall landscaping of the site, dispensing with previous proposal to acquire part of the footpath for improvements under S106 obligations.

f) Consultations:

**Environment Agency:
Thames Water Utilities:**

Advertisement: | Major Development | Expiry: 02-NOV-06

Notifications:

| | | |
|-------|----------|-----------|
| Sent: | Replies: | Expiry: |
| 223 | 0 | 31-OCT-06 |

Summary of Response:

- None

APPRAISAL

1) Loss of Employment

The site is located in the Northolt Road Business Use Area, thus Policy EM13 applies when considering a change of use. However, the site is currently vacant and when used as a petrol station it was not in B1 use. Thus it is not considered that the proposed use of the site for residential purposes would be unacceptable, in particular given the presence of other residential schemes and commercial buildings converted to dwellings such as Templar House nearby.

2) Contaminated Land

As the site has been previously used for a petrol filling station, precautionary measures must be taken. A stet assessment has been submitted with the application and the conditions proposed to be attached to the decision notice are adequate to deal sufficiently with such issues.

3) Site Layout & Character of the Area

The subject site is particularly prominent given its corner location, and given that ground levels rise from the south along Northolt Road and fall again slightly along Shaftesbury Avenue to the northwest. To address such site characteristics the proposed development would step up slightly towards the corner, in order to address this prominent gateway site. The proposed building would reach five storeys with a recessed sixth storey penthouse orientated towards the key frontage corner of the site. The building would be predominantly five storeys in scale along the Northolt Road frontage, where it would meet the adjoining office building at Scanmoor House. Whilst the building would step up to six storeys with the recessed penthouse, it would drop to three storeys to the rear of the site, adjacent to the access road for Osmond Close.

With respect of the adjoining building Scanmoor House, permission was granted on 08th July 2004 under planning application reference P/1369/04/CFU for an additional floor within a mansard roof to provide 2 flats over the existing office building. This planning approval has yet to be implemented, therefore

Scanmoor House remains five storeys in height and has a relatively unattractive exposed flank elevation facing northeast. The five storey section of the proposal at 50-54 Northolt Road would obscure this flank elevation from view and would be set below the existing maximum height of the adjoining building height at Scanmoor House. Likewise the maximum height of the building, including the recessed sixth floor would be well below its overall maximum height approved by Planning Permission P/1369/04/CFU).

Accordingly it is considered that the bulk and height of the proposed building would not appear unduly obtrusive and overbearing when viewed from the south along the commercial Northolt Road frontage, whilst would appropriately address the two-storey residential properties on Shaftesbury Avenue by stepping down in height. The 5/6 storey section of the proposed building would be separated from the first residential property along Shaftesbury Avenue by a horizontal distance of in excess of 20 metres. Furthermore the 3 storey flat roof section of the proposed building would be horizontally separated by 7-9 metres, whilst the overall roof height would be lower than the ridge of the adjoining residential dwellings. The siting & layout of the building likewise would replicate the building lines of both streetscape interfaces. Along the Northolt Road frontage the building would be sited on the pavement edge in order to continue the building line of the adjoining building Scanmoor House. However along the Shaftesbury Avenue frontage the 3 storey section of building would be setback from the frontage to match the building line of the adjoining maisonette building.

The 5/6 storey section of the building would then splay off to a form a point at the prominent corner of the site. Additionally, to improve the streetscape/pedestrian interface along the Shaftesbury Avenue frontage the applicant has offered to give over a section of land to Council to be adopted as a Public Highway. This would improve the visual interface of the proposed development by opening up the corner and provide a transitional space around on the residential access points to the proposed building, whilst providing some further relief to the areas of private amenity space proposed along the Shaftesbury Avenue frontage. The adoption of this section of land as a Public Highway will be incorporated into a S106 agreement.

Overall it is considered that the proposed stepping of the building both along the horizontal and vertical axis would provide an amply satisfactory transition between the predominant built form characteristics of both Northolt Road and Shaftesbury Avenue.

4) Density and Affordable Housing Provision

Policy H4 of the HUDP states that residential densities in new developments should not be less than 150 habitable rooms per hectare. The proposal equates to 857 habitable rooms per hectare, which would make an effective use of the land and a contribution to housing provision. The policy also states that proposals should be consistent with design and amenity considerations and other policies in the Plan, which have been discussed above.

The scheme would meet the minimum requirements of Policy H5 in that 35% of

the new units would be given over to affordable housing, which is an acceptable for the support of the development in order to achieve affordable housing targets within the Borough.

5) Residential Amenity

Clearly the Council should only seek to support high-density schemes on sites where design and amenity considerations are deemed acceptable. It is considered that in this case the overall form of the building adequately addressed such design issues. This acceptance of the design in large acknowledges that the siting and setbacks of the building are adequate to minimise visual bulk impacts and associated detrimental amenity impacts for neighbouring occupiers. Additionally prior concerns of overlooking have largely been eliminated with the revised scheme. Proposed balconies located to the rear of the building would have their outlook orientated towards Scanmoor House and its rear fire escape staircase, including solid 'blinkered' wall to prevent views towards 3/5 Shaftesbury Avenue. Likewise windows of main habitable living areas located in the north facing flank elevation would be of a high level to avoid direct overlooking, additionally there is no proposed residential access to the roof spaces of the building that otherwise might cause concern regarding overlooking. As such the prior raised objections of the redevelopment of the site causing direct and perceived overlooking of 3/5 Shaftesbury Avenue have been adequately addressed.

6) Parking & Highway Considerations

The proposal involves underground parking providing 19 car spaces (3 for disabled users), 2 motorcycle spaces and 30 bicycle spaces, with access from Northolt Road. The site currently has three accesses, one on each road and one on the corner. The proposal would represent an improvement by reducing the number of accesses to one. The proposed shortfall in the car parking provision is considered to be acceptable given the proximity to South Harrow District Centre, Underground Station and local bus routes.

7) 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.

320 - 336 HONEYPOT LANE, STANMORE

**Item: 1/08
P/1827/06/CFU/ADK**

Ward QUEENSBURY

FORMATION OF FIVE FLATS IN ROOFSpace, SECOND FLOOR EXTENSION, THREE STOREY SIDE EXTENSION AND CONSTRUCTION OF BLOCK OF SIX FLATS

Applicant: MR & MRS D BARRY
Agent: MR A COX

RECOMMENDATION

Plan Nos: 322105/1, 322105/2, 322105/3 & 322105/4

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

- 1 The proposed development, by reason of excessive site coverage by building, would result in an over-intensive use of the site, which by reason of associated disturbance and activity would amount to an overdevelopment to the detriment of neighbouring residential amenity contrary to policies EP25 and D4 of the Harrow Unitary Development Plan (2004).
 - 2 The proposed development, by reason of its excessive size, bulk and siting, would be visually obtrusive and out of context with the prevailing pattern of development in the area which is characterised by 2 storey dwellings and modest blocks of flats, to the detriment of the visual amenities of neighbouring residents and the character and appearance of the area contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004).
 - 3 The proposed development, by reason of its scale, bulk and resultant proximity between the elevations of the existing and proposed buildings would be overbearing in appearance to the detriment of the outlook and visual amenity of the existing and future occupiers contrary to policies D4 and D5 of the Harrow Unitary Development Plan (2004).
 - 4 The proposed hard-surfaced car parking area in the front garden would be unduly obtrusive and detract from the appearance of the building and the streetscene contrary to policies D4 and D9 of the Harrow Unitary Development Plan (2004).
-

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

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

INFORMATION

a) Summary

| | | |
|------------------------|------------------|--------------|
| Statutory Return Type: | Major Dwellings | |
| Site Area: | 0.148ha | |
| Habitable Rooms | 68 | |
| Density | 459 hrph 21 clph | |
| Car Parking: | Standard: | 00 (maximum) |
| | Justified: | 00 |
| | Provided: | 9 |
| Council Interest: | None | |

b) Site Description

- The application site is located on the eastern side of Honeypot Lane at the junction with Taunton Way.
- The site currently contains a three storey block of flats facing onto Honeypot Lane with a garage block to the rear of the flats accessed from Chichester Court.
- The surrounding area is characterised by double storey terraced, semi-detached, detached dwellings, modest blocks of flats and commercial properties with residential above.
- Two storey semi-detached property adjoins the site to the north.
- Four blocks of four storey flats are located to the rear of the site, on the eastern side of Chichester Court.

c) Proposal Details

- The proposal entails the formation of five flats in the roofspace, second floor extension, three storey side extension and construction of block of six flats.

d) Relevant History

| | | |
|------------|---------------------------------------|----------------------|
| HAR/2659/B | Erection of Married Soldiers Quarters | GRANTED 22-OCT-53 |
|------------|---------------------------------------|----------------------|

e) Applicant Statement

- None

f) Consultations:

Engineering Services: requested that storm water run off be attenuated

Notifications:

| | | |
|-------|----------|-----------|
| Sent: | Replies: | Expiry: |
| 82 | 8 | 04-NOV-05 |

Summary of Response:

existing traffic problems will be made worse; increased traffic flows; loss of privacy; density too high; building out of scale; services cannot cope; overdevelopment of site; risk of flooding

APPRAISAL

1) Land Use

The application site currently contains a three storey block of flats with a block of garages to the rear. The application entails the formation of five flats in the roofspace, three storey side extension and construction of block of six flats to the rear of the site. Policy EP20 of the Adopted Unitary Development Plan (2004) seek to ensure that previously developed land is put to appropriate and beneficial use. In particular the Council seeks to ensure that all new housing takes place on previously developed land. The proposed development entails the provision of an additional residential development and as such the proposal is considered to be in accordance with the requirements of policy EP20.

2) Provision of Housing and Density

Housing:

The existing building currently comprises of 10 x 2 bed flats. The proposal includes the provision of 2 x 1 bed and 9 x 2 bed units. Council policies require the provision of a mix of dwelling sizes to reflect Boroughwide housing needs. The location of the site on a main road and the physical constraints of the site make it unsuitable for family accommodation and therefore the proposal is considered to be in accordance with Policies SH1, SH2, H7 and H9 which also seek to meet the housing needs of single people and smaller households.

Density:

The proposed development would be relatively high density with a density of 459 habitable room per ha. However, its location to xxx centre, coupled with good access to services and public transport (Queensbury tube station within walking distance and a number of buses services on Honey Pot Lane) this is considered to be acceptable.

3) Affordable Housing

The flats in the existing building are currently let to a housing association. The proposed 12 additional flats will also be provided as affordable housing.

4) Standard of Design and Layout

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

The application site is located along part of Honey Pot Lane characterized by 3 to 4 storey blocks of flats terraced and semi-detached properties. The existing block of garages to the rear of the site and fronting onto Chichester Court are to be demolished to allow for the construction of the proposed block of flats. The single storey extension the existing building will also be demolished.

The proposal entails the construction of three storey side extension, formation of accommodation in the roof space and the construction of a three storey block of flats to the rear of the existing building and fronting onto Chichester Court. There would be a distance of between 14-14.5m away from the exiting block of flats. The proposed three storey extension will be located along the southern side of the application site with an

archway giving access to a car park to the rear of the existing building. Four car parking spaces are proposed to the front of the existing building.

The surrounding properties reflect a variety of designs and styles. The contemporary style of the proposed building is therefore considered acceptable in this context. However, it is considered that the scale and bulk of the proposed development would be excessive and unduly prominent in the streetscene. The alteration to the roof profile to allow for the accommodation in the roof space together with the side extension and new block of flats would be at odds with the scale of the adjoining and surrounding properties. For the reasons of excessive size, bulk, siting and unsatisfactory design, it is considered that the proposed development would be visually obtrusive and overbearing and would not respect the scale, massing and form of the adjacent properties. This is considered to be to the detriment of the visual amenities of the occupiers of adjoining properties and to the detriment of the character and appearance of the area.

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 2– OTHER APPLICATIONS RECOMMENDED FOR GRANT

Item: 2/01
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 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

This application was presented to the Development Control Committee on 17th October 2006 and was deferred for a member site visit on 18th November 2006. The Chairman has requested this it be referred to this Committee to expedite a decision in the view of the environmental problems which are being caused by the unit.

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

Expiry: 02-OCT-06

Advertisement

Character of
Conservation Area

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 be deemed to be acceptable.

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.

SECTION 3 – OTHER APPLICATIONS RECOMMENDED FOR REFUSAL

None

SECTION 4 – CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

**NORTHWICK PARK GOLF COURSE,
WATFORD ROAD WITHIN THE
BOROUGH OF BRENT**

Item: 4/01

P/CNA07/CNA

Ward LB BRENT

1. RETENTION OF ADVERTISING (06/0667)
 2. RETENTION OF CAGED BASEBALL BATTING COURT AND KIOSK AND ASSOCIATED FLOODLIGHTING AND LANDSCAPING (06/0762)
 3. RETENTION OF HARD SURFACE AND LIGHTING TO THE NORTH OF THE CLUB HOUSE TO CREATE AN OVERFLOW CAR PARK (06/0768)
 4. RETENTION OF ADVENTURE GOLF FACILITY INCLUDING EXTERNAL LIGHTING AND LANDSCAPING (06/0769)
-

RECOMMENDATION

Plan Nos: None

OBJECT to the developments and endorse the letters sent to Brent Council and the Government Office for London.

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Metropolitan Open Land

INFORMATION

a) Summary

Statutory Return Type:

Metropolitan Open Land

Council Interest: None

b) Site Description

- Large irregular shaped site within the Borough of Brent. Bounded to the east by Watford Road / Northwick Park Hospital/ University of Westminster and to the north by the Metropolitan railway. To the east by the West Coast Main Line and to the south by a residential area.

c) Proposal Details

- Retention of the four developments outline in the description above.
- Planning permission was given in 1999 for a driving range, golf course and clubhouse with coffee shop and crèche.

Revisions to the Applications:

These applications have been amended to reduce their visual impact by amongst other things reducing the height of the baseball cage by 3m, reducing and changing the landscaping to the overflow car park and altering the fencing

and lighting to the adventure golf facility.

d) Relevant Brent Planning History

| | | |
|----------------|--|-----------------|
| 99/2397 | Driving Range, golf course and clubhouse | GRANTED 1999 |
| PDU/0571/01 | Retail and Leisure uses | REFUSED 2001 |
| 02/1293 | Further application | REFUSED 2002 |

e) Applicant Statement

None made to Harrow as adjoining authority.

f) Consultations:

- None

APPRAISAL

1) Metropolitan Open Land

The developments when added to that already permitted have an unacceptable visual impact, which due to the lighting, is by day and night. Further there is an unacceptable impact of this part of the Metropolitan Open Land which straddles the Brent/Harrow boundary.

Given Brent Council's legal interest in the application site and other existing uses within the application which are on the face of it unauthorised and the use of some facilities by the public in contravention of a condition imposed on the 1999 permission and the previous intervention by the Mayor (of London) to direct refusals to protect the Metropolitan Open Land, the applications should be called in for decision by the Secretary of State rather than the Local Planning Authority.

- 2)** Brent as planning authority, resolved on 10 October to grant permission to these developments except the baseball batting cage which was refused. The other applications have now been referred to the Government Office for London as departures from the Brent U.D.P.

CONCLUSION

For all the reasons considered above, and weighing up the development plan policies and proposals, and other material considerations the committee is recommended to endorse the letters sent on the Council's behalf to the Borough of Brent and the Government Office for London, both dated 9 October 2006 and as appended to this report.



The Planning Service
Brent House,
349, High Road,
Wembley,
Middx., HA9 6BZ

Date: 9 October 2006

Our ref; P/CNA7/06

Dear Mr Bleakley

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
Revised planning applications for Northwick Park Golf Club.

I refer to your consultation letter of 2 October 2006 regarding four applications on this site.

06/0667- Application to display adverts. No comment.

06/0762-Retentionof caged baseball batting court etc. There is objection to the retention of this structure and the associated floodlighting and car parking. In particularly the visual impact of the development by day and night, the impact on the open nature of this area of Metropolitan Open Land (MOL) and the wider area of MOL which crosses the Brent/Harrow boundary to give the setting to Harrow on the Hill when viewed from the east for example from the West Coast Main Line.

06/0768- Retention of hard surface and lighting to the north of the clubhouse to form overflow car park. Objection for the reasons given re 06/0762.

06/0769 -Retention of adventure golf facility including external lighting and landscaping. Objection for the reasons given re 06/0762.

The Council's attention is also brought to other activities now operating on the site namely a health club, a restaurant and bar open to the public and a retail unit again open to the public. On the face of it these uses are not authorised by your planning permission 99/2397. Could you advise if a breach of condition notice or other action authorised ? I am copying this letter to GoL requesting that the application be 'called in ' given Brent's interest in this land.

Yours sincerely

Roger Pidgeon, Dip TP, MRTPI, MCIM
Major Cases Team Leader

Planning Services, Garden House, 5 St John's Road, Harrow, HA1 2EE
T 020 8863 5611 DD 020 8763 6158 F 020 8424 1551 E info@harrow.gov.uk



Government Office for London,
Riverwalk House,
157-161 Millbank,
London, SW1P 4RR

Date: 9 October 2006

Our ref; P/CNA7/06

Dear Ms Fairhurst

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
Northwick Park Golf Club, 280, Watford Road, Harrow, HA1 3TZ

I am writing concerning the The Town and Country Planning (Development Plans and Consultation) (Departures) Directions . Applying the criteria of Annex 1 , para 3, it appears that should Brent resolve to grant of planning permission for these developments, they fall within criteria b, being development of land in which the LPA holds a substantial interest.

This referral has also been made having regard to the advice in Circular 7/99 and in particular Annex 2, paragraph 7 (vii).

I enclose for your information:-

1. A copy of a letter sent to Brent Council today, the applications being before committee tomorrow.
2. A copy of a letter rec'd by the Harrow ward members for Greenhill adjacent to the site.

Having regard to the legislation and circular advice, Brent Council's interest in the land, outstanding planning issues other than those raised by the four applications for retrospective permission and the history of planning decisions on the site including those made by the Mayor of London, the Secretary of State is requested to exercise her powers and recover these applications for her determination.

Yours sincerely

Roger Pidgeon, Dip TP, MRTPI, MCIM
Major Cases Team Leader

Planning Services, Garden House, 5 St John's Road, Harrow, HA1 2EE
T 020 8863 5611 DD 020 8763 6158 F 020 8424 1551 E info@harrow.gov.uk

SECTION 5 - PRIOR APPROVAL APPLICATIONS

Item: 5/01

UXBRIDGE ROAD FOOTWAY (NORTH SIDE) ADJACENT TO 11 LIMEDENE CLOSE & 1 WOODHALL GATE

Ward PINNER

TELECOMMUNICATIONS DEVELOPMENT PRIOR APPROVAL DETERMINATION OF SITING AND APPEARANCE: 8M HIGH MAST WITH TWO ANTENNA AND ANCILLARY EQUIPMENT HOUSING

Applicant: MASON D TELECOMS

RECOMMENDATION

Plan Nos: 01/E, 02/C, 3G coverage plots for GLN7947 (with only one site and with surrounding sites) and supporting statement (ref: GLN7947 & dated 21st September 2006)

Subject to consultation response, REFUSE prior approval of details of siting and appearance for the development described in the application and submitted plans for the following reason(s):

1 The proposal by reason of its height and prominent siting would be unduly obtrusive in the streetscene to the detriment of the visual amenity of neighbouring occupiers and the character of the locality, contrary to policy D24 of the Harrow Unitary Development Plan 2004.

INFORMATIVES

1 INFORMATIVE:

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

- S1 The Form of Development and Pattern of Land Use
- SD1 Quality of Design
- D4 The Standard of Design and Layout
- D24 Telecommunications Development
- D14 Conservation Areas
- D15 Extensions and Alterations in Conservation Areas

MAIN CONSIDERATIONS AND POLICIES (2004 UDP)

- 1) Compliance with ICNIRP
- 2) Need for Installation
- 3) Character and Appearance of Adjacent Conservation Area (SD1, D4, D14, D15)
- 4) Visual / Residential Amenity (S1, D4, D26)
- 5) Consultation Responses

INFORMATION

a) Summary

Statutory Return Type: Other
Conservation Area: Adjacent to Pinnerwood Park Estate
Council Interest: None

b) Site Description

- Site located on the northern side of Uxbridge Road, located adjacent to the side and rear boundaries of 1 Woodhall Gate and 11 Limedene Close
- Site currently used as a maintained highways footway, located adjacent to the green verge
- Street signpost located on the corner, this sign is approximately 3 metres in height

c) Proposal Details

- Installation of new 8m replica mast which will hold two antennas and associated cabinet at ground level
- Cabinet would be sited 5m north of the mast and would measure 1.45m x 0.65m x 1.25m
- Mast would be finished in wood effect and cabinet would be painted midnight green

d) Relevant History

| | | |
|---------------|--|---|
| P/2915/04/CDT | Provision of 10 metre high telegraph pole style microcell with equipment cabin | REFUSED 09-DEC-04 APPEAL DISMISSED |
|---------------|--|---|

Approval of details of siting/appearance was refused for the following reasons:

1 The proposal, by reason of excessive size and unsatisfactory siting, would be visually obtrusive and unduly prominent to the detriment of the amenity of local residents and the streetscene in general.

2 The proposal, by reason of excessive size and unsatisfactory siting, would reduce the footway width to an unacceptable degree, which would be detrimental to pedestrian safety.

e) Applicant Statement

- There is an operational need for the development
- Alternative sites have been looked at but the applicant site represents the most suitable option
- It is felt that the design best meets the technical requirement to provide the necessary service in terms of height and type of antenna. The lamppost type structure has also been selected to match the existing street furniture on Uxbridge Road. The precise location was selected as a result of the advice given in the Appeal Decision.
- The proposal complies with ICNIRP guidelines

f) Consultations:
CAAC: awaited

| | | |
|-----------------------|--------------------------------|-------------------|
| Advertisement: | Character of Conservation Area | Expiry: 02-NOV-06 |
|-----------------------|--------------------------------|-------------------|

Notifications:

| | | |
|-------|----------|-----------|
| Sent: | Replies: | Expiry: |
| 96 | 11 | 25-OCT-06 |

Summary of Response:

Health hazard, out of character, in conservation area, size, height and scale constitutes eyesore, cabinet will attract graffiti, objected to similar proposal on the north side, too close to transport corridor, eyesore, value of property will suffer

+ 1 petition containing a total of 97 signatures objecting to the proposed development – out of character in a conservation area, visually obtrusive, unduly prominent and out of place, health concerns, residents in Woodhall Ave objected to a similar application than was turned down and then turned down again at appeal

APPRAISAL

1) Compliance with ICNIRP

The proposal includes an ICNIRP declaration confirming compliance with the public exposure guidelines. In accordance with central government advice it is not necessary to consider actual or perceived health effects further in these circumstances.

2) Need for Installation

The applicant provides technical information with regards to the current capacity and coverage. They state that there is a lack of 3G coverage and capacity along the A404 (Uxbridge Road) and also to the residential properties to the north, east and south of the proposed location. As such, the applicant shows both technical justification and an operational need for the works proposed.

3) Character and Appearance of Adjacent Conservation Area

Due to the screening of trees around 1 Woodhall Gate, the mast would not affect views out of the conservation area from Woodhall Gate. For the same reason it is considered that the proposed development would not affect the setting of the conservation area.

4) Visual / Residential Amenity

It is acknowledged that the proposed slimline design of mast would be similar to the appearance of the existing lampposts along Uxbridge Road and in this regard the design is an improvement compared to the previously refused mock

telegraph pole. Nonetheless, it is noted that there are no street lamps within the vicinity of the proposed site on the northern side of Uxbridge Road; therefore the addition of the proposed mast would be out of character.

The existing street sign located on the pavement to the south is only approximately 3 metres in height and in comparison, the proposed 8 metres height of the mast would be unduly obtrusive in the street scene and detrimental to the visual amenity of the area. This impact is exacerbated further by the openness and prominence of this site on a relatively open bend in the road and would be viewed when approaching the site from both directions. It is considered that the proposed height, along with the prominent location would have a negative impact on the street scene and the character of the area and reduce residential amenity. This application would therefore contravene Council Policy. Accordingly, the application is recommended for refusal.

5) Consultation Responses

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

- Health hazard – PPG8 indicates that the planning system is not the place for determining health safeguards. If a proposed mobile phone base station meets ICNIRP guidelines, it should not be necessary to consider further the health aspects of the development and concerns about them. The appellant has confirmed that the proposed equipment would comply with ICNIRP guidelines.
- Proposed equipment cabin would attract graffiti - it is not considered that the proposed equipment cabin would encourage graffiti
- Application site is adjacent to the Conservation Area, it is not located within the Conservation Area
- All other material planning concerns addressed 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.